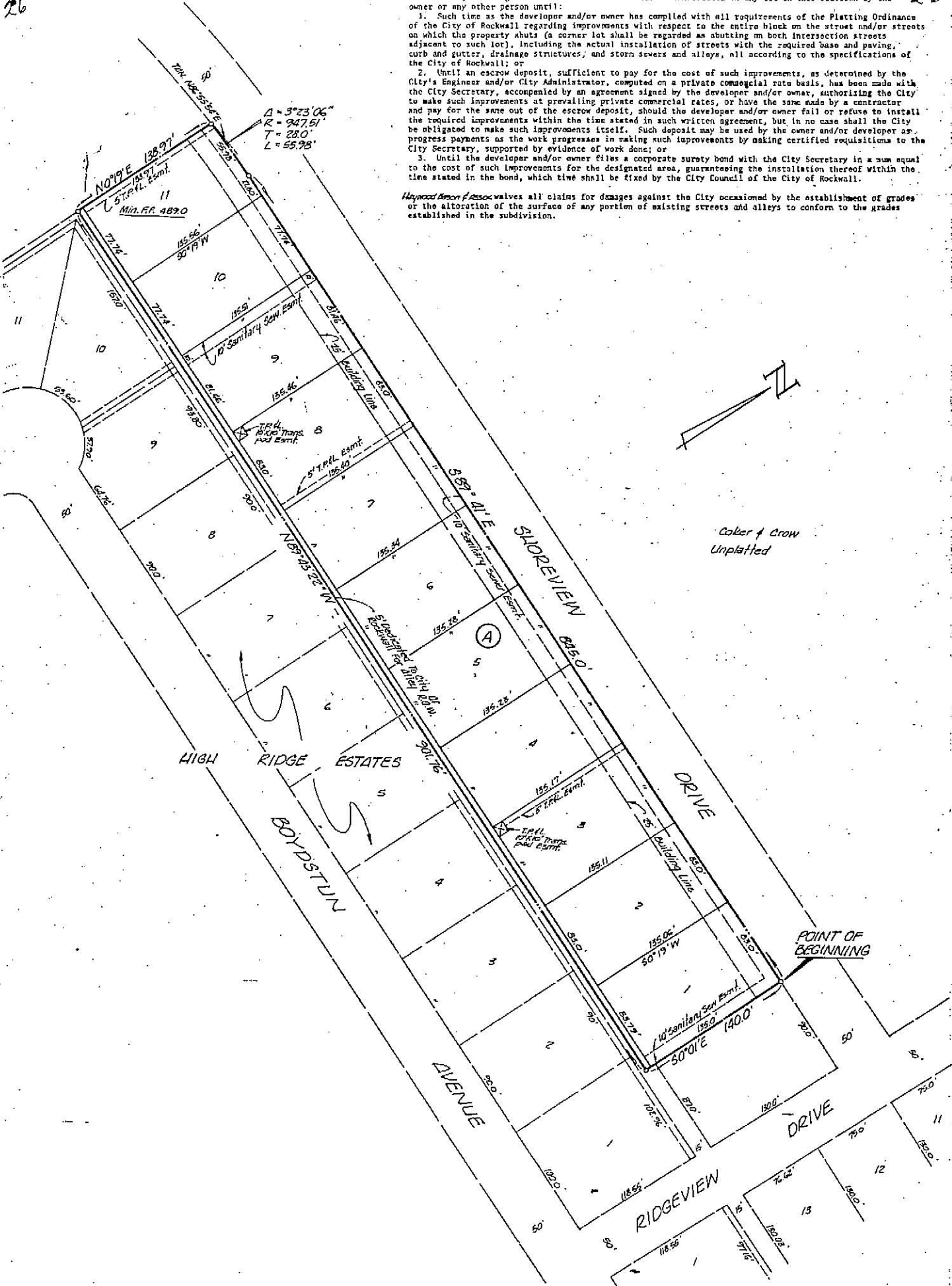


- Such time as the developer and/or owner has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets adjacent to such lot, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and 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.

Haywood Eason & Associates all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.



STATE OF TEXAS  
COUNTY OF ROCKWALL:

WHEREAS, Haywood Eason and Associates, Inc. are the owners of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner in the South R.O.M. line of Shoreview Drive (50 ft. R.O.M.) that is North 89° 41' West a distance of 30.0 ft. from the intersection of the South R.O.M. line of Shoreview Drive and the West R.O.M. line of Ridgeview Drive (50 ft. R.O.M.);  
 THENCE South 0° 01' East a distance of 140.0 ft. to a point for a corner in the North line of the High Ridge Estates Addition to the City of Rockwall as recorded in the Book Records of Rockwall County, Texas;  
 THENCE North 89° 43' 22" West along the North line of the High Ridge Estates Addition a distance of 901.76 ft. to a point for a corner;  
 THENCE North 0° 19' East a distance of 138.97 ft. to a point for a corner in the South R.O.M. line of Shoreview Drive and the beginning of a circular curve to the right having a central angle of 3° 23' 06", a radius of 947.51 ft. and a tangent of 28.0 ft.  
 THENCE along said circular curve to the right and the South R.O.M. line of Shoreview Drive a distance of 55.98 ft. to the point of tangency;  
 THENCE South 89° 41' East continuing along the South R.O.M. line of Shoreview Drive a distance of 845.0 ft. to the Point of Beginning and containing 2.9027 acres (126,422 sq. ft.) of land.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Haywood Eason and Associates, Inc. does hereby adopt this plat designating the herein above described property as Shoreview Estates, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever the streets, alleys and public use area shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using 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 may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

*Haywood Eason*  
Haywood Eason, President

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Haywood Eason, President, 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.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July 1976.

*David H. Halloran*  
Notary Public in and for  
Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Acrey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

*Robert E. Acrey*  
Robert E. Acrey  
Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert E. Acrey, 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.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of April 1976.

*John F. Jones*  
Notary Public in and for  
Dallas County, Texas

Recommended for Final Approval:

*Mayor*  
Date 8/2/76

Approved:  
*Chairman, Planning and Zoning Commission*  
Date 7/27/76

I hereby certify that the above and foregoing Plat of Shoreview Estates Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 2 day of August 1976.

This approval shall be invalid unless the approval Plat for each Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this 5 day of August 1976.

*David H. Halloran*  
City Secretary, City of Rockwall, Texas

# SHOREVIEW ESTATES

AN ADDITION TO THE CITY OF  
ROCKWALL, TEXAS.

A 219

OUT OF B.F. BOYDSTUN SURVEY - ABST. NO. 14  
ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER  
HAYWOOD EASON & ASSOC. INC.  
P.O. BOX 716  
ROCKWALL, TEXAS

ENGINEER  
ACREY ASSOCIATES INC.  
P.O. BOX 28902  
DALLAS, TEXAS, 75228

Scale: 1" = 50'

Date: March 17, 1976

11th day of August 1976  
*David H. Halloran*  
Notary Public in and for  
Dallas County, Texas