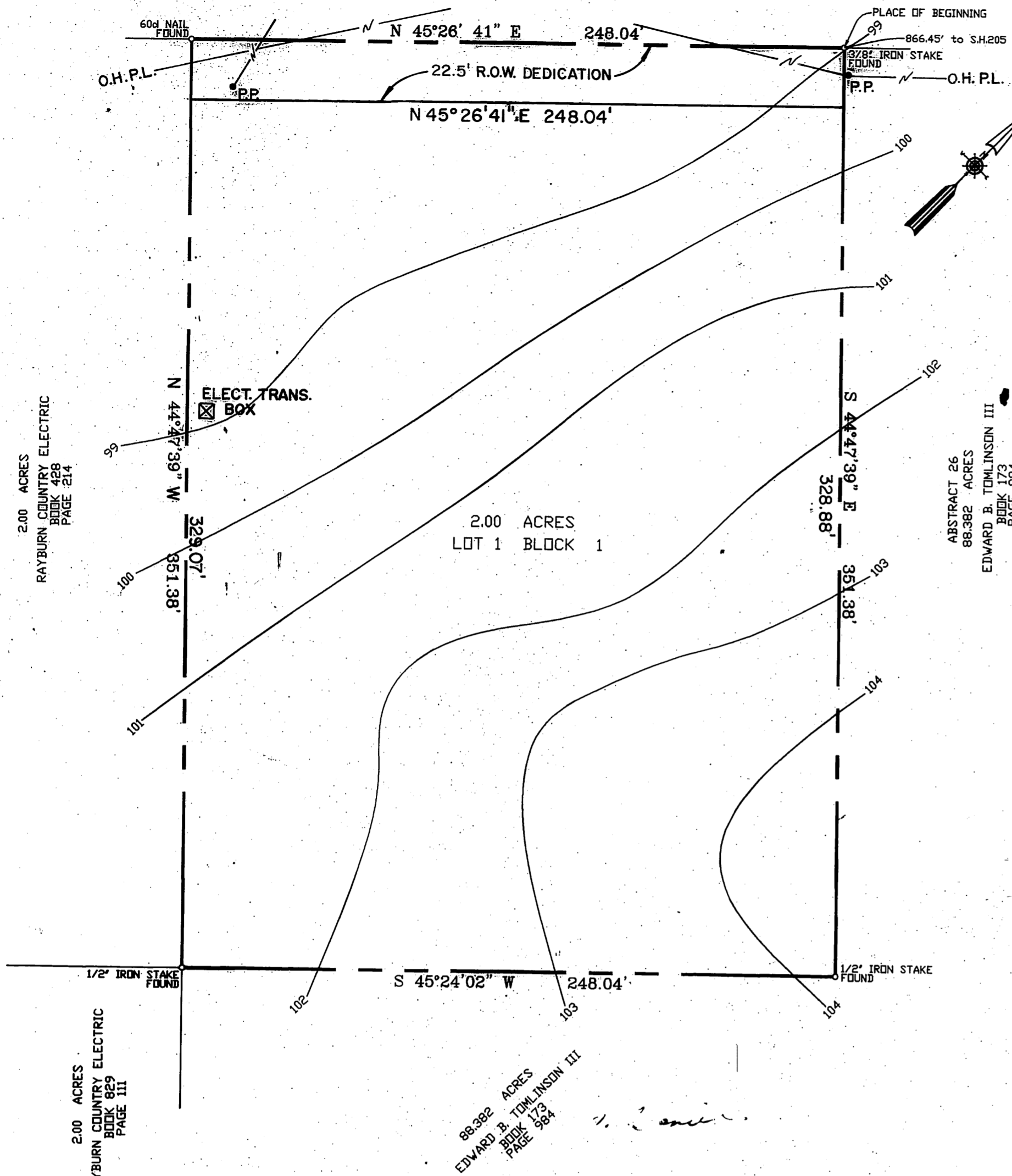


SIDS ROAD (40' R.O.W.)



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS S & A Systems, Inc. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: BEING situated in the W. H. Barnes Survey, Abstract No. 26, Rockwall County, Texas and being a 2.00 acre tract of land as recorded in Book 1096, Page 134 of the Deed Records of Rockwall County, Texas and being a part of a 109.582 acre tract as recorded in Volume 45 Page 558 of the Deed of Trust Records of Rockwall County, Texas and being located on Sids Road in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows: BEGINNING at a 3/8" iron stake found for corner in the southeast R.O.W. line of Sids Road (40' R.O.W.) and being the north corner of said S & A Systems, Inc. 2.00 acre tract, said stake also being located South 45 deg. 14 min. 31 sec. West a distance of 866.45 feet from the north corner of said 109.582 acre tract; THENCE South 47 deg. 47 min. 39 sec. East leaving Sids Road and along the northeast line of said S & A Systems, Inc. 2.00 acre tract 351.38 feet to 1/2" iron stake found for corner; THENCE South 45 deg. 24 min. 02 sec. West along the southeast line of said S & A Systems, Inc. 2.00 acre tract 248.04 feet to 1/2" iron stake found for corner; THENCE North 44 deg. 47 min. 39 sec. West along the southwest line of said S & A Systems, Inc. 2.00 acre tract 351.57 feet to a 60D nail found for corner in said southeast R.O.W. line of Sids Road (40' R.O.W.) and being the west corner of said 2.00 acre tract; THENCE North 45 deg. 26 min. 41 sec. East along the northwest line of said S & A Systems, Inc. 2.00 acre tract and along said southeast R.O.W. line of Sids Road (40' R.O.W.) 248.04 feet to PLACE OF BEGINNING and containing 2.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **POTT SHRIGLEY ADDITION** 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **POTT SHRIGLEY ADDITION** subdivision have been notified and signed this plat.

I (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. I (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 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.
- 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 sewers, 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.

I (we) further acknowledge that the dedications and/or exactions 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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared James G. Srygley, 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 24th day of October, 1996.

Frances Manley
Notary Public in and for the State of Texas

July 20, 1998
My Commission Expires:

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 _____, 1996.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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 permit 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Thomas M. Daniel, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

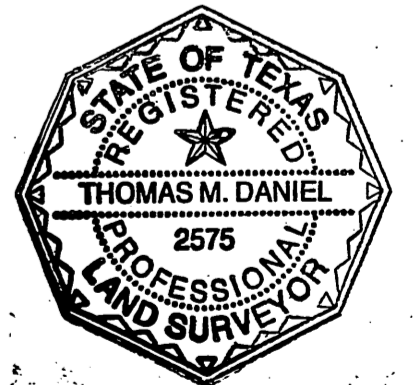
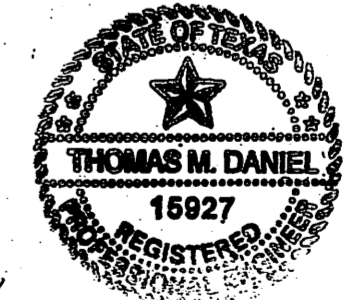
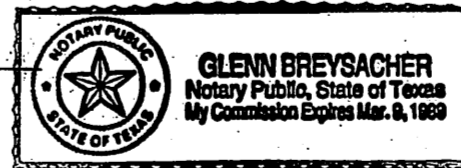
Thomas M. Daniel Registered Public Surveyor No. 2575

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 17th day of October, 1996 by

Thomas M. Daniel
Notary Public in and for the State of Texas

Glenn Breysacher
Notary Public, State of Texas
My Commission Expires Mar. 8, 1999



Paul Kinsley
Planning and Zoning Commission

3-9-99
My Commission Expires:

20 October 1996
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 7 day of October, 1996.

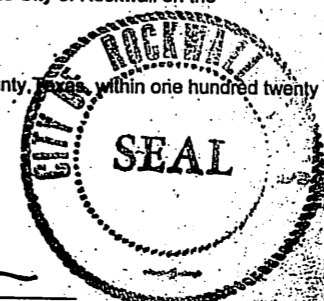
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 24th day of October, 1996

Mayor, City of Rockwall

Shirley C. Rollon
City Secretary City of Rockwall



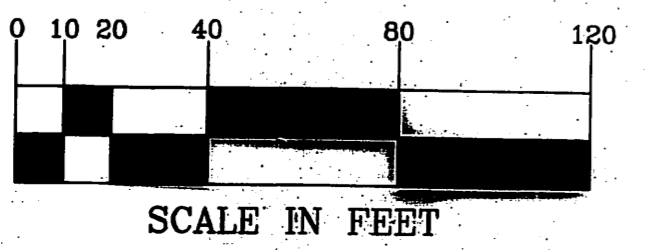
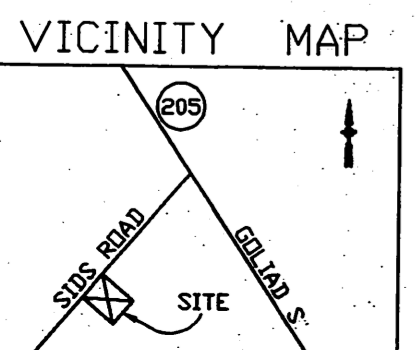
POTT SHRIGLEY ADDITION

OWNER - S & A SYSTEMS, INC.
JAMES G. SRYGLEY - PRESIDENT
3939 E. HWY 80, STE. 210
MESQUITE, TEXAS 75150

ENGINEER - THOMAS M. DANIEL
615 MAIN STREET
GARLAND, TEXAS 75040

TOPOGRAPHIC DATA
TAKEN FROM SURVEY
DATED 2-27-96
BY BARRY RHODES
R.P.L.S. 3691

FILED FOR RECORD
ROCKWALL CO. TEXAS
96 OCT 30 PM 2:13
PAULETTE BURKS
CO. CLERK
BY: DEPUTY



C-367

POTT SHRIGLEY ADDITION				
JAMES G. SRYGLEY		(972) 613-0021		
3939 E. HWY 80, STE. 210 MESQUITE, TEXAS 75150				
THOMAS M. DANIEL		ENGINEER		
615 MAIN STREET		(972) 276-5314		
GARLAND, TEXAS		75040		
DESIGN	DRAWN	SCALE	DATE	SHEET
TMD	KS	1" = 40'	9-16-96	