

OWNER'S CERTIFICATE

STATE OF TEXAS &

41.33

91.46,08

88*45'05"

2219'56

39.27

30.63

47.1

84.83 47.12

56,55 27,11

32.61

58.68

69.11

66,62 29,97

44.90

66.45

43.23

29.30

47.22

78.24

65.06

9114'55

90'00'0

26"34'14"

63'20'28'

22'45'27'

88'04'24"

91°55'36" 27°35'08" 25°22'01"

24'08'13"

40*59'28'

40*59'20'

51*26'46'

3314'41"

32 24 14"

32'24'14"

31"27'34"

23'44'00"

C34 51"26'46"

C36 3314'41"

C40 23'44'00"

C41

C44

25'26'45"

C13 90'00'0

C18 64'48'02' C19 51'46'12"

C22 113'58'15'

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 50 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

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

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.

RADIUS | TANGENT | CHORD BEARING | CHORD LENGTH

N23"22'15"E N77"21'33"E

N77"21'33"E

N23'47'42"W

N66"12"18"E

N89'09'41"

S00'50'19"E

N89*09'41"E

S89'09'41"W

N18'16'35"E

N12'42'31"W

S33'01'44"W

S31'41'05"W

S00'20'33"E

S89*39'27"W N57*29'13"E

S58*35'46"W N55'45'45"E

S56*52'19"W

S25'24'54"W

S25*24'50"W S20*48'13"E

S20'48'13"E

N29'54'16"W

N29'54'16"W

S29"29'03"E

N53'41'23"W

N53'41'23"W

N78'38'08"

S05'40'36"W

S89*09'41"W

52.48

42.43'

53.74

42.43

76.37

42.43

26.19

34.01

30.98'

49.47

68.66

66.07

27.11

28.04

<u> 20.91'</u>

95.24

112.04

43,40

64.24

42.62

28.89

46,60

59.99

65.19

64.25

74.00' 28.06' N23'22'15"E

64.00' 41.91'

20.00' 20.44' 15.00' 14.68'

149.50' 29.51'

54.00' 54.00' 30.00' 30.00' 50.00' 31.73'

30.00' 14.56'

29.50' 18.20'

174.00' 35.02' 150.00' 33.87'

19.50' 18.86' 19.50' 20.17'

50.00' 24.09'

74.50' 22.24'

107.50' 31.24'

142.50' 40.13'

118.50' 33.38'

29.50' 174.00'

80.50

50.00'

95.00'

50.50

158.50'

182.50'

17.47

45.40

19.76

16.88

10.69'

50.84

59.80

35.65

24.26'

33.30'

59.82'

38.00' 38.00' \$89'09'41" 19.50' 19.50' \$00'50'19" 30.00' 30.00' N89'09'41"

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

- 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.
- 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.

! (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.

- who Authorized Signature, ROCKWALL INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS §

COUNTY OF ROCKWALL &

Before me, the undersigned authority, on this day personally appeared Sexes 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.

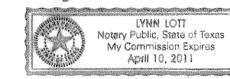
BEARING

N45'41'10"W 124.41' L33 N68'10'14"W 7.50' L63 N44'08'51"E 15.00' L93 S22'13'35"E 16.82' L123 S44'24'28"W 66.01' N45'41'10"W 182.19' L34 S21'49'46"W 11.99' L64 S45'41'10"E 24.31' L94 S02'11'19"W 48.84' L124 S44'22'45"E 476.25' N00'40'14"W 80.15' L35 S44'18'50"W 8.01' L65 S44'08'51"W 204.68' L95 S02'11'19"W 61.22' L125 S44'22'45"E 476.25' N00'40'14"W 92.58' L36 N45'41'10"W 55.92' L66 S45'41'10"E 94.16' L96 N89'50'43"E 86.70' L126 S43'41'39"W 146.14' N44'19'46"E 442.28' L38 S45'81'10"E 55.92' L68 S45'41'10"E 94.16' L96 N89'50'43"E 86.70' L126 S43'41'39"W 146.14' N44'19'46"E 442.28' L38 S45'41'10"E 55.92' L68 S45'41'10"E 15.00' L98 N02'36'15"E 205.17' L128 N43'41'39"E 394.32' S45'40'14"E 5.00' L39 S44'18'50"W 136.99' L69 S44'18'50"W 5.00' L98 N02'36'15"E 205.17' L128 N43'41'39"E 175.04' N44'19'46"E 10.00' L40 S45'41'10"E 15.00' L70 S45'41'10"E 400.00' L100 N44'08'15"E 404.43' L130 N45'54'38"E 182.34' N45'40'14"W 5.00' L41 S44'18'50"W 15.00' L72 S45'41'10"E 15.00' L102 S69'25'10"E 404.43' L131 N04'55'10"E 149.57' S45'40'14"E 5.00' L43 S44'18'50"W 66.00' L73 S44'18'50"W 5.00' L101 N44'08'15"E 404.43' L131 N04'55'10"E 149.57' S45'40'14"W 5.00' L44 S44'18'50"W 66.00' L73 S44'18'50"W 5.00' L103 S69'25'10"E 464.00' L134 N46'31'36"W 58.01' N46'31'36"W 58.01' N46'40'14"W 5.00' L45 S44'18'50"W 358.00' L74 S45'41'10"E 76.00' L104 S21'49'46"W 292.39' L135 N04'55'10"E 143.46' N44'19'46"E 47.51' L46 N45'41'10"W 456.00' L75 S44'18'50"W 294.58' L105 S21'49'46"W 292.39' L135 N13'16'56"W 22.73' N44'19'46"E 47.51' L46 N45'41'10"W 456.00' L76 S44'18'50"W 294.58' L105 S21'49'46"W 292.39' L135 N13'16'56"W 22.73' N44'19'46"E 47.51' L46 N45'41'10"W 456.00' L76 S44'18'50"W 294.58' L106 S21'49'46"W 292.31' L136 N13'16'56"W 22.73'

L15 N45'40'14"W 5.00' L45 S44'18'50"W 166.00' L75 S44'18'50"W 294.58' L105 S21'49'46"W 138.40' L134 N46'31'36"W 58.01'
L16 N44'19'46"E 47.51' L46 N45'41'10"W 456.00' L76 S44'18'50"W 280.91' L106 S21'49'46"W 292.39' L135 N13'16'56"W 22.73'
L17 N66'49'46"E 86.88' L47 N45'41'10"W 39.00' L77 S69'25'10"E 105.91' L106 S21'49'46"W 202.11' L136 N13'16'56"W 22.73'
L18 N66'49'46"E 95.89' L48 N44'18'50"E 13.26' L78 S69'25'10"E 105.91' L107 S44'09'41"W 49.00' L137 N45'41'10"W 75.53'
L19 S69'21'55"E 163.78' L49 N45'41'10"W 15.00' L79 S45'41'10"E 162.33' L109 S44'09'41"W 333.346' L138 N45'41'10"W 75.53'
L20 S21'59'57"W 44.86' L50 S44'18'50"W 13.21' L80 S45'41'10"E 162.33' L109 S44'09'41"W 349.42' L139 N69'25'10"W 85.99'
L21 S68'10'14"E 15.00' L51 N45'41'10"W 225.25' L81 N18'05'48"E 9.75' L111 N45'50'19"W 335.13' L141 N37'57'36"W 66.24'
L23 S69'21'55"E 231.06' L53 N45'41'10"W 10.00' L83 S18'05'48"W 10.67' L142 N37'57'36"W 66.24'
L24 N21'49'46"E 57.77'

Given upon my hand and seal of office this? Coday of 2009.

L2 N44*18'50"E 110.67' L32 S21'49'46"W 15.00' L62 N45'41'10"W 9.31' L92 S22'13'35"E 14 N45'41'10"W 124.41' L33 N68'10'14"W 7.50' L63 N44'18'50"E 9.31' L92 S22'13'35"E



DISTANCE LINE | BEARING

15.00' L62 N45'41'10"W 9.31' L92 S22'13'35"E 23.18' L122
7.50' L63 N44'08'51"E 15.00' L93 S22'13'35"E 16.82' L123

DISTANCE LINE

82.96' L121

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 Šilvas, R.P.L.S. 5921



STATE OF TEXAS &

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 $\frac{25}{3}$ day of

Notary Public in and for the State of Texas

ST JAMES CONTINUE MY COMMISSION EXPIRES July 12, 2012

RECOMMENDED FOR FINAL APPROVAL

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 21 day of September

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

GE AT

S44'24'28"W 65.73'

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

1050 Williams Street Rockwall, TX 75087

(972) 771-0605

OWNER

GLENN ENGINEERING, INC. 105 Decker Court, Suite 910 Irving, TX 75062

(972) 717-5151

ENGINEER

LONE OAK SURVEYING, PLLC 9500 Ray White Rd., Suite 200

SURVEYOR

September 30, 2008

Sheet 2 of 2

Revised August 20, 2009

L22 N21'59'57"E 45.18' L52 N44'18'50"E 5.00' L82 S71'55'28"E 15.00' L112 S44'18'50"W 50.47' L142 N37'57'36"W 66.24' L23 S69'21'55"E 231.06' L53 N45'41'10"W 10.00' L83 S18'05'48"W 10.67' L113 N45'50'19"W 316.63' L142 N37'57'36"W 66.24' L24 N21'49'46"E 53.33' L54 S44'18'50"W 5.05' L84 S69'25'10"E 231.58' L114 S44'18'50"W 316.63' L143 N69'25'10"W 240.81' L25 S68'10'14"E 15.00' L55 N45'41'10"W 87.75' L85 S69'25'10"E 231.58' L114 S44'18'50"W 50.45' L144 N69'25'10"W 250.01' L26 N21'49'46"E 53.65' L56 N44'18'50"E 10.00' L86 S46'25'10"E 246.10' L115 S45'50'19"E 126.47' L27 S69'21'55"E 55.01' L57 N45'41'10"W 15.00' L87 S46'25'10"E 179.10' L116 S45'50'19"E 151.11' N44'09'41"E 72.89' L28 S21'49'46"W 413.16' L58 S44'18'50"W 10.00' L88 S13'10'10"E 42.41' L119 S45'50'19"E 126.40' 31°27'34" 31°27'34"
 L27
 S69 21 50 E
 55.01
 L57
 N45 41 10 W
 15.00
 L87
 S40 25 10 E
 171.57
 L117
 N44 09 41 E
 72.09

 L28
 S21 49 46 W
 413.16'
 L58
 S44 18 50 W
 10.00'
 L88
 S13 10 10 E
 42.41'
 L118
 S45 50 19 E
 24.00'

 L29
 S21 49 46 W
 185.30'
 L59
 S45 41 10 E
 806.00'
 L89
 S13 10 10 E
 42.30'
 L119
 S44 09 41 W
 95.20'

 L30
 S21 49 46 W
 204.16'
 L60
 S45 41 10 E
 205.84'
 L90
 S45 41 10 E
 81.70'
 L120
 S18 57 43 W
 156.93'
 8.59' S53'41'23"E 16.54 31'27'34" 29,92' 54.50' 15.35' Ft. Worth, TX 76248 S53'41'23"E 29,55

(817) 745-4588