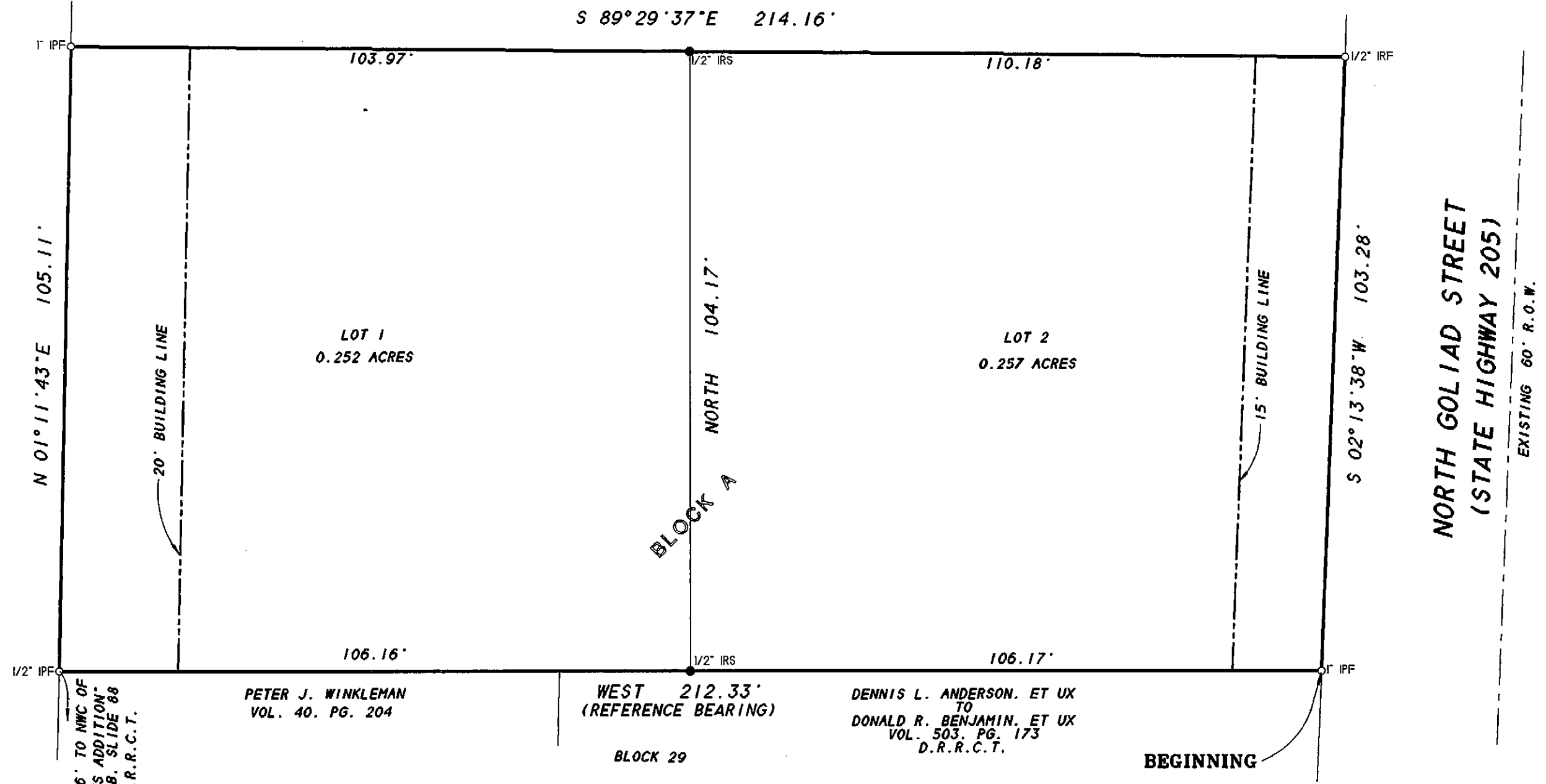


RESIDUE
BLOCK 30
S 89° 29' 37" E 214.16'

NORTH ALAMO STREET
EXISTING 50' R.O.W.



Rakich Addition

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, Drago and Christian Rakich are the owners of a tract of land situated in the S.S. McCURRAY SURVEY, ABSTRACT 146, in the City of Rockwall, Rockwall County, Texas, and being all of the one half acre tract of land described in a Warranty deed from W.T. Collins and wife, Iva Jean Collins to Drago Rakich and wife, Christian Rakich, dated October 2, 1995, and being recorded in Volume 1052, page 188 of the Real Estate Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner at the Southeast corner of said Rakich tract, said point also being the Northeast corner of a tract of land described in a Deed to Donald R. Benjamin, et ux, dated October 23, 1989, and being recorded in Volume 503, page 173 of the Deed Records of Rockwall County, Texas, and also being in the West right of way line of State Highway 205 (North Goliad Street) at the Southeast corner of Block 30, GARNER ADDITION to the City of Rockwall;

THENCE WEST (Reference bearing) along the North line of said Benjamin tract and the South line of said Rakich tract a distance of 212.33 feet to a 1/2" iron pipe found (bent) at the Southwest corner of said Rakich tract in the East right of way line of North Alamo Street;

THENCE N. 01 deg. 11 min. 43 sec. E. along the east margin of said North Alamo Street a distance of 105.11 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 29 min. 37 sec. E a distance of 214.16 feet to a 1/2" iron rod found at the Northeast corner of the above cited Rakich tract, said point being in the West right of way line of State Highway 205;

THENCE S. 02 deg. 13 min. 38 sec. W. along said right of way line a distance of 103.28 feet to the POINT OF BEGINNING and containing 0.509 acres (22,316.65 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Drago Rakich, 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 12th day of June 1996.
Bruce W. Hanby
Notary Public in and for the State of Texas
My Commission Expires: 7/26/98
BRUCE W. HANBY
Notary Public
State of Texas
My Comm. Exp. July 26, 1998

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Christian Rakich, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 12th day of June 1996.
Bruce W. Hanby
Notary Public in and for the State of Texas
My Commission Expires: 7/26/98
BRUCE W. HANBY
Notary Public
State of Texas
My Comm. Exp. July 26, 1998

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the RAKICH ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the RAKICH ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 a 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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 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 areas, 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 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; 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.

Drago Rakich Christian Rakich

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ DATE _____
APPROVED: *Pat Friend* _____ DATE 6/11/96
Chairman, Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of RAKICH ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1996.

WITNESS OUR HANDS this 12th day of June, 1996.
Harold D. Fetty, III _____
Mayor, City of Rockwall
Stacy R. Roberts _____
City Secretary, City of Rockwall

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 of 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, Harold D. Fetty, III, 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.

Harold D. Fetty, III
Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of May, 1996, by Harold D. Fetty, III.

Janet Kalka
Notary Public
Commission expires _____
JANET KALKA
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/06/99

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE IS RECORDED DEED RECORDED IN VOL. 1052, PG. 188.

FINAL PLAT
RAKICH ADDITION

A REPLAT OF BLOCK 30
GARNER ADDITION
BEING A PART OF
S.S. McCURRY SURVEY, A-146

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 1996

OWNER: DRAGO AND CHRISTIAN RAKICH
301 N. ALAMO STREET
ROCKWALL, TX 75087
214-771-4282

STOVALL & ASSOCIATES SURVEYORS

● GAS METER	○ IRF. IRON ROD FOUND	— X — FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE	SCALE: 1" = 20'	DATE: APRIL 23, 1996
▲ ELEC. ELECTRIC METER	○ IRS. IRON ROD SET	— ELEC. SERVICE	▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT	JOB NO. 260009	OF NO. C. RAKICH
						INT. W.G.K.	H.D.F.