



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS CHRISTOPHER & JILL BLASE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. HANNA SURVEY, ABSTRACT NO. 98, City of Rockwall, Rockwall County, Texas, and being a part of a 5.38 acres tract of land as described in a Warranty deed from Frank R. Miller to Christopher L. Blase and Jill L. Blase, dated December 27, 2006 and being recorded in Volume 4880, Page 264 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 5.38 acres tract, said point being at the Southwest corner of Lot 1, Block A, of ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 161 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 14 min. 04 sec. E. a distance of 276.34 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of said 5.38 acres tract and an inner "L" corner of said Lot 1, Block A;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 336.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 89 deg. 41 min. 00 sec. W. a distance of 16.50 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 07 deg. 02 min. 09 sec. E. along an old wire fence, a distance of 142.18 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 396.23 feet to a 1/2" iron rod found for corner in the Northeast right-of-way line of N. Alamo Road and being at the Southwest corner of Lot 1, Block Z of LAKEVIEW SUMMIT, PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 303 of the Plat Records of Rockwall County, Texas;

THENCE N. 62 deg. 22 min. 12 sec. W. along the Northeast right-of-way line of N. Alamo Road (deed Vol. 4605, Pg. 92) a distance of 98.67 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 06 deg. 05 min. 46 sec., a radius of 1532.50 feet, a tangent of 81.61 feet, a chord of N. 65 deg. 25 min. 05 sec. W. 162.98 feet along said right-of-way line, an arc distance of 163.06 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE in a Northwesterly direction along a curve to the right having a central angle of 00 deg. 53 min. 42 sec., a radius of 2967.50 feet, a tangent of 46.36 feet, a chord of N. 68 deg. 01 min. 35 sec. W. 46.36 feet along said right-of-way line, an arc distance of 46.36 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West line of said 5.38 acres tract;

THENCE N. 00 deg. 14 min. 53 sec. W. along the West line of said 5.38 acres tract, a distance of 751.03 feet to the POINT OF BEGINNING and containing 222,785 square feet or 5.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BLASE 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 streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint. aiming, 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Christopher L. Blase  
CHRISTOPHER L. BLASE

Jill L. Blase  
JILL L. BLASE

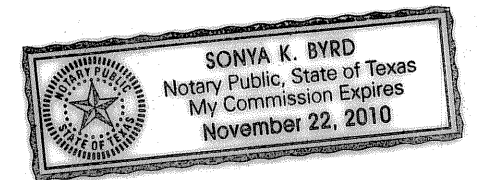
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER L. BLASE 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 24 day of January, 2008.

Sonya K. Byrd  
Notary Public in and for the State of Texas

11-22-2010  
My Commission Expires:



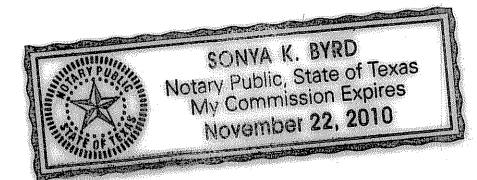
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JILL L. BLASE 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 24 day of January, 2008.

Sonya K. Byrd  
Notary Public in and for the State of Texas

11-22-2010  
My Commission Expires:

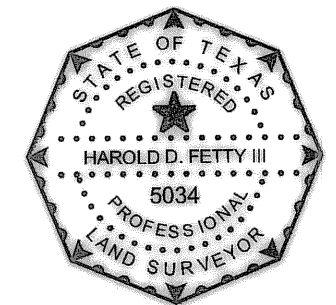


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

C. W. Bricker 1-23-08  
Planning and Zoning Commission Date

APPROVED

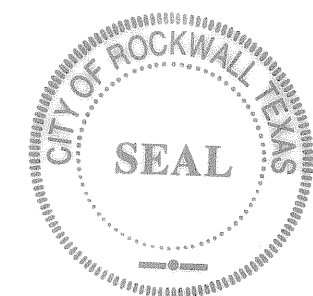
I hereby certify that the above and foregoing plat of BLASE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the Monday of January, 2008.

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 29<sup>th</sup> day of January, 2008.

William R. Cecil Dorothy Brooks  
Mayor, City of Rockwall City Secretary City of Rockwall



Chuck Ladd 1-28-08  
City Engineer

FINAL PLAT  
BLASE ADDITION

LOT 1 & LOT 2  
BLOCK 1

A PART OF THE A. HANNA  
SURVEY, ABSTRACT NO. 98

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER:  
CHRISTOPHER & JILL BLASE  
2150 CRESTLAKE DRIVE  
ROCKWALL TEXAS 75087  
(972) 772-3645

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

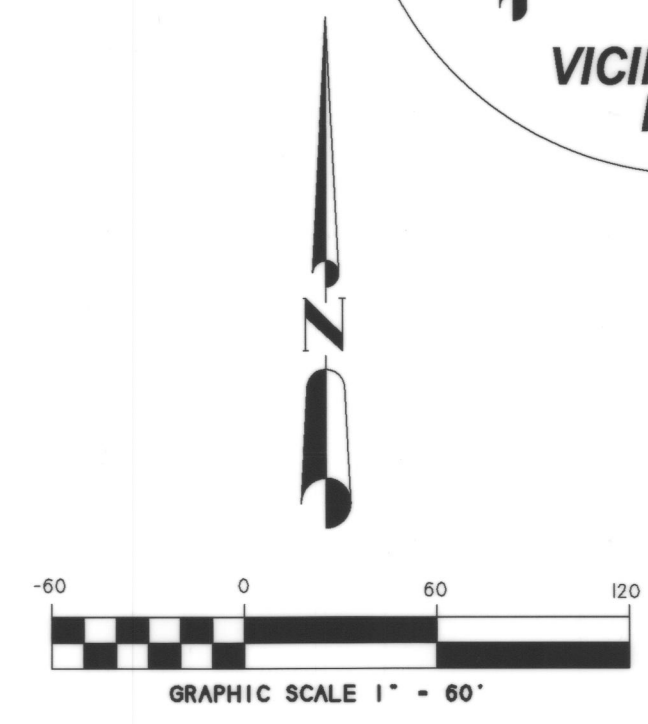
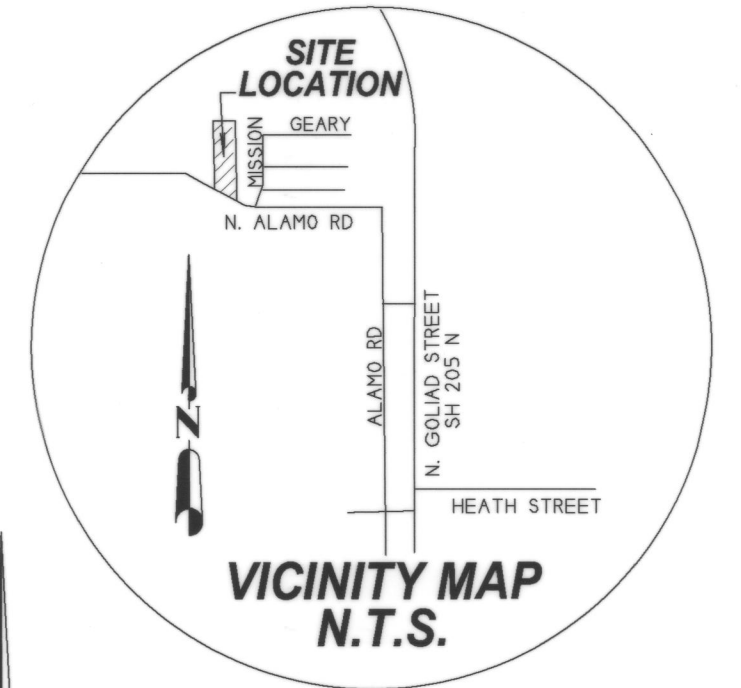
SHEET 2 OF 2

SURVEY DATE DECEMBER 12, 2007  
SCALE 1" = 60' FILE #20071648-PP  
CLIENT BLASE

G-246



20150000220074 1/2 PLAT 12/16/2015 10:07:02 AM



CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°05'46"	1532.50	115.84	57.95	115.81	N 66°18'03"W
2	0°53'42"	2967.50	46.36	23.18	46.36	N 68°01'35"W
3	1°45'56"	1532.50	47.22	23.61	47.22	N 63°15'09"W

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL MONUMENT SYSTEM BASED ON THE W.B.L.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

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.

I-287  
I-285  
FINAL PLAT

## BLASE ADDITION LOT 3, BLOCK 1

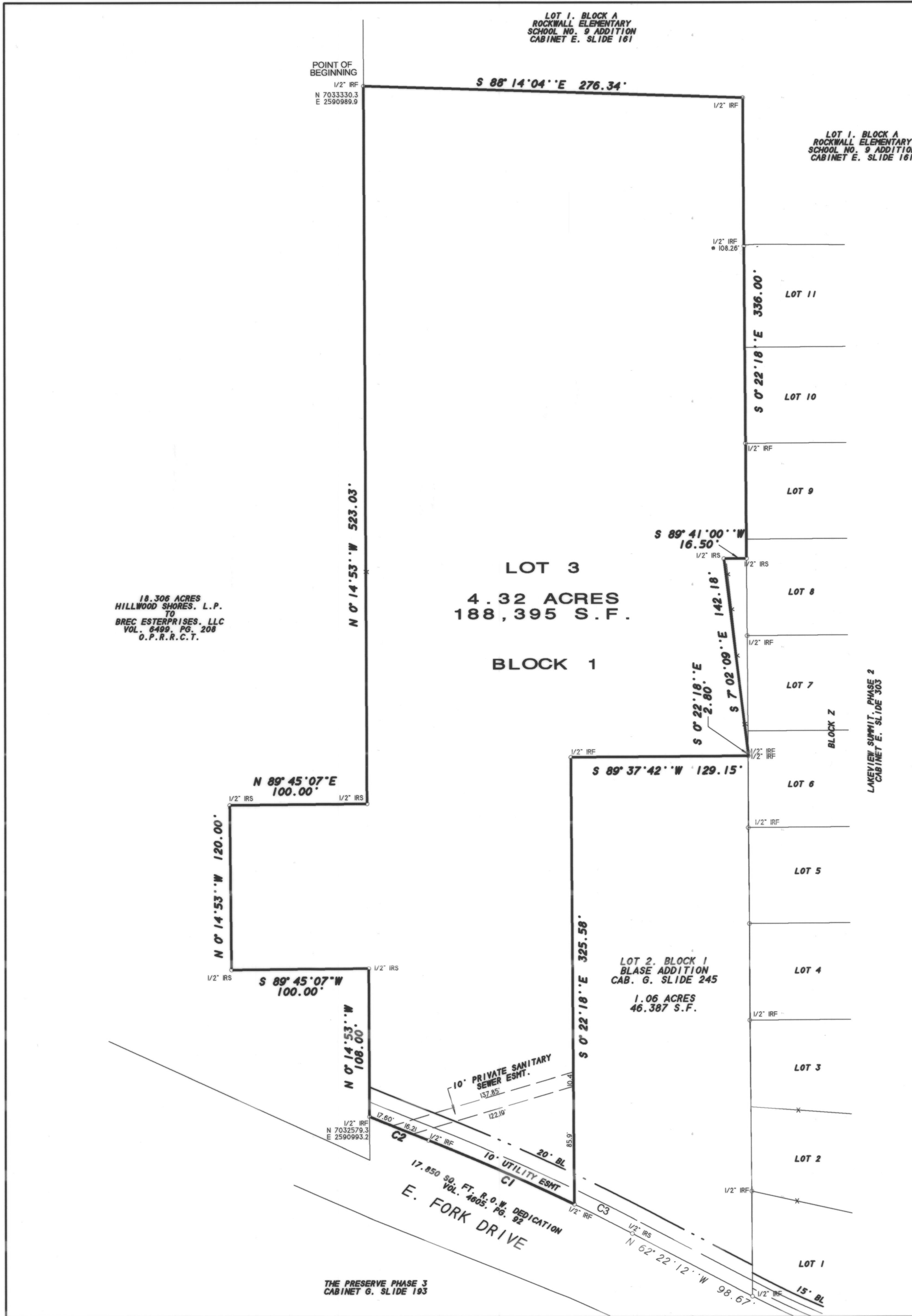
BEING A REPLAT OF LOT 1  
BLOCK 1, BLASE ADDITION

A PART OF THE A.HANNA  
SURVEY, ABSTRACT NO. 98

**OWNER:**  
CHRISTOPHER & JILL BLASE  
1220 E. FORK DRIVE  
ROCKWALL TEXAS 75087  
214-403-8995

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2  
SURVEY DATE FEBRUARY 13, 2015  
SCALE 1" = 60' FILE #20071648-RP  
CLIENT BLASE



Blase Addition  
Lot 3 Block 1  
Final Plat

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS CHRISTOPHER & JILL BLASE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. HANNA SURVEY, ABSTRACT NO. 98, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Hillwood Shores, LP to BREC Enterprises, LLC, dated May 11, 2011 and being recorded in Volume 6449, Page 206 of the Official Public Records of Rockwall County, Texas, and all of Lot 1, Block 1, BLASE ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 245, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 5.38 acres tract, said point being at the Southwest corner of Lot 1, Block A, of ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 161 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 14 min. 04 sec. E. a distance of 276.34 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of said Blase Addition and an inner "L" corner of said Lot 1, Block A;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 336.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 89 deg. 41 min. 00 sec. W. a distance of 16.50 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 07 deg. 02 min. 09 sec. E. along an old wire fence, a distance of 142.18 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 22 min. 18 sec. E. a distance of 2.80 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, Block A, Blase Addition;

THENCE S. 89 deg. 37 min. 46 sec. W. along the North line of Lot 2, Block A, a distance of 129.15 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 22 min. 18 sec. E. along the west line of Lot 2, Block A, a distance of 325.58 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the northeast right-of-way line of E. Fork Drive;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 04 deg. 19 min. 51 sec., a radius of 1532.50 feet, a tangent of 57.95 feet, a chord of N. 86 deg. 18 min. 03 sec. W., 115.81 feet along said right-of-way line, an arc distance of 115.84 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Northwesterly direction along a curve to the right having a central angle of 00 deg. 53 min. 42 sec., a radius of 2967.50 feet, a tangent of 46.36 feet, a chord of N. 68 deg. 01 min. 35 sec. W., 46.36 feet along said right-of-way line, an arc distance of 46.36 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the southwest corner of Lot 1, Block A;

THENCE N. 00 deg. 14 min. 53 sec. W. along the West line of said Lot 1, a distance of 108.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 89 deg. 45 min. 07 sec. W. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 14 min. 53 sec. W. a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 45 min. 07 sec. E. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Lot 1;

THENCE N. 00 deg. 14 min. 53 sec. W. along the west boundary line of said Lot 1, a distance of 523.03 feet to the POINT OF BEGINNING and containing 188,395 square feet or 4.32 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BLASE ADDITION, LOT 3, BLOCK 1, an Addition 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 further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

*Christopher L. Blase*  
CHRISTOPHER L. BLASE

*Jill L. Blase*  
JILL L. BLASE

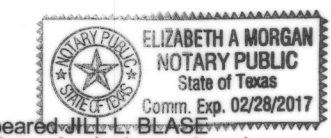
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER L. BLASE 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 3 day of November, 2015.

*Elizabeth A Morgan*  
Notary Public in and for the State of Texas

02-28-17  
My Commission Expires:



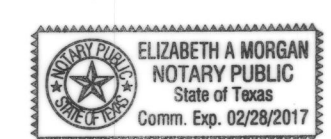
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JILL L. BLASE 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 3 day of November, 2015.

*Elizabeth A Morgan*  
Notary Public in and for the State of Texas

02-28-17  
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*Cam R Penick*  
Planning and Zoning Commission  
Date 2/2/2015

APPROVED

I hereby certify that the above and foregoing plat of BLASE ADDITION, LOT 3, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of March, 2015.

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.

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

WITNESS OUR HANDS, this 14th day of December, 2015.

*Jim Smith*  
Mayor, City of Rockwall

*Christy Cole*  
City Secretary City of Rockwall

*Amy Williams*  
City Engineer



288  
I-276

FINAL PLAT

BLASE ADDITION  
LOT 3, BLOCK 1

BEING A REPLAT OF LOT 1  
BLOCK 1, BLASE ADDITION

A PART OF THE A.HANNA  
SURVEY, ABSTRACT NO. 98

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/16/2015 10:07:02 AM  
\$100.00  
20150000020074



*Shelin*

OWNER:  
CHRISTOPHER & JILL BLASE  
1220 E. FORK DRIVE  
ROCKWALL TEXAS 75087  
214-403-8995

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 13, 2015  
SCALE 1" = 60' FILE #20071648-RP  
CLIENT BLASE