



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS DAVID TURNHAM and LORI TURNHAM, BEING THE OWNERS 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 J. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L.V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 24 sec. W. a distance of 447.28 feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of Fm 3549 Stodghill Road;

THENCE in a southeasterly direction along a curve to the left having a central angle of 33 deg. 26 min. 28 sec, a radius of 813.94 feet, a tangent of 244.51 feet, a chord of S. 38 deg. 33 min. 20 sec. E., 468.35 feet along said right-of-way line, an arc distance of 475.06 feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

THENCE S. 35 deg. 10 min. 42 sec. W. along said flare in right-of-way, a distance of 93.49 feet to a P-K nail set for corner in the center of Clem Road;

THENCE S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06 feet to the POINT OF BEGINNING and containing 61,453 square feet or 1.41 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 BLUEBERRY HILL ESTATE ADDITION, LOT 1, BLOCK A, 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 BLUEBERRY HILL ESTATE ADDITION, LOT 1, BLOCK A 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.

*David Turnham*  
DAVID TURNHAM  
*Lori A Turnham*  
LORI TURNHAM

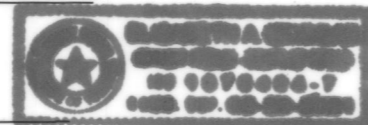
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID TURNHAM 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 4 day of October, 2017.

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

2-28-2021  
My Commission Expires:



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LORI TURNHAM 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 4 day of October, 2017.

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

2-28-2021  
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

*[Signature]*  
Planning and Zoning Commission  
Date 10/1/17

APPROVED

I hereby certify that the above and foregoing plat of BLUEBERRY HILL ESTATE ADDITION LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of Oct, 2017.

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 2nd day of October, 2017.

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary, City of Rockwall

*[Signature]*  
City Engineer

10-26-2017  
Date



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, as required under Ordinance 83-54.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
10/20/2017 10:25:56 AM  
\$100.00  
20170000019597



*Shelli*

COPY

J 232  
FINAL PLAT

BLUEBERRY HILL ESTATE ADDITION  
LOT 1, BLOCK A

1.41 ACRES OR 61,453 S.F.  
( 1 LOT )

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:  
DAVID TURNHAM  
LORI TURNHAM  
1485 MADISON DRIVE  
ROCKWALL, TEXAS 75032

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 2 OF 2

SYMBOL LEGEND	
TV	TELEVISION
⊗	CABLE
⊕	GAS
⊙	PHONE
⊚	WATER
⊛	SEWER
⊜	ELECTRIC
⊝	BOX
⊞	JUNCTION BOX
⊟	WATER
⊠	METER
⊡	WATER
⊢	METER
⊣	WATER
⊤	METER
⊥	WATER
⊦	METER
⊧	WATER
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SURVEY DATE AUGUST 10, 2017  
SCALE 1" = 50' FILE # 20160347RP  
CLIENT TURNHAM