

JOHN PEDDIE
VOL. 109, PG. 372
1.638 ACRES
NOT PLATTED

0.289 ACRES
JOHN PEDDIE, ET UX
TO
HAROLD MIDDLETON, ET UX
VOL. 111, PG. 365

1.94 ACRES
LOT 1
BLOCK A

1.638 ACRES
BUD MIDDLETON, ET UX
TO
HAROLD MIDDLETON, ET UX
VOL. 109, PG. 390

DEWOODY ADDITION
CABINET A, SLIDE 387
P. R. R. C. T.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL
JANICE
WHEREAS TROY & JULIA CLARK, 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 SAMUEL KING SURVEY, ABSTRACT NO. 131, Rockwall County, Texas, and being all of that 1.638 acres tract of land as described in a Warranty deed from Bud Middleton and wife, Elizabeth Middleton to Harold H. Middleton and wife, Sylvia Middleton, dated June 21, 1973 and being recorded in Volume 109, Page 390 of the Deed Records of Rockwall County, Texas, and also being all of that 0.289 acres tract of land as described in a Warranty deed from John Peddie and wife, Virginia Peddie to Harold H. Middleton and wife, Sylvia Middleton, dated October 29, 1973 and being recorded in Volume 111, Page 365 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of the above cited 1.638 acres tract of land in the West right-of-way line of State Highway 205 (N. Goliad Street);
- THENCE S. 72 deg. 26 min. 48 sec. W. along the South line of said 1.638 acres tract a distance of 383.00 feet to a 1/2" iron rod found for corner at the Southwest corner of said tract;
- THENCE N. 22 deg. 09 min. 47 sec. W. along the West line of said tract a distance of 78.32 feet to a 1/2" iron rod found for corner at the Southeast corner of an Alley in the East line of Lot 18, Block A, of RANDOM OAKS AT THE SHORES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 268 of the Plat Records of Rockwall County, Texas;
- THENCE N. 02 deg. 00 min. 55 sec. E. (Controlling bearing line) along the East line of said Alley and the West line of said 1.638 acres tract and the West line of said 0.289 acres tract a distance of 166.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said 0.289 acres tract;
- THENCE N. 75 deg. 48 min. 51 sec. E. along the North boundary line of said 0.289 acres tract a distance of 344.79 feet to a 1/2" iron rod found for corner in the West right-of-way line of State Highway 205 (N. Goliad Street);
- THENCE S. 14 deg. 44 min. 46 sec. E. along said right-of-way line a distance of 214.48 feet to the POINT OF BEGINNING and 1.94 acres of land.

NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PLAT RECORDED IN CAB. D, SLIDE 268, P.R.R.C.T.

OWNERS
TROY & JULIA CLARK
3025 N. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-722-1200

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 the CLARK HOMESTEAD 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 (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:

- 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 an d/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 exaction's made herein.

Troy Clark
Julia Clark
JANICE

FILED FOR RECORD
ROCKWALL COUNTY TEXAS
01 FEB 22 PM 2:17
JANICE BURKS
CO. CLERK
DEPUTY

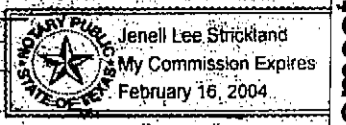
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Troy Clark, 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 24th day of Jan, 2001

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
My Commission Expires:



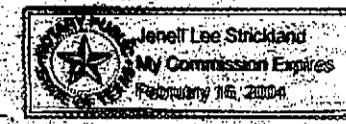
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Janice Julia Clark, 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 24th day of Jan, 2001

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
My Commission Expires:



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.

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

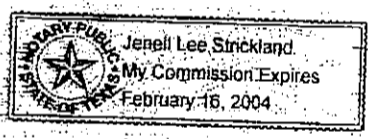


STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of Jan, 2001

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Date 2.2.2001

APPROVED

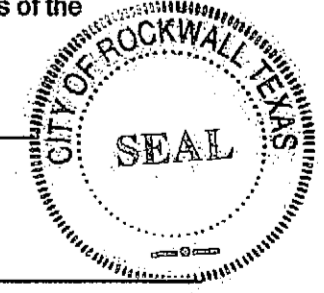
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of January, 2001.

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 20th day of February, 2001

Scott L. Self
Mayor, City of Rockwall
Belinda Page
City Secretary City of Rockwall



FINAL PLAT
CLARK HOMESTEAD ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
1.94 ACRES IN THE SAMUEL KING SURVEY, A-131
ROCKWALL COUNTY, TEXAS

Rockwall Surveying Company, Inc.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

0372 8
SURVEY DATE NOV. 20, 2000
SCALE 1" = 50'
CLIENT CLARK

Clark Homestead