

FINAL PLAT

PARK PLACE NO. 1
CITY OF ROCKWALL

B.J.T. LEWIS SURVEY ABSTRACT NO. 225
D. ATKINS SURVEY ABSTRACT NO. 1
ROCKWALL COUNTY, TEXAS

WILLIAM B. & SHERRIE LOFLAND OWNERS
1202 RIDGE ROAD (214-722-5146) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
RT. 1 BOX 142-E SIDS ROAD (214-722-3036) ROCKWALL, TEXAS 75087

SCALE 1"=100'

JULY 23, 1987

Subd #20

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, William B. and Sherrie Lofland, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
Being a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225 and the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and also being part of First (1st) Tract, Volume 49, page 234, all of Second (2nd) Tract Volume 50, page 31 and part of First (1st) Tract, Volume 50, page 31, Deed Records of Rockwall County, Texas, and being more particularly described as follows:
Beginning, at the most Easterly Northeast corner of Ridge Road Village Third and Fourth Installments, an addition to the City of Rockwall, an iron stake for corner;
Thence, N.75°38'45"W., along the North line of a 15' foot alley, a distance of 97.12 feet to an iron stake for corner;
Thence, N.11°21'31"E., leaving the said North line of a 15' foot alley, a distance of 173.28 feet to an iron stake for corner;
Thence, along the South line and East line of Replat of Lot 18, Block-R, Ridge Road Village 3 & 4 the following:
S.77°34'36"E., a distance of 98.00 feet to an iron stake for corner;
N.17°06'05"E., a distance of 61.97 feet to an iron stake for corner;
Thence, S.77°18'26"E., a distance of 207.99 feet to a point on the West line of Ridge Road, an iron stake for corner;
Thence, along the West line of Ridge Road, the following:
around a curve to the right in a Southerly direction, having a central angle of 1°05'14", a radius of 1869.86 feet, a distance of 35.48 feet to the end of said curve, an iron stake for corner;
S.12°41'34"W., a distance of 202.82 feet to an iron stake for corner;
Thence, N.77°18'26"W., leaving the said West line of Ridge Road, a distance of 209.97 feet to the PLACE OF BEGINNING and containing 1.547 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, William B. and Sherrie Lofland, being owners, does hereby adopt this plat designating the herein aboved described property as Park Place No. 1, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 grades of streets in this addition. A) 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. B) 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, not 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.
WITNESS our hand at Rockwall, Texas, this 11 day of November, A.D. 1987.

By William B. Lofland Owner
By Sherrie Lofland Owner

STATE OF TEXAS
Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared William B. and Sherrie Lofland, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

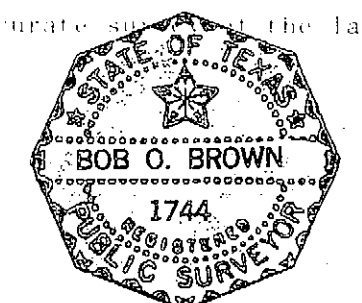
GIVEN under my hand and seal of office this 11 day of Nov., A.D. 1987.

Margie Brown
Notary Public for the State of Texas
My Commission Expires 3-23-91

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Bob O. Brown, 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.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor # 1744
STATE OF TEXAS
COUNTY OF ROCKWALL



Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 herein expressed.

GIVEN under my hand and seal of office this 11 day of Nov., A.D. 1987.

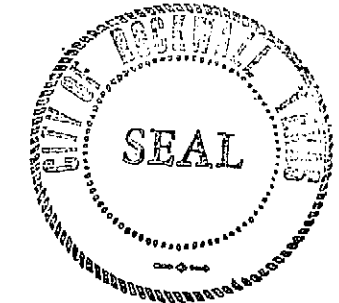
Margie Brown
Notary Public for the State of Texas
My Commission Expires 3-23-91

RECOMMENDED FOR FINAL APPROVAL:
William Eyer Chairman Planning and Zoning Commission

I hereby certify that the above and foregoing plat of Park Place No. 1, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

17th day of August, A.D. 1987.

WITNESS our hand this
day of _____ A.D. 1987.
Jack L. Miller
Mayor



John Creek
City Secretary