



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MICHAEL GOODMAN; own that certain tract of land situated in the B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being that same tract of land described in Deed from Tommy H. Walker and Sue A. Walker to Michael and Carla Goodman recorded in Volume 4331, Page 165 of the Deed Records, Rockwall County, Texas, said tract being more particularly described as follows using Bearings based on Rockwall Coordinate System:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That we, Michael Gooman and Carla Goodman hereby designate the following described tract as Lot 1, Block A Goodman Addition to the City of Rockwall, and easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

BEGINNING at a TxDOT Right-of-Way Monument Disk found on the westerly Right-of-Way line of F.M. Road No. 740 (South Ridge Road, a variable width R.O.W.), said point being located 49.97 feet Southwest from the cut back line to Summit Ridge (an 80' R.O.W.);

THENCE, South 04°37'22" West, along the Westerly Right-of-Way line of said F.M. 740, a distance of 70.00 feet to a 1/2" iron rod set for a corner;

THENCE, North 84°48'55" West, departing the West Right-of-Way line of said F.M. 740, a distance of 193.69 feet to a 1/2" iron rod found for a corner in the East line of Lot 3, Block D of Ridge Road Village, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet A, Slide 35 of the Plat Records, Rockwall County, Texas;

THENCE, North 06°28'06" East, along the East line of Lot 3, Block D of said Addition, a distance of 70.11 feet to a 5/8" iron rod found for a corner;

THENCE, South 84°47'09" East, a distance of 191.44 feet to the POINT OF BEGINNING and containing 13,488 square feet or 0.31 acres of land.

- No buildings shall be constructed or placed upon, over, or across the utility easements as described
- 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, hereon, 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. 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.

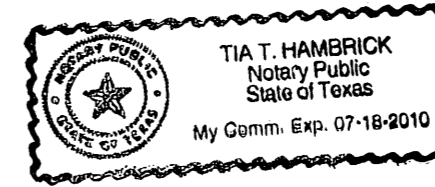
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Michael Goodman  
Owner

WITNESS OUR HANDS, at Rockwall Texas, this 1st day of September, 2006.

BY: \_\_\_\_\_  
STATE OF TEXAS Rockwall  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on the 1st day of September, 2006,  
by \_\_\_\_\_

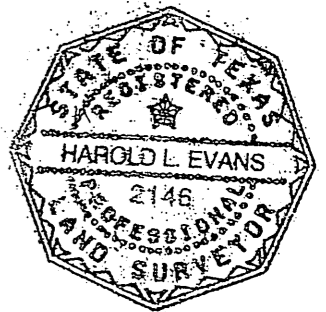
Tia T. Hambrick  
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Harold L. Evans, 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 L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



RECOMMENDED FOR FINAL APPROVAL

Mr. Platt  
Planning and Zoning Commission

4-21-2006  
Date

APPROVED

I hereby certify that the above and foregoing plat of Lot 1, Block A Goodman Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 24th day of March, 2006.

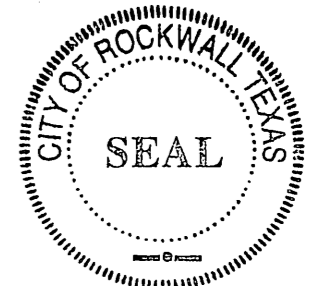
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 24 day of August, 2006.

William R. Cecil  
Mayor, City of Rockwall

Abrothy Brooks  
City Secretary,  
City of Rockwall



Chuck Todd 8-24-06  
City Engineer

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FINAL PLAT

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 570355-75370  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, ( 214 ) 328-8133

LOT 1, BLOCK A  
GOODMAN ADDITION  
B. J. T. LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1" = 20'	2/15/06	06002

MICHAEL GOODMAN  
619 SORITA CIRCLE HEATH, TX 75092 - (972) 772-4140