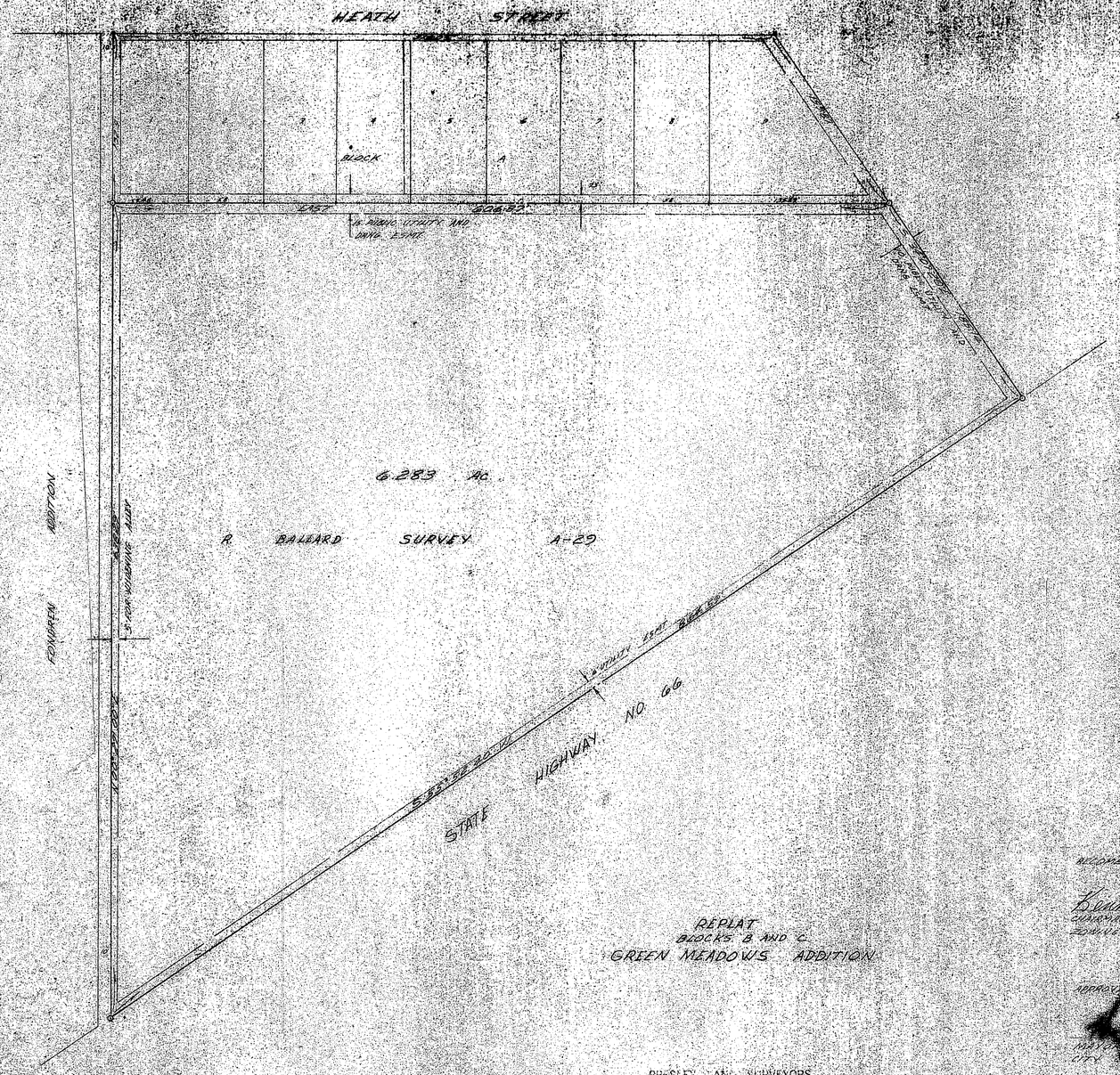

PRESLEY LAND SURVEYORS
P. O. Box 615
Rockwall Texas 75087
722-9150 226-7522

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS, TED CAIN, is the owner of a tract of land situated in the R. Ballard Survey A-29, and being a part of the Green Meadows Addition of record in Volume 2, Page 31, Plat Records of Rockwall County, Texas and more particularly described as follows:

Beginning on the Northeast Right of Way of State Highway No. 66 and at the South corner of the said Green Meadows Addition;

Thence North 00 deg. 27 min. 00 sec. East, with the West line of said Green Meadows Addition, 606.29 feet to the Southeast corner of Lot 1, Block A of said addition, an iron rod for corner;

Thence East, with the South line of Lots 1 thru 9, Block A, Green Meadows Addition, 606.87 feet to the East line of said addition, an iron rod for corner;

Thence South 34 deg. 07 min. 20 sec. East, with the East line of said addition, 185.74 feet to the Southeast corner of said addition on the North right of way line of State Highway No. 66, an iron rod for corner;

Thence South 55 deg. 52 min. 40 sec. West, with the South line of said addition and the North Right of Way line of State Highway No. 66, 864.59 feet to the Place of Beginning and containing 6.283 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ted Cain does hereby adopt this plat designating the herein described property as a REPLAT OF BLOCKS B AND C, GREEN MEADOWS ADDITION, an addition to the City of Rockwall, Rockwall County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use same. Any public utility shall have the right to remove and keep removed all or part of any building, 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 have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective systems with the necessity of, at any time, procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, and regulations of the city of Rockwall, Texas.

Witness my hand at Rockwall, Texas, this 25th day of November, 1975.

Ted Cain

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, a Notary Public in and for the said County and State, on this day personally appeared Ted Cain, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 25th day of November, 1975.

Doris H. Willess
Notary Public, Rockwall County, Texas

NOTE:

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer and/or owner has complied with all requirements of the platting ordinances of the city of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers and alleys, all according to the specifications of the city of Rockwall. These restrictions with respect to street improvements are made to insure the installation of such street improvements to give notice to each owner and to each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said street improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein. No claim shall be made against the city for damages caused by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in this subdivision.

RECOMMENDED FOR FINAL APPROVAL:

Kenneth Glasscock 11/25/75
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED:

MAYOR DATE
CITY OF ROCKWALL

SURVEYORS CERTIFICATE:

I do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and that all corners are marked as shown and there are no apparent conflicts or encroachments other than shown.

Presley

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, a Notary Public in and for the said County and State, on this day personally appeared Pat L. Presley, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

Given under my hand and seal of office this 26th day of November, 1975.

Doris H. Willess
Notary Public, Rockwall County, Texas