

William S. [Signature]
City Manager

Date: 11/8/84

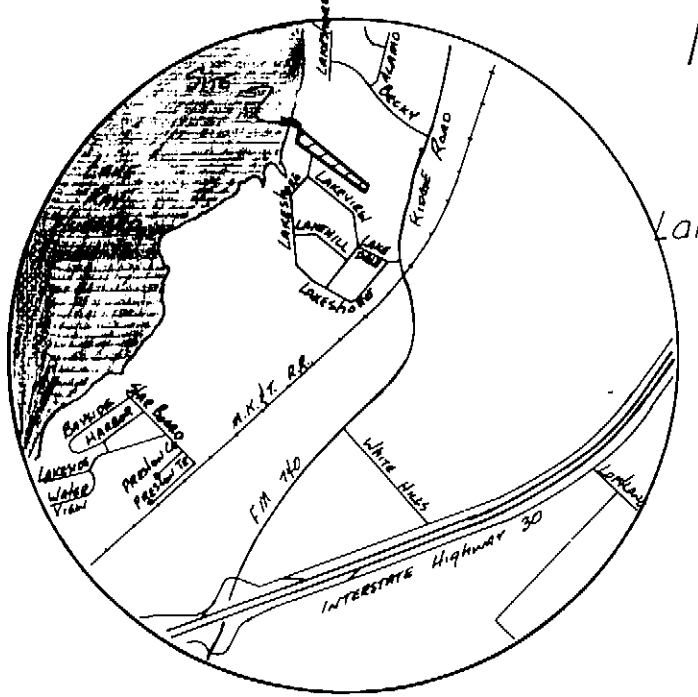
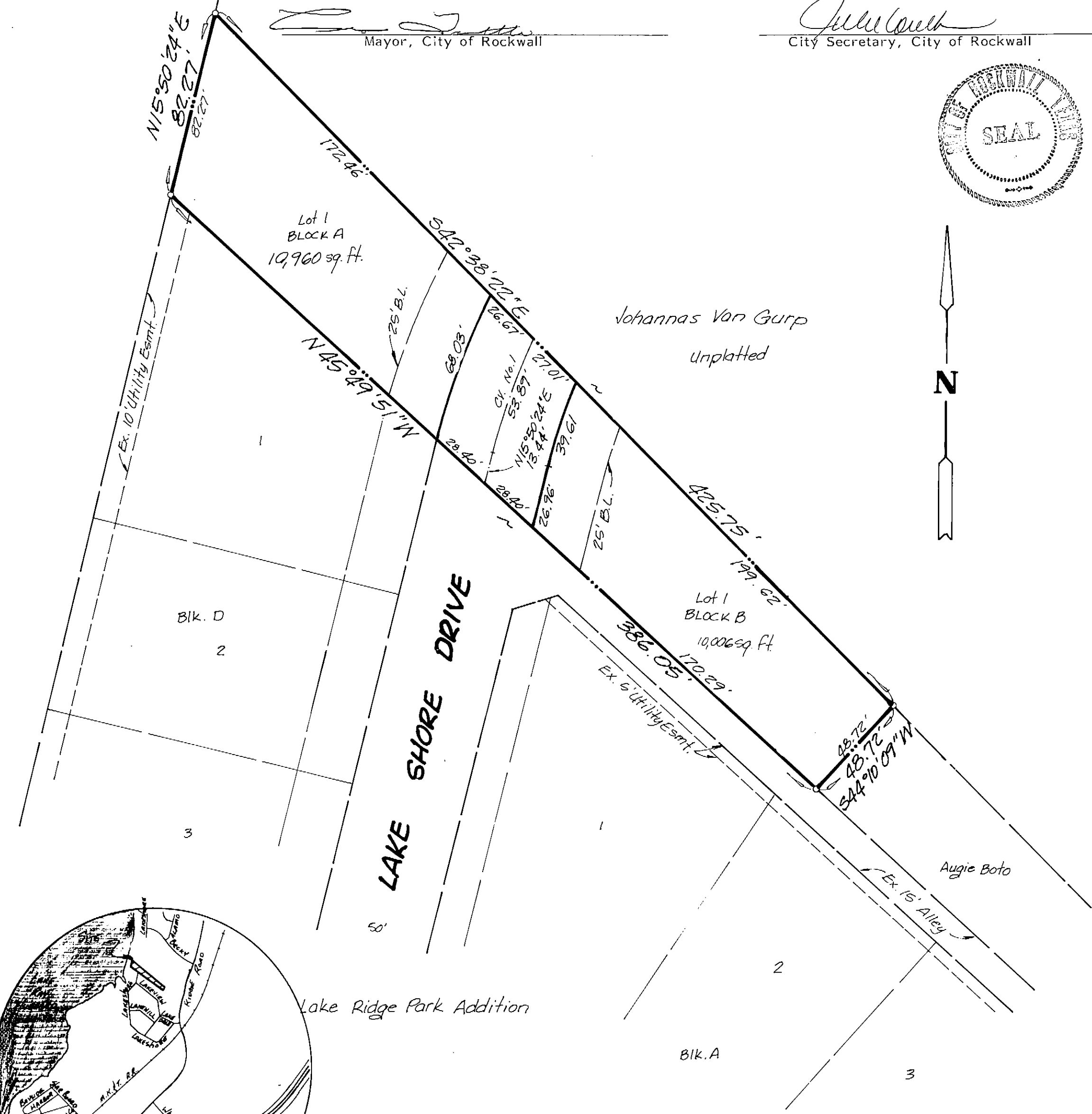
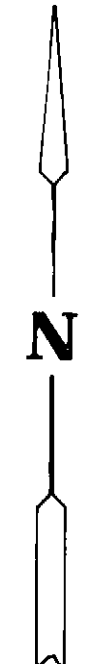
TEC [Signature]
APPROVED
Chairman, Planning and Zoning Commission

Date: 11/8/84

I hereby certify that the above and foregoing plat of Lake Ridge Park - Boto Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3 day of December 1984.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



Location Map

CURVE DATA			
Curve No.	Int	Ext	Ext
1	Δ 8°15'13"	10°17'29"	11°59'38"
	R 275.00'	300.00'	325.00'
	T 19.84'	27.62'	34.14'
	L 39.61'	53.89'	68.03'

WHEREAS, Augie Boto is the owner of a tract of land situated in the D. Atkins Survey, Abstract No. 1, in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod being the most North corner of Lake Ridge Park Revised Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 153, of the Map Records of Rockwall County, Texas, said iron rod also being in the City of Dallas Take Line on the east shore of Lake Ray Hubbard, and being North 13° 14' 00" East a distance of 342.38 feet from Take Line Monument No. AA-31-1 (Broken); THENCE: North 15° 50' 24" East along said City of Dallas Take Line a distance of 82.27 feet to an iron rod for a corner; THENCE: South 42° 38' 22" East leaving said Take Line a distance of 425.75 feet to an iron rod for a corner; THENCE: South 44° 10' 09" West a distance of 48.72 feet to an iron rod for a corner in the Northeast line of said Lake Ridge Park Addition; THENCE: Along said Northeast line of Lake Ridge Park Addition, also along a 15' alley R.O.W. North 45° 49' 51" a distance of 386.05 feet to the Point of Beginning and Containing 0.5556 Acres (24,333 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Augie Boto is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as LAKE RIDGE PARK - BOTO ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easement shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use the same. 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 have the right to ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of a nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

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 Platting Ordinance 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, drainage structures and storm sewers, 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, storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute a representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 14th day of DECEMBER, 1984.

Augie Boto
AUGIE BOTO

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 14 day of December, 1984, by Augie Boto.

[Signature]
Notary Public
Commission expires 10-17-85

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.

[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12 day of December, 1984, by Harold L. Evans.

[Signature]
Notary Public
Commission expires 5-26-85

Filed 12/18/84
B-172

FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	9-12-84	84227

LAKE RIDGE PARK-BOTO ADDITION
D. ATKINS SURVEY-ABST. NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

10/3