



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard Daker is the owner of a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the point of intersection of the Southeast ROW line of FM 740 (Ridge Road) with the Southwest ROW line of White Hills Drive (a 60 foot ROW);  
THENCE South 44° 27' 00" East along said Southwest ROW line a distance of 291.24 feet to a 3/8" iron rod found for a corner, said point being the North corner of the First Union Presbyterian Church of Rockwall Addition, an addition to the City of Rockwall recorded in Cabinet A, Slide 313, Plat Records, Rockwall County, Texas;  
THENCE South 45° 33' 01" West, along the Northwest line of said addition, a distance of 161.01 feet to a 3/8" iron rod found at the East corner of the H.P. Mais Addition, an addition to the City of Rockwall recorded in Volume 4, Page 13, Deed Records, Rockwall County, Texas;  
THENCE North 44° 22' 04" West along the Northeast line of said Mais Addition a distance of 296.23 feet to a 3/8" iron rod found on the Southeast ROW line of FM 740;  
THENCE North 47° 19' 44" East along the said Southeast ROW line a distance of 160.66 feet to the Place of Beginning and containing 1.08 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as WHITE HILLS ADDITION, Rockwall County, 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 plat of said 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:

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 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.
3. 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.
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 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. 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. 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.

RICHARD DAIKER

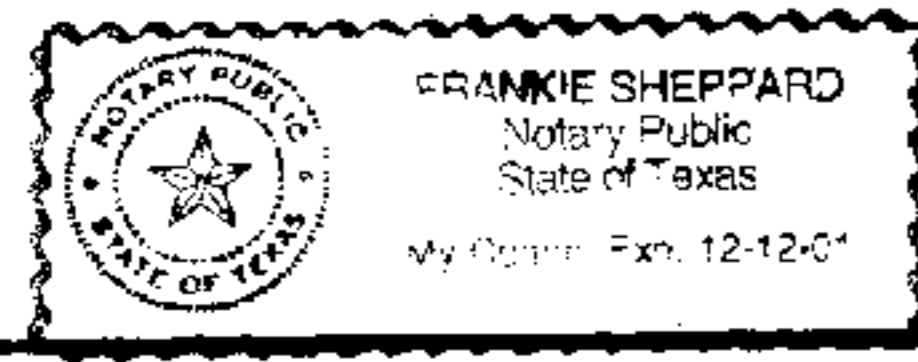
*Richard Daker*

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Richard Daker, 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 herein stated.

Given upon my hand and seal of office this 5th day of April, 1999.

*Frankie Sheppard*  
Notary Public in and for the State of Texas



FILED FOR RECORD  
ROCKWALL CO. TEXAS  
99 APR 14 PM 4:27  
MAULETTE BURKS  
CO. CLERK  
BY: *CB* DEPUTY

200419

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 \_\_\_\_\_, 1999.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 L. Evans*  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 23 day of March, 1999 by Harold L. Evans

*Dee White*  
Notary Public

RECOMMENDED FOR FINAL APPROVAL

*Carol Ramsey*  
Planning and Zoning Commission

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 20 day of October, 1999.

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 5th day of April, 1999.

*Alvin*  
Mayor, City of Rockwall



*Cindy Kindred*  
City Secretary, City of Rockwall

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HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	March, 1999	97100

WHITE HILLS ADDITION  
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Richard Daker ~ Owner  
500 Turtle Creek Blvd., Suite 210 Rockwall, Texas 75087 Tel.(972) 771-3861

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