

OWNERS CERTIFICATE

STATE OF TEXAS (X)
COUNTY OF ROCKWALL (X)

WHEREAS Tim Ramsey and Nancy Ramsey are the owners of a tract of land situated in the B.F. Boydston Survey, Abstract number 14, City of Rockwall, Rockwall County, Texas, and being all of the first and second tracts of land as described in deed to Eunice Hill as recorded in Volume 135, Page 97 of the Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 24 inch diameter tree for the intersection of the west right-of-way line of Gollad Street (a 60 foot right-of-way), with the south right-of-way line of Heath Street (a variable width right-of-way), same being the northeast corner of the herein described tract;

THENCE South, along the west right-of-way line of Gollad Street, a distance of 94.00 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being the northeast corner of Lot 24 of Amick Addition, an addition to the City of Rockwall, Texas, according to the map or plat thereof recorded in Book 582, Page 196 of the Plat Records of Rockwall County, Texas;

THENCE South 88 degrees 59 minutes 44 seconds West, along the north line of said Lot 24, a distance of 214.62 feet to a 1/2 inch iron rod set for the northwest corner of said Lot 24, same being the southwest corner of the herein described tract and being in the east right-of-way line of Alamo Street (measured 45 foot right-of-way);

THENCE North, along the east right-of-way line of Alamo Street, a distance of 94.00 feet to an "X" cut set in concrete for the northwest corner of the herein described tract, same being the intersection of the east right-of-way line of Alamo Street with the south right-of-way line of Heath Street;

THENCE North 88 degrees 59 minutes 44 seconds East, along the south right-of-way line of Heath Street, a distance of 214.62 feet to the POINT OF BEGINNING and containing 0.463 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That Tim Ramsey and Nancy Ramsey the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT 25, BLOCK A OF AMICK ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all 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 the REPLAT OF LOT 25, BLOCK A AMICK ADDITION 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 gutters, 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 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; 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.

Tim Ramsey
TIM RAMSEY
Nancy Ramsey
NANCY RAMSEY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TIM RAMSEY, 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 19th day of October, 1997.

Virginia R. Parker
Notary Public in and for the State of Texas
05/07/00
My Commission Expires

STATE OF TEXAS
COUNTY OF ROCKWALL

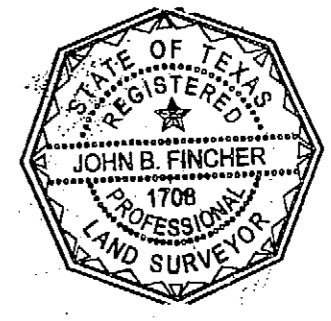
Before me, the undersigned authority, on this day personally appeared NANCY RAMSEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this 19th day of October, 1997.

Virginia R. Parker
Notary Public in and for the State of Texas
05/07/00
My Commission Expires

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I John B. Fincher, 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.

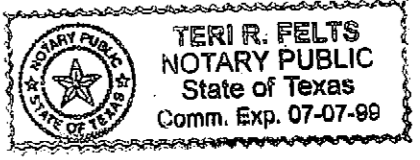
John B. Fincher
John B. Fincher
Registered Professional Land Survey
No. 1708



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN B. FINCHER, 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 September, 1997.

John B. Fincher
Notary Public in and for the State of Texas
07-27-99
My Commission Expires



RECOMMENDED FOR FINAL APPROVAL
Con. Ramsey
Planning and Zoning
Oct 22, 1997
Date

FILED FOR RECORD
ROCKWALL CO. TEXAS
97 OCT 22 PM 3:35
LAURETTE BURKS
CO. CLERK
BY: *[Signature]* DEPUTY

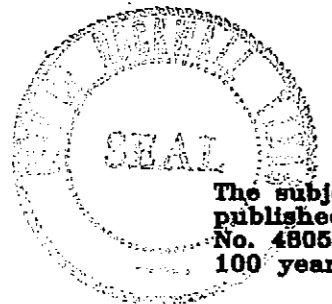
APPROVED
I hereby certify that the above and foregoing plat of the addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21 day of July, 1997.

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.

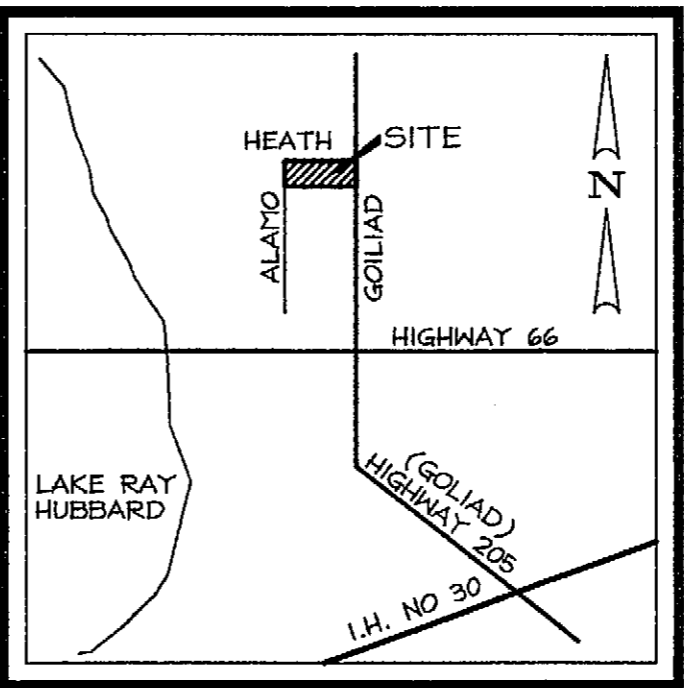
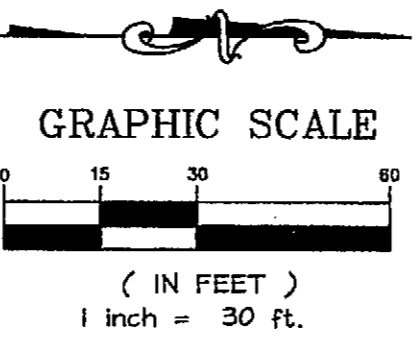
Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 20 day of October, 1997.

[Signature]
Mayor, City of Rockwall
Cindy Kindred
City Secretary, City of Rockwall



The subject property does not lie within the limits of a 100 year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by map No. 480547 0005 C, dated June 18, 1992. The statement that the property does or does not lie within a 100 year flood zone is not to be taken as a representation that the property will or will not flood.



REPLAT OF LOT 25, BLOCK A OF AMICK ADDITION B.F. BOYDSTUN SURVEY ABSTRACT NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SURVEYOR PRECISE LAND SURVEYING, INC.	OWNERS TIM RAMSEY NANCY RAMSEY	
4915 GUS THOMASSON ROAD MESQUITE, TEXAS 75150	(214) 681-7072 (214) 279-1508 FAX	4814 SCENIC DRIVE ROWLETT, TEXAS 75088 (972) 442-8869
PROJECT NO. 197-1077		DATE 06/01/97

NOTE: 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.