

WHEREAS, Lee Rhoades, being the owner 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, City of Rockwall, Rockwall County, Texas, also being part of a 98.74 acre tract owned by Lee W. Rhoades, and being more particularly described as follows:  
 BEGINNING, at a point on the north line of Summit Ridge, said point being N. 81° 40' 30" E., a distance of 171.00 feet to the point of intersection of the North line of Summit Ridge with the East line of Alamo Road, an iron stake for corner.  
 THENCE, N. 22° 28' 16" W., leaving the said North line of Summit Ridge, a distance of 146.94 feet to an iron stake for corner.  
 THENCE, S. 89° 28' E., a distance of 259.83 feet to an iron stake for corner.  
 THENCE, S. 6° 02' 12" W., a distance of 124.97 feet to a point on the North line of Summit Ridge, an iron stake for corner.  
 THENCE, along the North line of Summit Ridge, the following:  
 N. 84° 47' 30" W., a distance of 79.45 feet to an iron stake for corner.  
 S. 81° 40' 30" W., a distance of 112.58 feet to the PLACE OF BEGINNING and containing 0.650 acres of land.  
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Lee Rhoades, being owner, does hereby adopt this plat designating the herein described property as Lee Rhoades Subdivision, 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 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 of 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 of 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, 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.

WITNESS our hand at Rockwall, Texas, this 5th day of March A.D. 1986.

By Lee M. Rhoades  
Lee Rhoades Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Lee Rhoades, 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 5th day of March A.D. 1986.

Jennifer Condu  
Notary Public for the State of Texas  
My Commission Expires 3-4-89

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 No. 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 5th day of March A.D. 1986.

Jennifer Condu  
Notary Public in and for the State of Texas  
My Commission Expires 3-4-89

RECOMMENDED FOR FINAL APPROVAL

William E. ... 3-21-86  
City Manager DATE

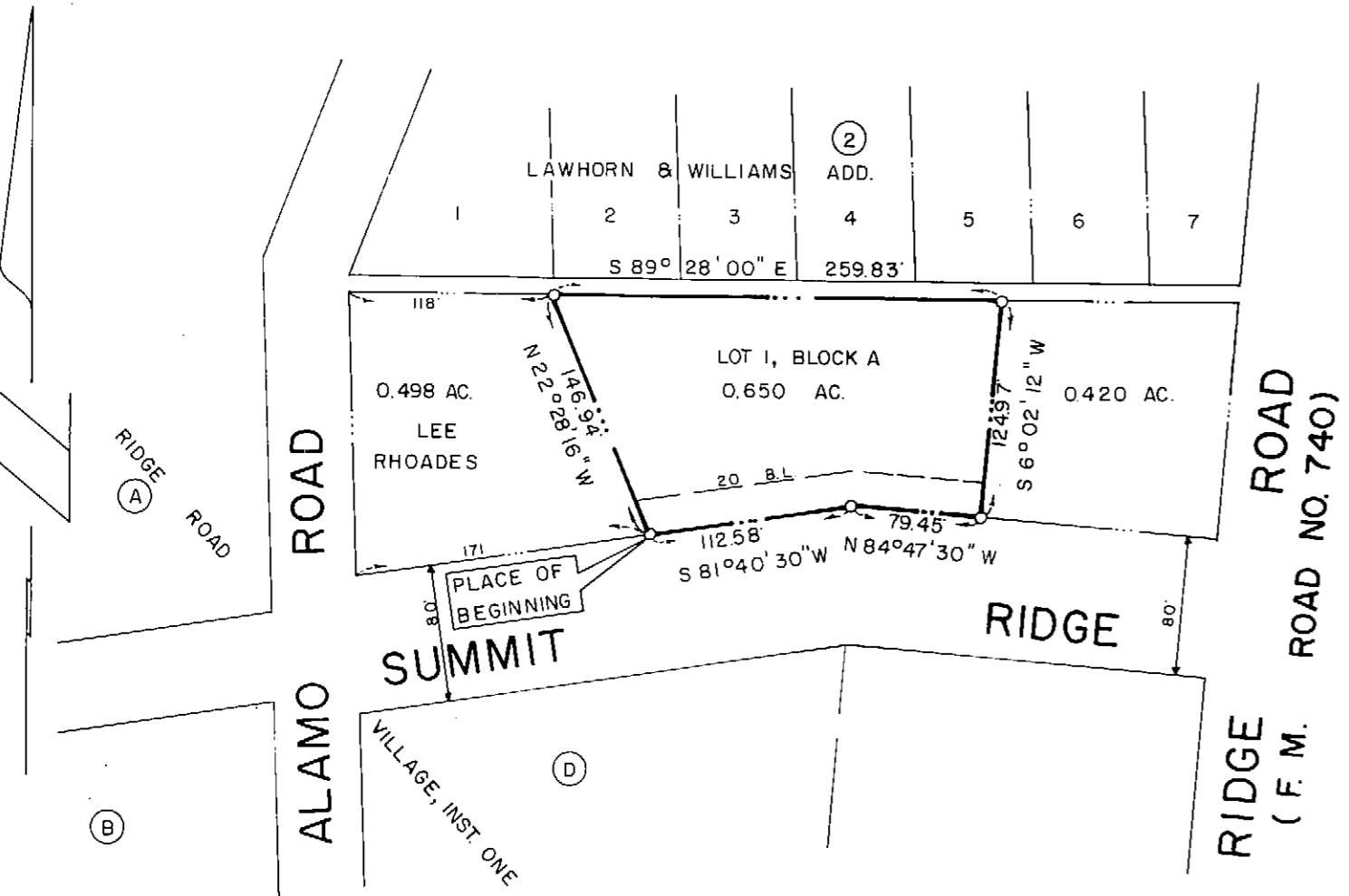
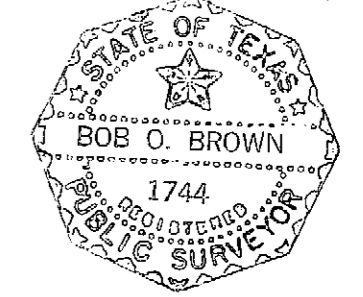
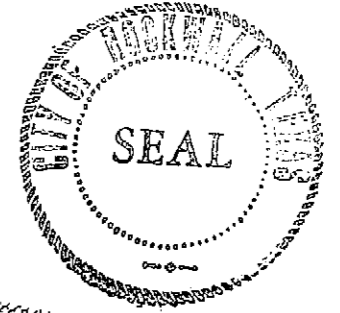
APPROVED Don Smith 3-14-86  
Chairman Planning and Zoning Commission DATE

I hereby certify that the above and foregoing plat of the Lee Rhoades Subdivision to the City of Rockwall, Texas was approved by The City Council of the City of Rockwall, Texas, on the

3rd day of March A.D. 1986.

WITNESS our hand this 20th day of March A.D. 1986.

...  
Mayor



FINAL PLAT

LEE RHOADES SUBDIVISION

B.J.T. LEWIS SURVEY - ABSTRACT NO. 225

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

LEE RHOADES OWNER

1101 S. ALAMO ROAD ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS

P.O. BOX 65, RT. 1, BOX 142E ROCKWALL, TEXAS 75087

Lee Rhoades



STATE OF TEXAS  
COUNTY OF ROCKWALL  
OWNER'S CERTIFICATE  
(Public Dedication)

WHEREAS, CAROLYN KAY MALONE and DEWAYNE CAIN, TRUSTEE, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 1, Block A, LEE RHODES SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 309, of the Plat Records of Rockwall County, Texas, and the residue of a tract of land as described as Tract 3 in a Warranty deed from Ted Cain and Myra Mae Cain to The Cain Revocable Family Trust, dated January 28, 1998 and being recorded in Volume 1328, Page 78 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Summit Ridge Drive, a 80 foot right-of-way, said point being at the southwest corner of said Lot 1, Block A;

THENCE N. 23 deg. 21 min. 09 sec. W. along the west line of Lot 1, a distance of 148.94 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1 and in the south line of a 10 foot alley per plat of Lawhorn and Williams Addition, as recorded in Volume 47, Page 209 of the Deed Records of Rockwall County, Texas;

THENCE N. 89 deg. 39 min. 19 sec. E. along the north line of Lot 1 and the south line of said alley, at 259.83 feet pass a 1/2" iron rod found at the northeast corner of Lot 1 and northwest corner of said Cain tract, and continuing for a total distance of 388.19 feet to a 1/2" iron rod found for corner in the west right-of-way line of Ridge Road FM 740;

THENCE S. 05 deg. 36 min. 58 sec. W. along said right-of-way line, a distance of 115.91 feet to a 1/2" iron rod found for corner;

THENCE S. 48 deg. 42 min. 42 sec. W. along said right-of-way line, a distance of 27.11 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the north right-of-way line of Summit Ridge Drive;

THENCE N. 85 deg. 40 min. 17 sec. W. along the north right-of-way line of Summit Ridge Drive, a distance of 185.63 feet to a 1/2" iron rod found for corner;

THENCE S. 80 deg. 47 min. 43 sec. W. along said right-of-way line, a distance of 112.58 feet to the POINT OF BEGINNING and containing 44,417 square feet or 1.02 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 herein as AMENDED PLAT OF LEE RHODES SUBDIVISION LOT 2 AND 3, 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, 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.

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:

- 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 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.
- 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 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.

I 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, my 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.

Carolyn Kay Malone  
CAROLYN KAY MALONE  
Dewayne Cain  
DEWAYNE CAIN, TRUSTEE  
FOR CAIN REVOCABLE FAMILY TRUST

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROLYN KAY MALONE 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 13 day of November, 2010.

Chris Hall  
Notary Public in and for the State of Texas

CHRIS HALL  
Notary Public, State of Texas  
My Commission Expires  
November 19, 2012

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, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DEWAYNE CAIN 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 13 day of November, 2010.

Chris Hall  
Notary Public in and for the State of Texas

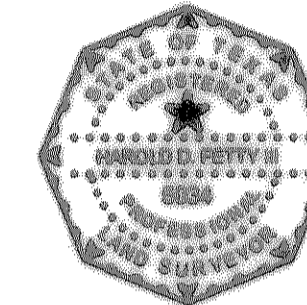
CHRIS HALL  
Notary Public, State of Texas  
My Commission Expires  
November 19, 2012

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



APPROVED

I hereby certify that the above and foregoing plat of AMENDED PLAT OF LEE RHODES SUBDIVISION LOT 2 AND 3, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 13 day of November, 2010.

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 9<sup>th</sup> day of December, 2010.

Robert Lopez 12-9-2010  
Director of Planning

Chris Hall 12-6-2010  
City Engineer

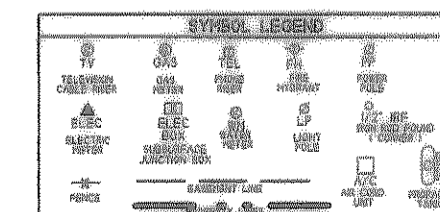
AMENDED PLAT  
LEE RHODES SUBDIVISION  
LOTS 2 & 3, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A  
LEE RHODES SUBDIVISION  
AND AN UNPLATTED 0.42 ACRES TRACT  
1.02 ACRES OR 44,417 S.F.  
( 2 LOTS )  
B.J.T. LEWIS SURVEY, A-255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
DEWAYNE CAIN, TRUSTEE  
P.O. BOX 1119  
ROCKWALL, TEXAS 75087

OWNER:  
CAROLYN KAY MALONE  
200 SUMMIT RIDGE DRIVE  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SHEET 2 OF 2



SURVEY DATE SEPTEMBER 20, 2010  
SCALE 1" = 30'  
CLIENT CAIN

H-152