

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LAKESIDE NATIONAL BANK, is the owner of a tract of land situated in the James Smith Survey A-200, a part of a 73.9 acre tract of record in Volume 87, Page 148, Deed Records of Rockwall County, Texas, and more particularly described as follows:

Beginning at the intersection of the Southeast Right of Way of F.M. 740 and IH 30, a concrete monument for corner;
Thence South 78 deg. 00 min. East, with a fence line, at 125.7 feet pass a concrete Right of Way monument, a total distance of 209.77 feet to an iron rod for corner;
Thence South 22 deg. 17 min. 13 sec. West, 212.43 feet to an iron rod for corner;
Thence North 76 deg. 47 min. 14 sec. West, 212.43 feet to the East Right of Way line of F.M. 740, an iron rod in a fence line for corner;
THENCE North 23 deg. 39 min. East, with the East Right of Way line of F.M. 740 and fence line 209.71 feet to the place of beginning and containing 1.39 acre of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Lakeside National Bank does hereby adopt this plat designating the herein described property as STEGER SUBDIVISION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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 same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way encumber or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective systems with the necessity of, at any time, procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Rockwall, Texas.

Witness my hand at Rockwall, Texas, this 26th day of March, 1976.

J. Ross Hamm
LAKESIDE NATIONAL BANK
J. Ross Hamm, President

STATE OF TEXAS:
COUNTY OF ROCKWALL:
Before me, a Notary Public in and for the said County and State, on this day personally appeared J. Ross Hamm, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 26th day of Mar, 1976.

Billie Lewis
Notary Public, Rockwall County, Texas

Note:
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 ordinances 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, curbs and gutter, drainage structures, and storm sewers and alleys, all according to the specifications of the City of Rockwall. These restrictions with respect to street improvements are made to insure the installation of such street improvements to give notice to each owner and to each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said street improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein. No claim shall be made against the City for damages caused 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 this subdivision.

SURVEYORS CERTIFICATE:
I hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and that all corners are marked as shown and there are no apparent conflicts or encroachments other than shown.

Pat L. Presley
Pat L. Presley
Registered Public Surveyor



STATE OF TEXAS:
COUNTY OF ROCKWALL:
Before me, a Notary Public in and for the said County and State, on this day personally appeared Pat L. Presley, 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 in the capacity therein stated.

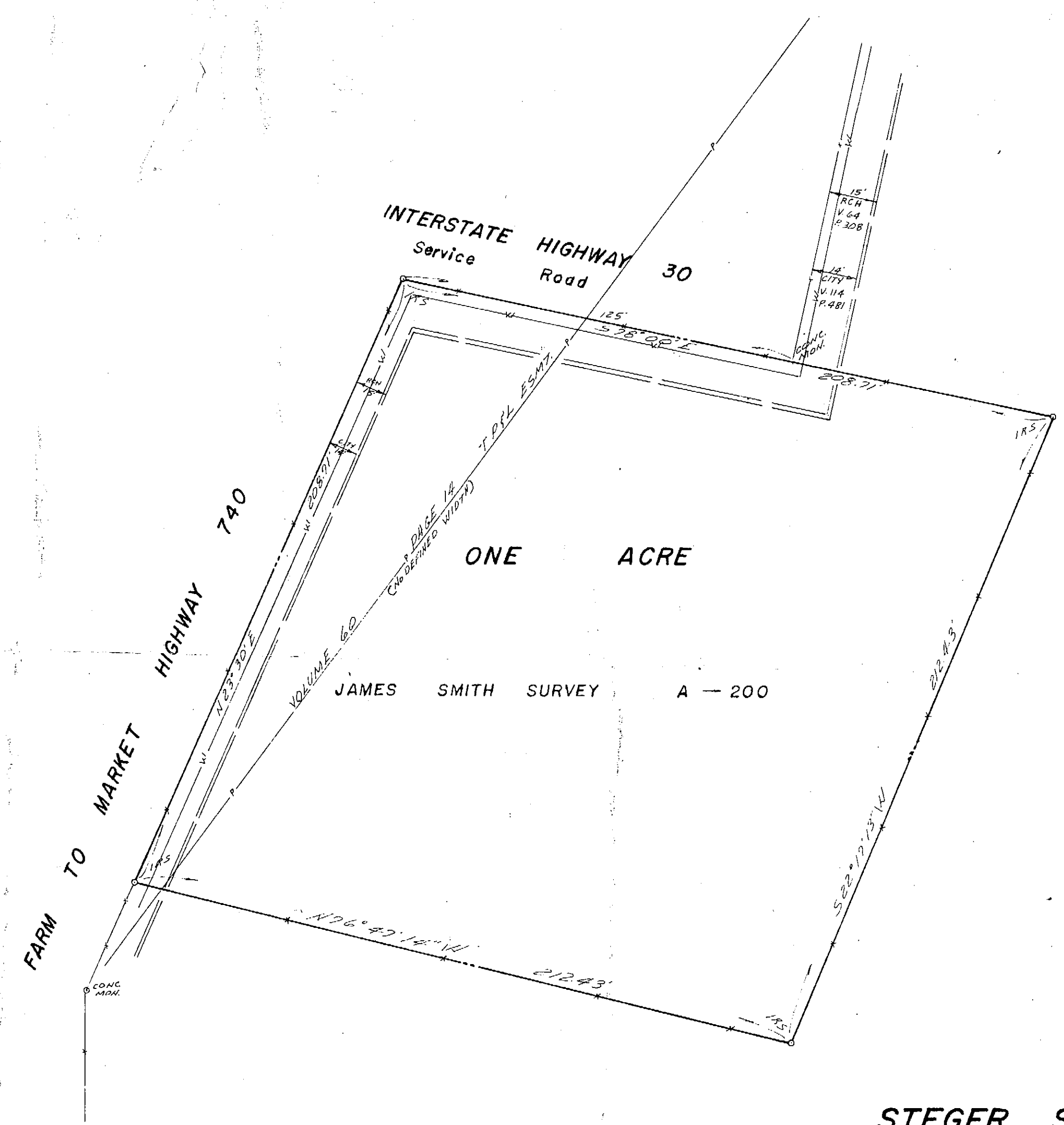
Given under my hand and seal of office this 26th day of Mar, 1976.

Billie Lewis
Notary Public, Rockwall County, Texas

RECOMMENDED FOR FINAL APPROVAL:
Kenneth Blawcock 3/31/76
City Planning and Zoning Commission Date

APPROVED:
Henry Myers April 5, 1976
Mayor Date
City of Rockwall

James Williams 4/4/76
City Secretary Date



STEGER SUBDIVISION NO. 1
Rockwall, Texas

LAKESIDE NATIONAL BANK - OWNER
Rockwall, Texas

PRESLEY LAND SURVEYORS
P.O. Box 618 Rockwall, Texas
722-3036 226-7522
MARCH 26, 1976 1275-186