

City's Engineer

Date

Approved:

James Rogers
Chairman, Planning and Zoning Commission

4-10-80

I hereby certify that the above and foregoing Plat of Roca-Villa Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 18 day of November 1980.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this 10 day of April 1980.

Harry Myers
City Secretary, City of Rockwall, Texas

GUS HARTMAN
Unplatted

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, Roca-Villa Ltd. a Corporation is the owner of a tract of land situated in the B.F. Boudston Survey, Abstract No. 1, Rockwall County, Texas and also being the J.W. Reese tract recorded in Vol. 43, Page 148 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod in the West line of Goliad Street (State Hwy. No. 205) said point being the Northeast corner of Ridgeview Addition to the City of Rockwall;
THENCE South 88° 56' 19" West along the North line of said Ridgeview No. 1 Addition a distance of 807.62 ft. to an iron rod in the East line of Ridgeview No. 2 Addition to the City of Rockwall, for a corner;
THENCE North 0° 26' 11" East a distance of 423.27 ft. to an iron rod for a corner;
THENCE South 87° 25' 01" East a distance of 698.33 ft. to an iron rod for a corner;
THENCE East a distance of 100.00 ft. to an iron rod for a corner;
THENCE East a distance of 60.0 ft. to an iron rod in the West line of Goliad Street for a corner;
THENCE South 5° 06' 30" East along said West line of Goliad Street a distance of 39.62 ft. to an iron rod for a corner;
THENCE continuing along the West line of Goliad South 10° 17' 49" East a distance of 241.25 ft. to the Point of Beginning and containing 6.9598 acres of land.

WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Roca-Villa Ltd. a Corporation does hereby adopt this plat, designating the herein above described property as Roca-Villa, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever the streets, alleys and public use area shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated.
No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until:

- Such time as the developer and/or owner has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and 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.

Roca-Villa Ltd. waives all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

WITNESS MY HAND at Rockwall, Texas this 11th day of April 1980.

ATTEST: *James A. Stewart*
General Partner

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Roca-Villa Ltd. Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of April 1980.

Shirley A. Hill
Notary Public in and for Rockwall County, Texas

FILED
11 day of April 1980
@ 9:40 A.M.
June Wimpee, Clerk of County
Court, Rockwall County, Texas
By *Larry Stewart* Deputy
Copy

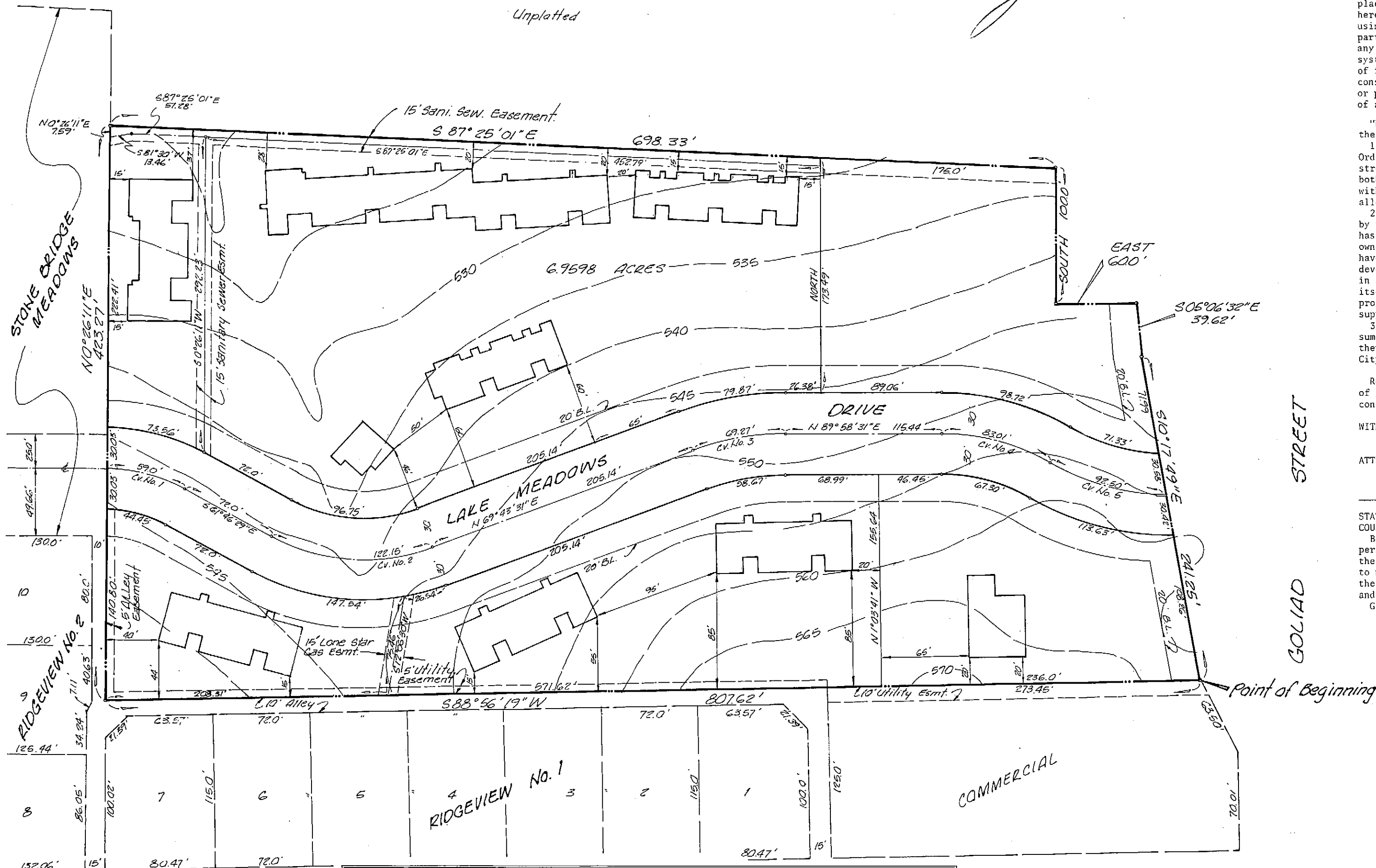
ROCA VILLA

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS

OUT OF THE B.F. BOUDSTON SURVEY
ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCA-VILLA LTD.
210 CASA LINDA PLAZA — OWNERS
SUITE 53 DALLAS, TEXAS, 75218
ACREY ASSOCIATE INC. — Consulting Engineers
2331 Gus Thomasson Rd. Dallas, Texas
P.O. Box 28902 328-4613

Scale 1"=50' June 12, 1974



CURVE DATA											
Cv. No.	INT.	Q	EXT.	Cv. No.	INT.	Q	EXT.	Cv. No.	INT.	Q	EXT.
1	A 84°49'48"	153'30"	158°55'21"	3	A 20°15'	20°15'	20°15'	5	A 27°53'23"	302'09"	31°51'16"
	R 102°08'	132°58'	162°58'		R 166.0'	196.0'	226.0'		R 146.54'	176.54'	206.54'
	T 22°55'	300'	374.2'		T 29.64'	36.0'	40.36'		T 36.39'	47.54'	58.29'
	L 44.45'	89.0'	73.56'		L 58.67'	69.27'	79.87'		L 71.33'	92.50'	113.65'
	d 0.2792736	0.1462820	0.1762079		d 0.1765776	0.1461627	0.1667609		d 0.1954953	0.16622748	0.1987038
2	A 48°30'	48°30'	48°30'	4	A 30°	30°	30°				
	R 114.30'	144.30'	174.30'		R 128.54'	158.54'	188.54'				
	T 51.49'	65.0'	78.52'		T 34.44'	42.48'	60.52'				
	L 96.76'	122.16'	147.54'		L 67.30'	83.01'	98.72'				
	d 0.28206377	0.1986300	0.16443946		d 0.2228714	0.1826981	0.1619459				

KNOW ALL MEN BY THESE PRESENTS:
That I, Robert E. Acrey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

Robert E. Acrey
Robert E. Acrey
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS:
Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert E. Acrey, 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 purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of May 1978.

Shirley A. Hill
Notary Public in and for Dallas County, Texas