

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.

LOT 1
THE MCLENDON COMPANIES ADDITION
CAB. D, SLIDE 153 & 154
D.R.R.C.T.

(CONTROLLING BEARING LINE)
N 89° 28' 14" E 563.03'

POINT OF BEGINNING

F.M. HIGHWAY 549
(80' R.O.W.)

N 0° 35' 40" W 172.58'

3453 SQ. FT
DEDICATED TO R.O.W.
BY THIS PLAT

LOT 1, BLOCK A
2.18 ACRES
94,887 SQ. FEET

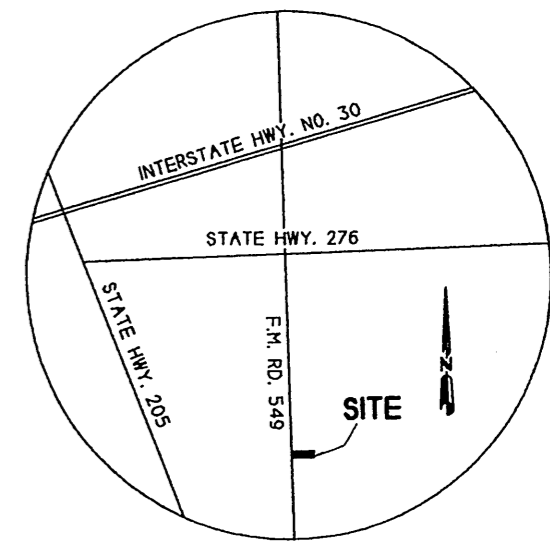
S 89° 53' 43" W 562.78'

REMAINDER OF
57.24 ACRES
JAMES KENNETH INGRAM
VOL. 65, PG. 70
D.R.R.C.T.

RAMSEY
NO.
JOHN ABSTRACT
A.

1/2" IRF SURVEY
186
S 0° 30' 23" E 176.76'

REMAINDER OF
57.24 ACRES
JAMES KENNETH INGRAM
VOL. 65, PG. 70
D.R.R.C.T.



Red River 1

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0040 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 74, PG. 322, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

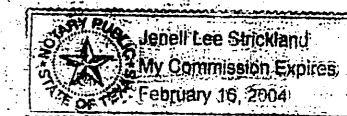
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dorothy T. Ingram 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 25th day of April, 2001

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

2-16-04
My Commission Expires



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
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the 25th day of April, 2001

By Jenell Lee Strickland 2-16-04
Notary Public in and for the State of Texas My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

D. Thompson
Planning and Zoning Commission

30 April 01
Date

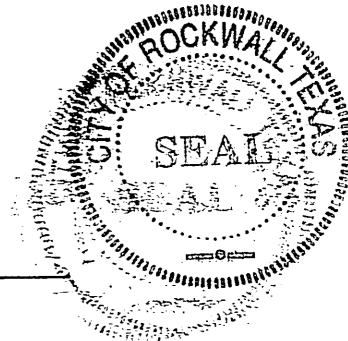
APPROVED

I hereby certify that the above and foregoing plat of RED RIVER I an addition to the City of Rockwall, Texas approved by the City of Rockwall on the 16th day of April, 2001

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 30 day of April, 2001
James K. Ingram Mayor, City of Rockwall
Belveta Page City Secretary City of Rockwall



FINAL PLAT

OF
RED RIVER I
2.25 ACRES (1 LOT)
IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
ROCKWALL COUNTY, TEXAS

34

OWNER
JAMES K. & DOROTHY T. INGRAM
947 YELLOW JACKET LANE # 903
ROCKWALL, TEXAS
(972) 771 - 1442

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEBRUARY 9, 2001
SCALE 1" = 50' FILE # 20010192P
CLIENT INGRAM

E-8

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JAMES K. INGRAM & DOROTHY T. INGRAM, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to James Kenneth Ingram as recorded in Volume 74, Page 322 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the East right-of-way line of F.M. Highway 549 (80' R.O.W.) at the Northwest corner of said Ingram tract, and also being at the Southwest corner of THE MCLENDON COMPANIES ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 153 and 154 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 28 min. 14 sec. E. (Controlling bearing line) along the North line of said Ingram tract and the South line of said Addition, a distance of 563.03 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 30 min. 23 sec. E. a distance of 176.76 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 53 min. 43 sec. W. a distance of 562.78 feet to a 1/2" iron rod found for corner in the East right-of-way line of F.M. Highway 549;

THENCE N. 00 deg. 35 min. 40 sec. W. along said right-of-way line, a distance of 172.58 feet to the POINT OF BEGINNING and containing 2.28 acres of land.

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 the RED RIVER I, 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 (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. I (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 its air 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, maintain lining, 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 sewers, 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

James K. Ingram
James K. Ingram

Dorothy T. Ingram
Dorothy T. Ingram

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared James K. Ingram 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 25th day of April, 2001

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

2-16-04
My Commission Expires

