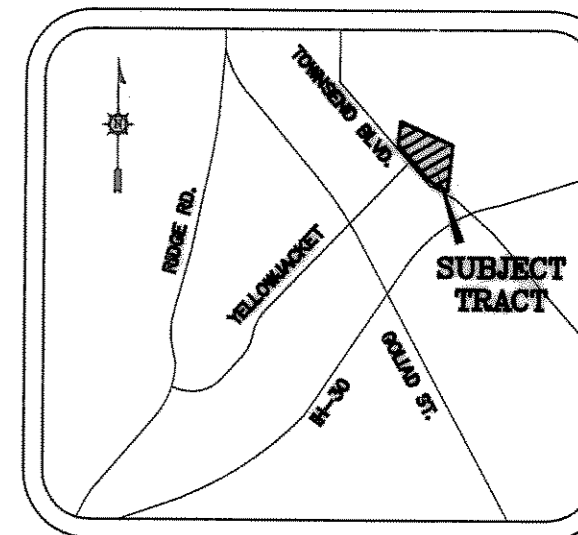
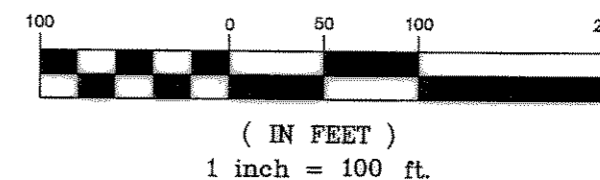


NAD 83 - ZONE 14N
Northing = 7,023,000.39'
Easting = 2,598,909.29'

GRAPHIC SCALE

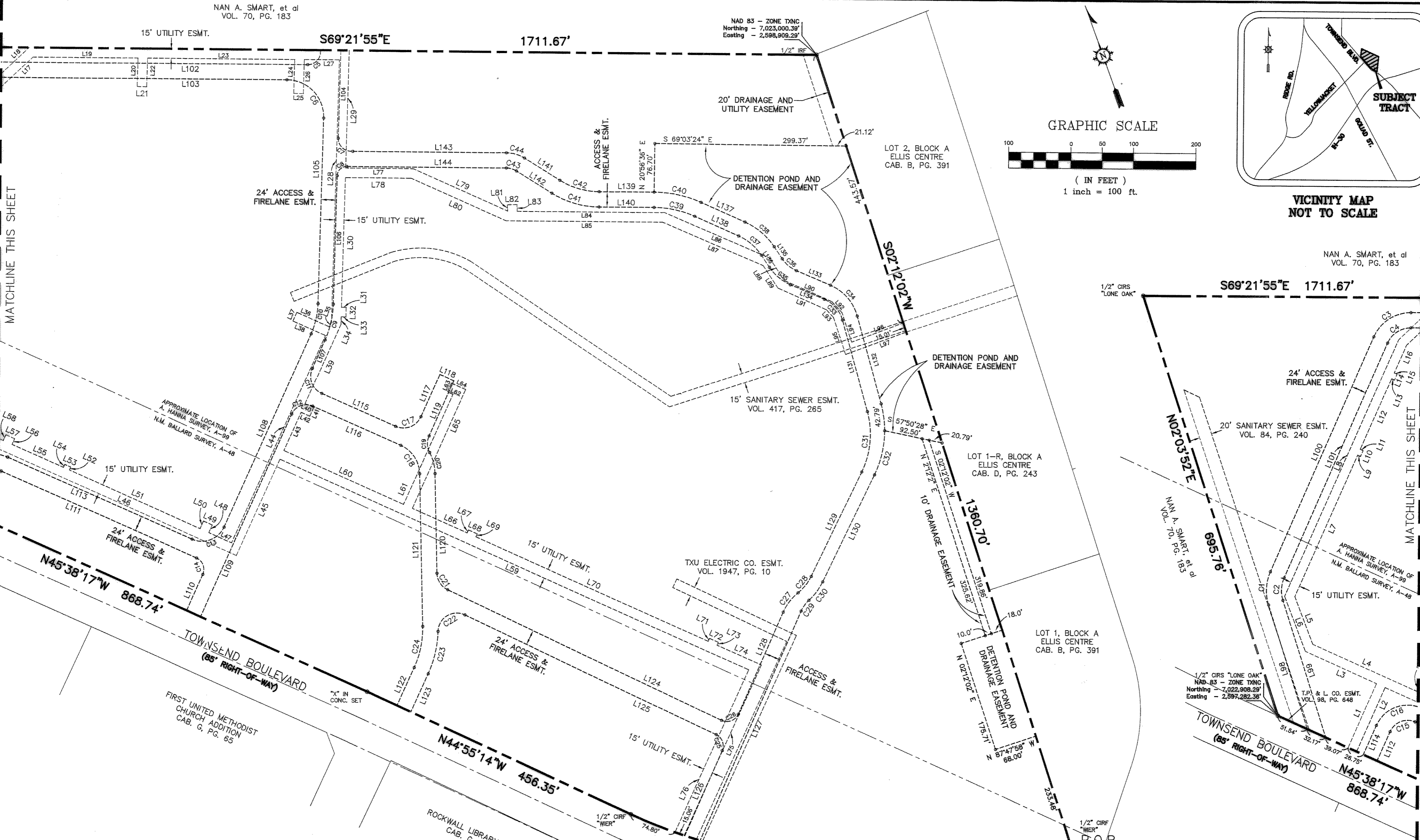


VICINITY MAP
NOT TO SCALE

NAN A. SMART, et al
VOL. 70, PG. 183

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET



GENERAL NOTES:
1. 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.

$\Delta=22^{\circ}00'53''$
 $L=310.27'$
 $R=807.50'$
 $T=157.07'$
Chd Brg= $N55^{\circ}55'40''W$
Chd L= $308.36'$

$\Delta=07^{\circ}35'50''$
 $L=58.67'$
 $R=442.50'$
 $T=29.38'$
Chd Brg= $N63^{\circ}08'12''W$
Chd L= $58.63'$

FINAL PLAT
HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1

41.649 ACRES OUT OF THE
N.M. BALLARD SURVEY, ABSTRACT No. 48
and the A. HANNA SURVEY, ABSTRACT No. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL INDEPENDENT SCHOOL DISTRICT OWNER
1050 Williams Street
Rockwall, TX 75087 (972) 771-0605

GLENN ENGINEERING, INC. ENGINEER
105 Decker Court, Suite 910
Irving, TX 75062 (972) 717-5151

LONE OAK SURVEYING, PLLC SURVEYOR
9500 Ray White Rd., Suite 200
Ft. Worth, TX 76248 (817) 745-4588

FILED FOR RECORD
ROCKWALL CO., TEXAS
10 MAR - 3 AM 10:26
COUNTY CLERK
DEPUTY

H-69

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS ROCKWALL INDEPENDENT SCHOOL DISTRICT, being the owner all that tract of land in the City of Rockwall, Rockwall County, Texas, a part of the N.M. BALLARD SURVEY, ABSTRACT No. 48 and of the A. HANNA SURVEY, ABSTRACT No. 99, and being a part of that 44.66 acre tract of land conveyed to Rockwall Independent School District as recorded in Volume 67, Page 436, Rockwall County Deed Records, and being further described as follows:

BEGINNING at a one-half inch capped iron rod found for corner in the east line of said 44.66 acre tract, said point being in the west line of Lot 1, Block A, Ellis Centre Phase One & Two, an addition to the City of Rockwall as recorded in Cabinet B, Page 391, Rockwall County Plat Records, said point being in the northeast line of Townsend Boulevard (85 foot right-of-way);

THENCE with the northeast line of Townsend Boulevard as follows:

Northwesterly, 58.67 feet with a curve to the left having a central angle of 07 degrees 35 minutes 08 seconds, a radius of 442.50 feet, a tangent of 29.38 feet, whose chord bears North 63 degrees 08 minutes 12 seconds West, 58.63 feet to a one-half inch capped iron rod found for corner;

North 66 degrees 56 minutes 06 seconds West, 351.73 feet to a one-half inch iron rod with "LONE OAK" red cap set for corner;

Northwesterly, 310.27 feet with a curve to the right having a central angle of 22 degrees 00 minutes 53 seconds, a radius of 807.50 feet, a tangent of 157.07 feet, whose chord bears North 55 degrees 55 minutes 40 seconds West, 308.36 feet to a one-half inch capped iron rod found for corner;

North 44 degrees 55 minutes 14 seconds West, 456.35 feet to an "X" in concrete set for corner;

North 45 degrees 38 minutes 17 seconds West, 868.74 feet to a one-half inch iron rod with "LONE OAK" red cap set for corner, said point being in the west line of said 44.66 acre tract;

THENCE North 02 degrees 03 minutes 52 seconds East, 695.76 feet to a one-half inch iron rod with "LONE OAK" red cap set at the northwest corner;

THENCE South 69 degrees 21 minutes 55 seconds East, 1711.67 feet to a one-half inch iron rod found at the northeast corner of said 44.66 acre tract, said point being the northwest corner of Lot 2 of said Block A;

THENCE South 02 degrees 12 minutes 02 seconds West, 1360.70 feet with the east line of said 44.66 acre tract and with the west line of said Block A to the POINT OF BEGINNING and containing 1,814,223 square feet or 41.649 acres of land.

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 Herman E. Utley Middle School, Lot 1, Block 1, 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 Herman E. Utley Middle School, Lot 1, Block 1 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:

- 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.

I (we) further acknowledge that the dedications and/or exaction's 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.

Gene Buster

Authorized Signature, ROCKWALL INDEPENDENT SCHOOL DISTRICT

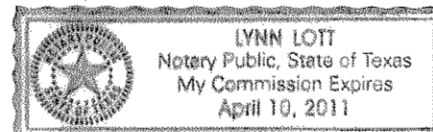
STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Gene Buster, 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 25th day of August, 2009.

Lyann Lott
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, René Silvas, 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 found or properly placed under my personal supervision.

René Silvas, R.P.L.S. 5921



STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared René Silvas, 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 25th day of August, 2009.

H. Janet Glenn
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

09-15-09
Date

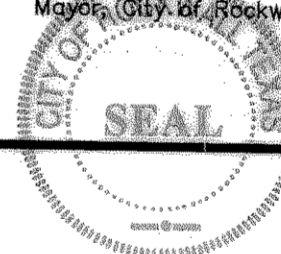
APPROVED

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 21st day of September, 2009.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 21st day of Sept., 2009.

William R. Cecil, Mayor, City of Rockwall; Kristy Donenberg, City Secretary; Chuck Ladd, City Engineer



FINAL PLAT

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1

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Table with columns: CURVE, DELTA, ARC LENGTH, RADIUS, TANGENT, CHORD BEARING, CHORD LENGTH. Contains curve data for the survey.

Table with columns: LINE, BEARING, DISTANCE. Contains line data for the survey.