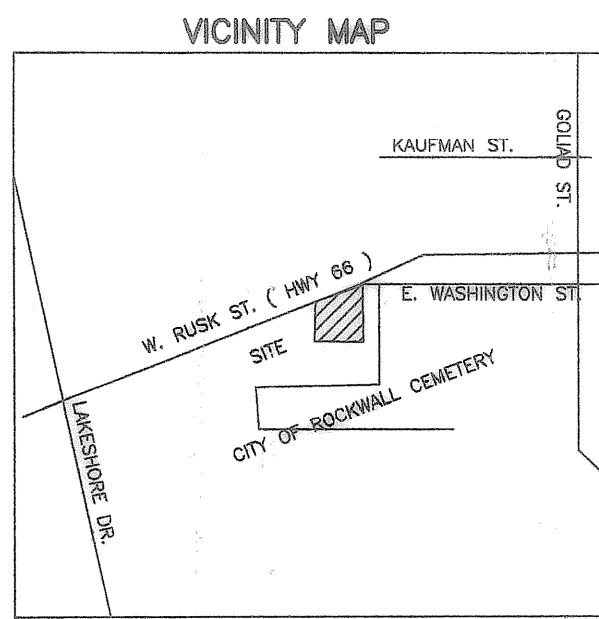
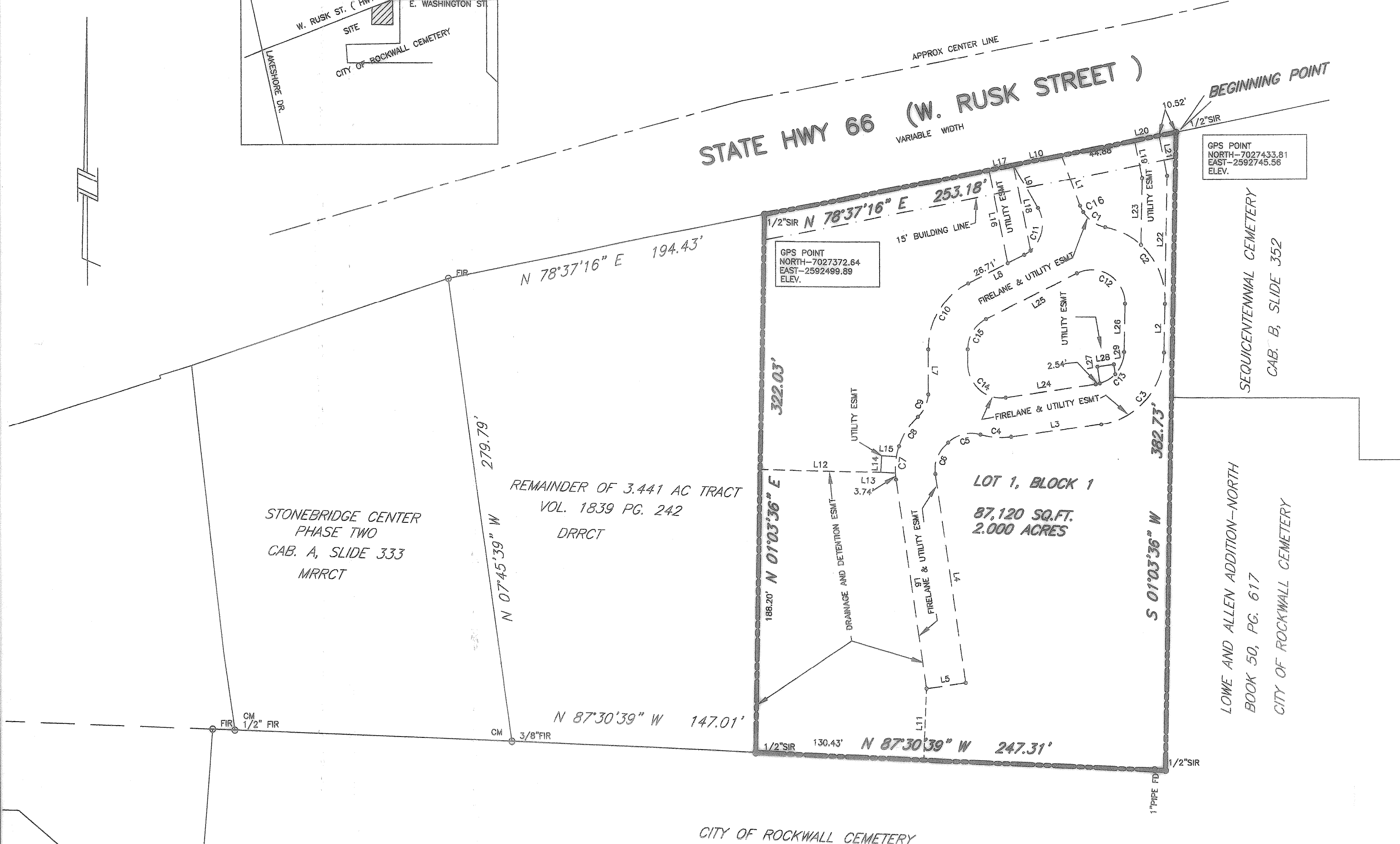


FILED FOR RECORD
 ROCKWALL CO., TEXAS
 13 APR 15 PM 2:41
 SHELLI MILLER
 ROCKWALL COUNTY CLERK
 BY V.D. DEPUTY



STATE HWY 66 (W. RUSK STREET)
 VARIABLE WIDTH
 APPROX CENTER LINE



FIRELANE AND UTILITY EASEMENT

NUM	BEARING	DISTANCE
L1	S20°08'55"E	32.35'
L2	S1°03'36"W	28.87'
L3	N81°52'12"E	54.82'
L4	S8°07'48"E	126.99'
L5	N81°52'12"E	24.00'
L6	S8°07'48"E	126.99'
L7	S0°00'00"W	25.74'
L8	N63°22'29"E	37.85'
L9	S29°47'57"E	29.96'
L10	N78°37'16"E	29.65'
L11	S2°29'21"W	42.52'
L12	N88°56'24"W	72.77'
L13	S86°44'00"E	8.81'
L14	S3°16'00"W	10.00'
L15	S86°44'00"E	8.81'
L16	N11°22'44"W	56.97'
L17	S78°37'16"W	15.00'
L18	N11°22'44"W	52.34'
L19	N11°22'44"W	22.83'
L20	N78°37'16"E	15.00'
L21	N11°22'44"W	24.47'
L22	S1°03'36"W	76.94'
L23	S1°03'36"W	40.29'
L24	S81°52'12"W	54.82'
L25	N63°22'29"E	61.30'
L26	S01°03'36"W	28.66'
L27	N08°07'48"W	10.16'
L28	N81°52'12"E	10.00'
L29	S08°07'48"E	5.90'

STONEBRIDGE CENTER
 PHASE TWO
 CAB. A, SLIDE 333
 MRRCT

REMAINDER OF 3.441 AC TRACT
 VOL. 1839 PG. 242
 DRRCT

LOT 1, BLOCK 1
 87,120 SQ.FT.
 2.000 ACRES

SEQUICENTENNIAL CEMETERY
 CAB. B, SLIDE 352

LOWE AND ALLEN ADDITION-NORTH
 BOOK 50, PG. 617
 CITY OF ROCKWALL CEMETERY

CITY OF ROCKWALL CEMETERY

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Floodplain Statement: The property shown herein is located in Zone "X" which is not a flood hazard area according to Map No. 48397C0040L, dated September 26, 2008 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

SHEET 1 OF 2

FIRELANE AND UTILITY EASEMENT

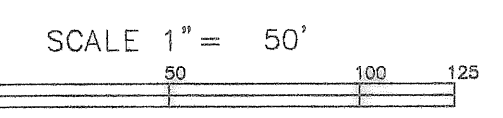
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	46°56'14"	16.38'	20.00'	S55°58'15"E	15.93'
C2	82°57'21"	63.71'	44.00'	N37°57'42"W	58.29'
C3	80°48'36"	62.06'	44.00'	N41°27'54"E	57.04'
C4	24°30'07"	18.82'	44.00'	S85°52'44"E	18.67'
C5	60°00'44"	20.95'	20.00'	S76°21'57"W	20.00'
C6	54°29'23"	19.02'	20.00'	S19°06'54"W	18.31'
C7	26°27'59"	20.32'	44.00'	S5°06'12"W	20.14'
C8	28°01'24"	21.52'	44.00'	S32°20'53"W	21.31'
C9	43°11'50"	15.08'	20.00'	N24°45'40"E	14.72'
C10	63°22'29"	48.67'	44.00'	S31°41'15"W	46.23'
C11	93°10'26"	32.52'	20.00'	N16°47'16"E	29.06'
C12	117°41'07"	41.08'	20.00'	N57°46'57"W	34.23'
C13	80°48'36"	28.21'	20.00'	N41°27'54"E	25.93'
C14	98°07'48"	34.25'	20.00'	S49°03'54"E	30.22'
C15	58°29'47"	20.42'	20.00'	S29°14'53"W	19.54'
C16	12°20'50"	4.31'	20.00'	S26°19'32"E	4.30'

- LEGEND**
- LT LIGHT POLE
 - SD STORM DRAIN
 - FL FIRELANE
 - WM WATER METER
 - BL BUILDING LINE
 - CO CLEAN OUT
 - FH FIRE HYDRANT
 - SS SANITARY SEWER
 - WTR WATER
 - CLF CHAINLINK FENCE
 - MH MAN HOLE
 - T TELEPHONE
 - GM GAS METER
 - FIR FOUND IRON ROD
 - SIR SET IRON ROD
 - FC FENCE CORNER
 - PT POWER & TELEPHONE
 - P/P POWER POLE
 - U/P UNDERGROUND POWER
 - G GAS
 - BP BUMPER POLE
 - PS PARKING SPACES
 - CONCRETE

OWNER:
 RICKI ROSE
 9905 WATERVIEW PARKWAY
 ROWLETT, TEXAS 75089
 PH- 972-990-7572

FINAL PLAT
LOT 1, BLOCK 1
PARKS OF ROCKWALL ADDITION
 PART OF THE B.F. BOYDSTUN SURVEY
 ABSTRACT NO. 14
 BEING 2.00 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 4, 2013



LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DR. SUITE B
 MESQUITE, TEXAS 75150
 PH- 972-681-4442

BASIS OF BEARING SOUTH LINE OF 3.441 ACRE TRACT AS RECORDED
 IN VOL. 1830 PG 242 DRRCT, N 87°30'39" W

CASE NO. P2013-004

FILE RP-900

H-299

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RICKI AND GAYLA ROSE, being the owner of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of that certain tract of land conveyed to Ricki and Gayla Rose by Warranty Deed recorded in Volume 6977, Page 257, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" in the South ROW line of State Highway No. 66 (West Rusk Street) (a variable ROW), being at the Northeast corner of said Rose tract and the most Northerly Northwest corner of City of Rockwall Cemetery;

THENCE: South 01 degrees 03 minutes 36 seconds West, departing the South ROW line of State Highway No. 66 (West Rusk Street) along the common line of said Rose tract and said City of Rockwall Cemetery, a distance of 382.73 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner at the Southeast corner of said Rose tract, from which a 1-inch iron pipe bears North 87 degrees 30 minutes 39 seconds West, a distance of 0.73 feet;

THENCE: North 87 degrees 30 minutes 39 seconds West, along the common line of said Rose tract and said City of Rockwall Cemetery, a distance of 247.31 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: North 01 degrees 03 minutes 36 seconds East, departing said common line, a distance of 322.03 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner in the South ROW line of State Highway No. 66 (West Rusk Street);

THENCE: North 78 degrees 37 minutes 16 seconds East, along the South ROW line of State Highway No. 66 (West Rusk Street), a distance of 253.18 feet to the PLACE OF BEGINNING and containing 2.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as the **PARKS OF ROCKWALL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PARKS OF ROCKWALL ADDITION have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Ricki Rose
RICKI ROSE

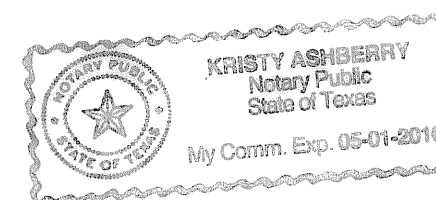
Gayla Rose
GAYLA ROSE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICKI ROSE AND GAYLA ROSE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 26th day of March, 2013.

Kristy Ashberry
NOTARY PUBLIC in and for the State of TEXAS



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2013.

NOTARY PUBLIC in and for the State of TEXAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, J. L. LANE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monumentation shown thereon were properly placed under my personal supervision.

J. L. Lane
J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



OWNER:
RICKI ROSE
9905 WATERVIEW PARKWAY
ROWLETT, TEXAS 75089
PH- 972-880-7572

FINAL PLAT
LOT 1, BLOCK 1
PARKS OF ROCKWALL ADDITION
PART OF THE B.F. BOYDSTON SURVEY
ABSTRACT NO. 14
BEING 2.00 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 4, 2013

SCALE 1" = 50'
0 50 100 125

CASE NO. P2013-004

H-300

RECOMMENDED FOR FINAL APPROVAL

Philip Hunter 3/12/2013
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 12th day of March, 2013.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 11th day of April, 2013.

Paul Sweet
Mayor, City of Rockwall

Kristy Ashberry
City Secretary

Arroy Williams
City Engineer

