

NO.	CURVE		DATA	OUTER
	INNER	Q		
1	Δ	90° 36' 18"	90° 36' 18"	99° 30' 18"
	R	17.98	42.92	67.92
	T	14.08	43.30	68.52
	L	22.31	67.80	107.29
	D	595.05022	210.26906	133.29226
2	Δ	89° 53' 29"	89° 53' 29"	89° 53' 29"
	R	78.38	43.39	68.38
	T	18.44	43.30	68.25
	L	25.84	68.06	107.26
	D	489.07126	207.21851	131.45860
3	Δ	27° 03' 24"	27° 03' 24"	32° 03' 51"
	R	100.00	135.00	170.00
	T	24.06	35.65	49.71
	L	47.22	63.70	95.43
	D	27.05867	21.91205	18.92010

LEGEND	
	Denotes 10'x10' Utility Easement
	Denotes Utility Easement with width as noted
	Denotes 2x2' Utility Easement
	Denotes 1.5\" pipe under concrete alley.

HIGH RIDGE ESTATES
 A SUBDIVISION OF PART OF THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
 ROCKWALL, ROCKWALL COUNTY, TEXAS

MOSER DEV. CORP. 2600 Stemmons Expwy. Dallas, Texas
 TECO' ENTERPRISES INC. Expw. Trws. Dallas, Texas
 H. LOU HORNE JR. OWNER
 ENGINEER
 SCALE 1" = 100'
 JUNE 1972

APPROVED:
 BY THE CITY OF ROCKWALL, TEXAS,
 THIS 12th DAY OF July, 1972
 ATTEST:
David Myers Mayor
Dawn Williams Secretary

ENGINEERS CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS, THAT I, H. LOU HORNE, JR., 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 IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.
H. Lou Horne, Jr.
 H. LOU HORNE, JR., P. E.
 REGISTERED PROFESSIONAL LEVEL ENGINEER

WHEREAS, MOSER DEVELOPMENT CORPORATION AND TECO' ENTERPRISES, INC., ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THE PROPERTY IN THE ALEXANDER LIVING TRUST DATED JUNE 26, 1971, AND RECORDED IN VOLUME 96, PAGE 549, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ALEXANDER TRACT, POINT BEING IN THE PRESENT WEST LINE OF ALAMO STREET, POINT ALSO BEING THE NORTHEAST CORNER OF LOT NO. 1 OF JOHN SPONG SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AN IRON ROD FOR CORNER AT AN EXISTING FENCE CORNER POST:

THENCE S 89° 30' 29" W 1604.75 FEET ALONG THE COMMON LINE BETWEEN THE SAID ALEXANDER TRACT AND THE SAID SPONG SUBDIVISION AND LAKE MEADOW ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND ALONG AN EXISTING FENCE LINE TO AN IRON ROD FOR CORNER, THE SOUTHWEST CORNER OF SAID ALEXANDER TRACT;

THENCE N 10° 29' 14" W 298.15 FEET ALONG THE COMMON LINE BETWEEN SAID ALEXANDER TRACT AND THE CAMERON REALTY TRACT DESCRIBED IN DEED RECORDED IN THE DEED RECORDS OF SAID COUNTY TO AN IRON ROD, THE NORTHEAST CORNER OF SAID CAMERON TRACT;

THENCE N 0° 8' 59" E 595.00 FEET ALONG THE COMMON LINE BETWEEN SAID ALEXANDER TRACT AND THE COKER CROW TRACT TO AN IRON ROD FOR CORNER;

THENCE N 88° 51' 59" E 1642.10 FEET CONTINUING ALONG THE SAID ALEXANDER TRACT AND COKER COMMON LINE AND THE SOUTH LINE OF RIDGE VIEW ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND ALONG THE COMMON LINE BETWEEN THE SAID ALEXANDER TRACT AND THE FIRST BAPTIST CHURCH TRACT TO AN IRON ROD FOR CORNER IN THE SAID PRESENT WEST LINE OF ALAMO STREET, A 50 FOOT RIGHT-OF-WAY, POINT BEING THE NORTHEAST CORNER OF SAID ALEXANDER TRACT;

THENCE S 0° 59' 49" E 907.01 FEET ALONG THE SAID PRESENT WEST LINE OF ALAMO STREET TO THE POINT OF BEGINNING AND CONTAINING 33.8388 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MOSER DEVELOPMENT CORPORATION AND TECO' ENTERPRISES, INC., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS HIGH RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS, AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ROCKWALL, TEXAS.

WITNESS OUR HANDS AT ROCKWALL, TEXAS, THIS 11 DAY OF July, 1972.

MOSER DEVELOPMENT CORPORATION:
W. Jake Moser, Jr.
 W. JAKE MOSER, JR., PRESIDENT

TECO' ENTERPRISES, INC.
Gene W. Hewett
 GENE W. HEWETT, PRESIDENT

ATTEST:
Larry G. Moser
 LARRY G. MOSER, SECRETARY

ATTEST:
R. L. Crostier
 R. L. CROSTIER, SECRETARY

STATE OF TEXAS:
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED W. JAKE MOSER, JR. AND LARRY G. MOSER, KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID MOSER DEVELOPMENT CORPORATION, AND THAT THEY EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11 DAY OF July, 1972.

Harriet Stone
 NOTARY PUBLIC IN AND FOR SAID COUNTY

STATE OF TEXAS:
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GENE W. HEWETT AND R. L. CROSTIER, KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID TECO' ENTERPRISES, INC., AND THAT THEY EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF July, 1972.

Susan Lujanbeal
 NOTARY PUBLIC IN AND FOR SAID COUNTY

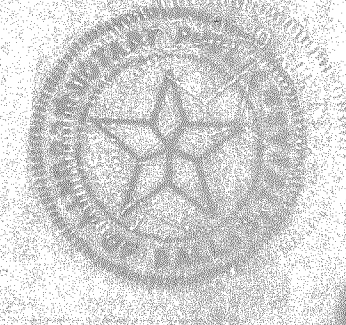
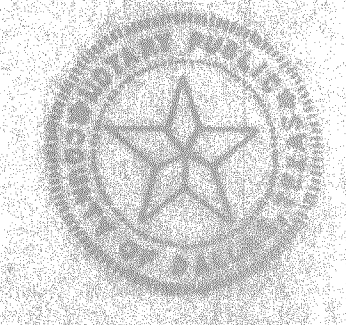
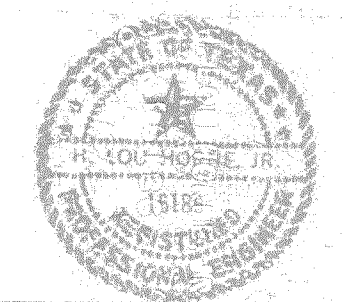
STATE OF TEXAS:
 COUNTY OF DALLAS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED H. LOU HORNE, JR., 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF July, 1972.

David M. Stearns
 NOTARY PUBLIC IN AND FOR SAID COUNTY

FILED
 12 day of July 1972
 at 2:45 P.M.
 Elmer A. Payne, Clerk of Court,
 Court, Rockwall County, Texas.
 By: June Thompson, Deput.



SURVEYOR'S CERTIFICATE

RECOMMENDED FOR FINAL APPROVAL

OWNER'S CERTIFICATE

High Ridge Estates

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

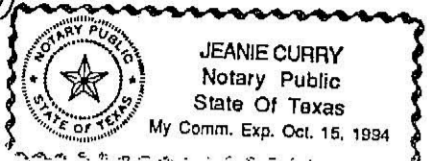
THAT I, H. Lou Horne, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Registered Professional Land Surveyor No. 2390

STATE OF TEXAS: COUNTY OF ROCKWALL:

This instrument was acknowledged before me on the 23 day of JUNE, 1994 by H. Lou Horne, Jr..

Notary Public My Commission Expires Oct. 15, 1994



Pat Friend Date: 6/30/94
Chairman, Planning and Zoning Commission

APPROVED

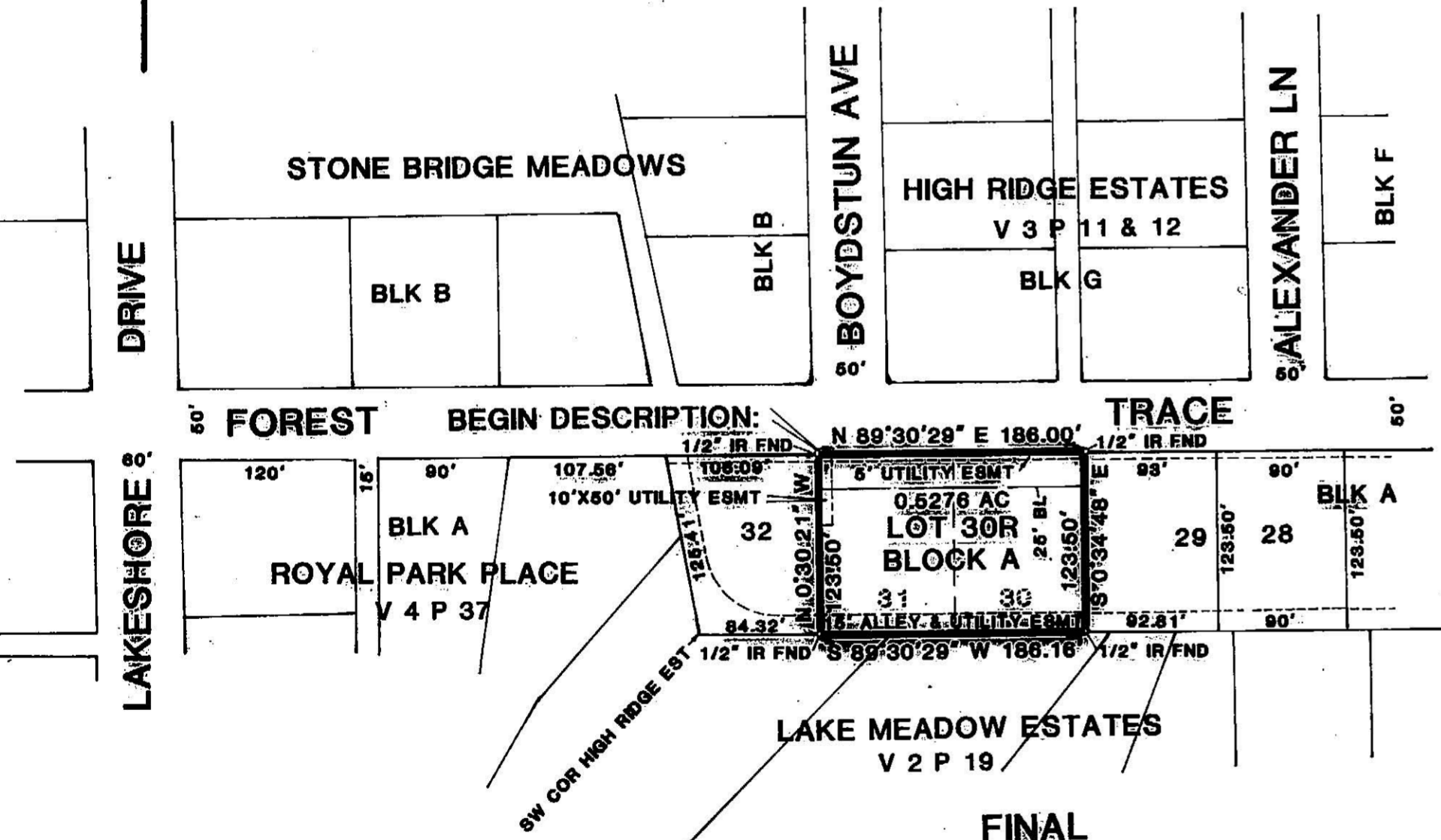
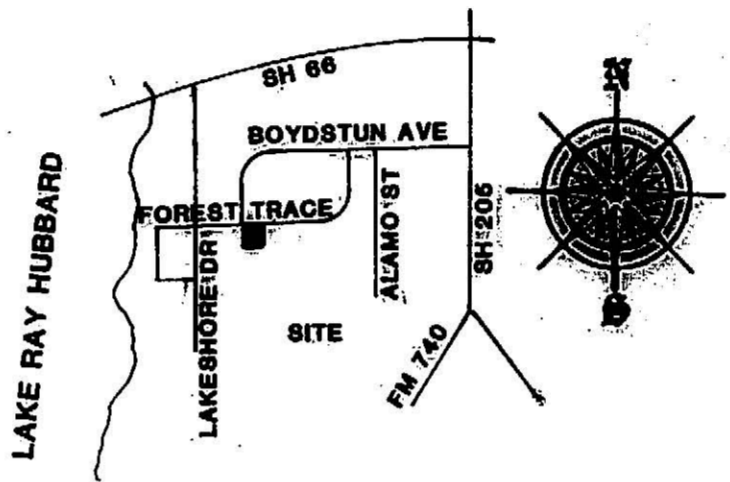
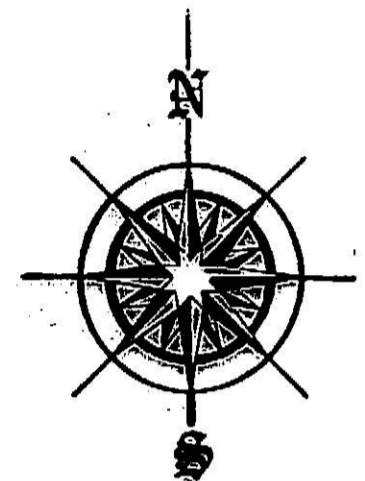
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 28 day of June, 1994.

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 approval.

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

WITNESS OUR HANDS, this 28 day of June, 1994.

Alma K. Williams Mayor, City of Rockwall
Patricia Jones City Secretary, City of Rockwall



FINAL LOT 30R, BLOCK A HIGH RIDGE ESTATES

A REPLAT OF LOTS 30 AND 31, BLOCK A, HIGH RIDGE ESTATES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
ROCKWALL, ROCKWALL COUNTY, TEXAS

KENT MCKINNEY 801 LAKESHORE DRIVE, ROCKWALL, TX 75087 771-9365 OWNER
H. LOU HORNE, JR., P.E. 718 N BUCKNER BLVD., 9-416, DALLAS, TX 75218 SURVEYOR
SCALE: 1"=100' 324-3435 MAY 1994



STATE OF TEXAS: COUNTY OF ROCKWALL:

WHEREAS KENT MCKINNEY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: Being all of Lot 30 and Lot 31, Block A, High Ridge Estates, an addition to the City of Rockwall, Texas, according to the file plat recorded in Volume 3, Pages 11 and 12, of the Map Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Lot 31, point being in the present south line of Forest Trace, a 50 foot right-of-way, 438.65 feet from the present east line of Lakeshore Drive, a 60 foot right-of-way, point also being N 10 deg 29 min 14 sec W 125.41 feet and N 89 deg 30 min 29 sec E 106.09 feet from the southwest corner of said High Ridge Estates;
THENCE N 89 deg 30 min 29 sec E 186.00 feet along the said present south line of Forest Tract to a 1/2 inch iron rod found at the northeast corner of said Lot 30;
THENCE S 0 deg 34 min 48 sec E 123.50 feet along the east line of said Lot 30 to a 1/2 inch iron rod found at the southeast corner of said Lot 30 in the south line of said High Ridge Estates;
THENCE S 89 deg 30 min 29 sec W 186.16 feet along the south line of said High Ridge Estates to a 1/2 inch iron rod found at the southwest corner of said Lot 31;
THENCE N 0 deg 30 min 21 sec W 123.50 feet along the west line of said Lot 31 to the point of beginning and containing 0.5276 acres (22,981 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kent McKinney being the owner, does hereby adopt this plat designating the hereinabove described property as LOT 30R, BLOCK A, HIGH RIDGE ESTATES, 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 purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 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 such time as the developer 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.

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 by Ordinance 83-54.

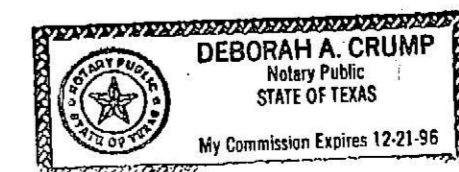
WITNESS MY HAND at Rockwall, Texas, this 27 day of June, 1994.

By Kent McKinney, Owner.

STATE OF TEXAS: COUNTY OF ROCKWALL:

This instrument was acknowledged before me on the 27 day of June, 1994 by Kent McKinney, the owner of the above described property.

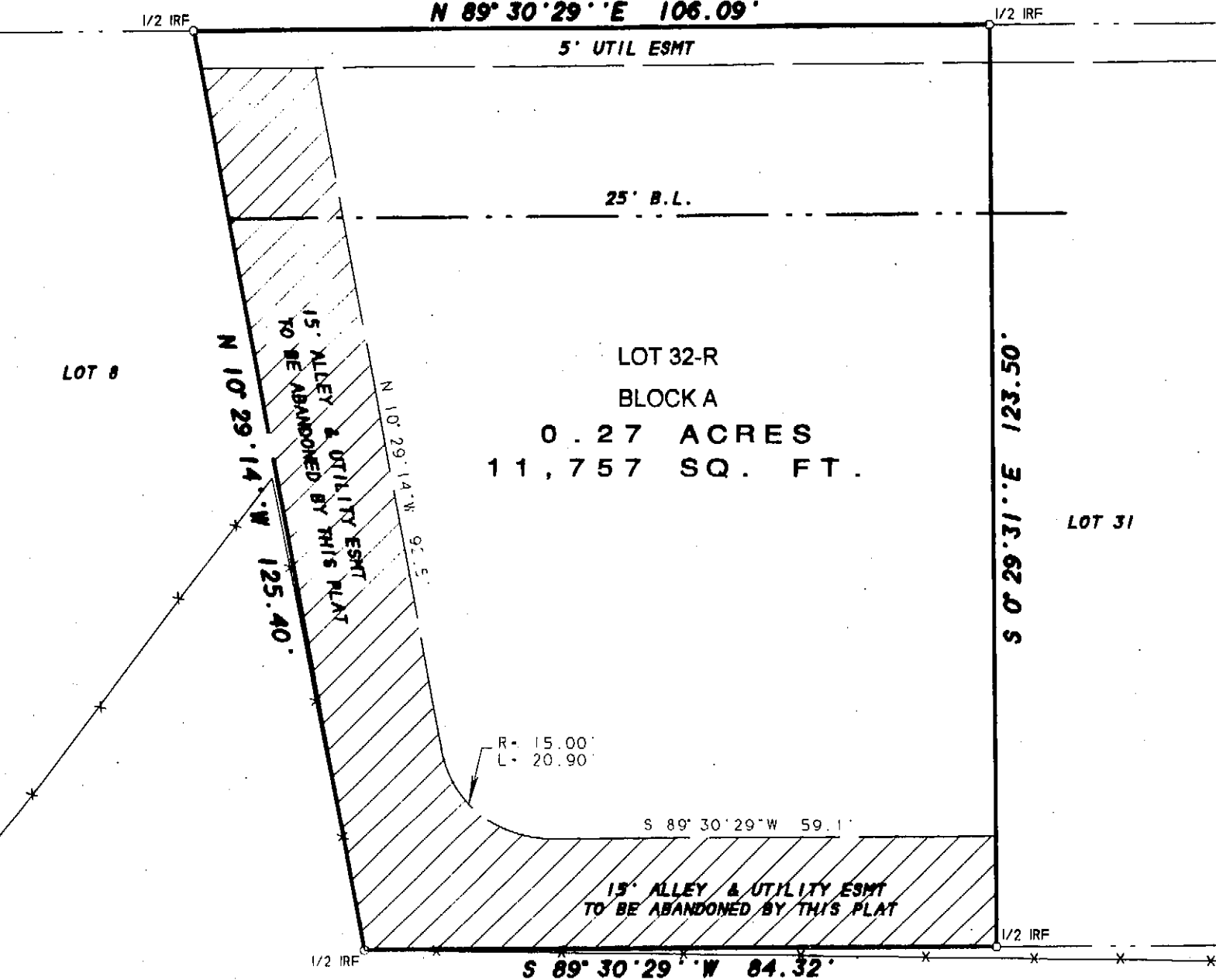
Deborah A. Crump My Commission Expires 12-21-96
Notary Public



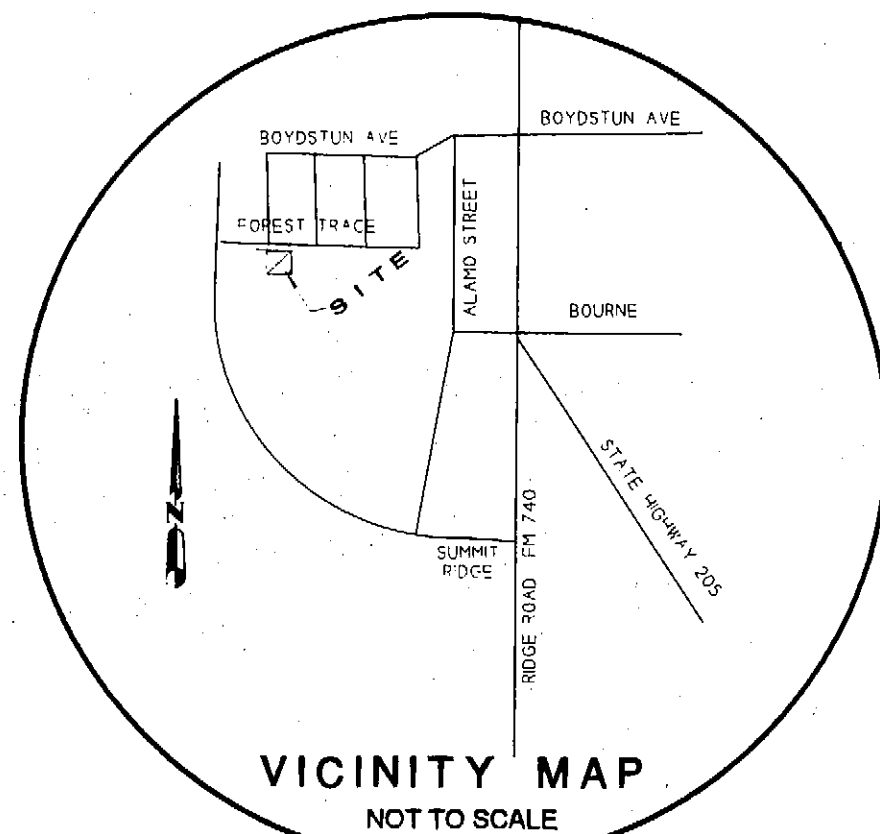
FILED FOR RECORD
ROCKWALL CO., TEXAS
94 JUL -1 AM 11:12
PAULETTE BURKS
CO. CLERK
BY: (Signature) DEPUTY

FOREST TRACE

50' R.O.W. PER PLAT



ROYAL PARK PLACE
CABINET A, SLIDE 200
P.R.R.C.T.



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated JUNE 8, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
- 4) THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 15' ALLEY & UTILITY EASEMENT.

F122

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOSER DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 32, Block A, of HIGHRIDGE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 147, of the Plat Records of Rockwall County, Texas.

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 REPLAT OF HIGHRIDGE ADDITION, LOT 32, 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 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

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; 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 exaction's made herein.

Jake Moser
JAKE MOSER
for MOSER DEVELOPMENT CORPORATION
and TECON ENTERPRISES, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAKE MOSER 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 27th day of October, 2004.

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

Jenell Lee Strickland
2-16-08
My Commission Expires February 16, 2008

OWNERS:
MOSER DEVELOPMENT CORPORATION
TECON ENTERPRISES, INC.
P. O. BOX 1078
ROCKWALL, TX 75087
214-725-6887

FILED FOR RECORD
ROCKWALL COUNTY TEXAS
04 NOV - 9 04 PM 4:35
JENELL LEE STRICKLAND
NOTARY PUBLIC

Highridge Add
Lot 32, Blk A

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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
Date: *11/1/04*

APPROVED

I hereby certify that the above and foregoing plat of REPLAT HIGHRIDGE ADDITION, LOT 32, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of October, 2004.

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.

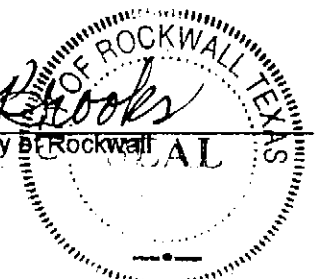
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 9th day of November, 2004.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

[Signature]
City Engineer



REPLAT
HIGHRIDGE ADDITION
LOT 32, BLOCK A
0.27 ACRES ((11 LOTS))
LEWIS SURVEY, A-2555
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

RSCILAND SURVEYING
1984 S. FM 551 ROYSE CITY, TEXAS 75189 PHONE (972) 772-5494 FAX (972) 772-5443

SURVEY DATE SEPTEMBER 17, 2004
SCALE 1" = 20' FILE #20041646-F
CLIENT MOSER

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas Arthur H. Kuhlman is the owner of a tract of land situated in B.J.T. LEWIS SURVEY ABSTRACT NO. 255 and being all of Lot 5 and Lot 6, Block G, of Highland Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Volume 3, Page 11 and 12, of the Plat Records, Rockwall County, Texas, and also being that tract of land conveyed by Warranty Deed to Arthur H. Kuhlman and recorded in Volume 118, Page 457 of the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner in the intersection of the West Right-of-Way line of Alexander Lane (a 50' R.O.W.) and the North Right-of-Way line of Forest Trace (a 50' R.O.W.);

THENCE, South 89°30'29" West, along the North Right-of-Way line of said Forest Trace, a distance of 119.05 feet to a 1/2" iron rod found for a corner in the East Right-of-Way line of a 15 foot alley;

THENCE, North 00°59'49" West, along the East Right-of-Way line of said alley, passing at a distance of 92.53 feet the common line of Lot 5 and Lot 6 of said addition and continuing a total distance of 182.53 feet to a 1/2" iron rod found for a corner, said point also being in the common line of Lot 4 and Lot 5 of said addition;

THENCE, North 89°11'13" East, along said common line, a distance of 119.50 feet to a 1/2" iron rod found for a corner in the West Right-of-Way line of said Alexander Lane;

THENCE, South 00°59'49" East, along the West Right-of-Way line of said Alexander Lane, passing at a distance of 90.00 feet the common line of Lot 5 and Lot 6 and continuing a total distance of 183.20 feet to the POINT OF BEGINNING and containing 21,852 square feet or 0.50 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as REPLAT OF LOT 5 AND LOT 6, BLOCK G, HIGH RIDGE ESTATES, Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

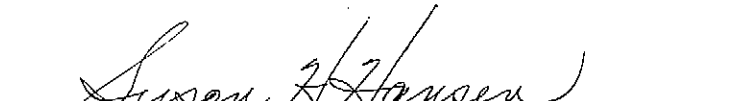
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any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


Arthur H. Kuhlman

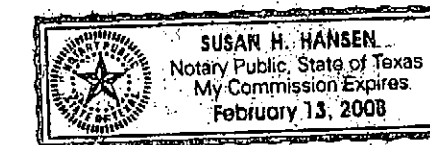
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Arthur H. Kuhlman known to me to be the person whose name is subscribed to the forgoing 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 27th day of October, 2005


Notary Public in and for the State of Texas

February 13, 2008
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

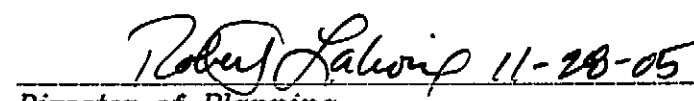
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

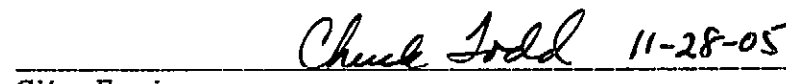

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

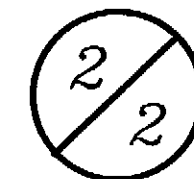
APPROVED

I hereby certify that the above foregoing plat of LOT 6R, BLOCK G, HIGH RIDGE ESTATES, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 20th day of November, 2005.

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


Director of Planning


City Engineer



HAROLD L. EVANS CONSULTING ENGINEER P.O. BOX 570355-75370 2331 GUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75228, (214) 328-8133		
SCALE	DATE	JOB No.
	8/26/05	05026

REPLAT OF P2005-033 LOT 5 & LOT 6, BLOCK G HIGH RIDGE ESTATES B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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