

**DESIGN TECH, INC.**  
2553 Gravel Road  
Fort Worth, Texas 76118  
817/Metro/569-0300

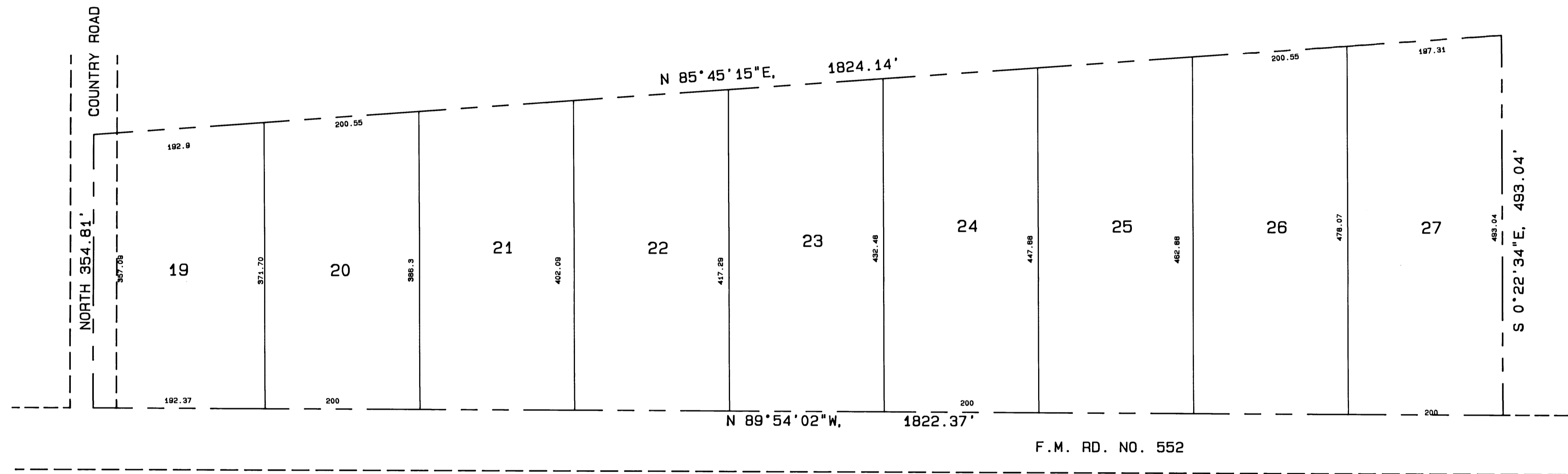


**SKYVIEW COUNTRY ESTATES #3**  
**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
106 N. SAN JACINTO ROCKWALL, TEXAS 75087 (214) 722-2034

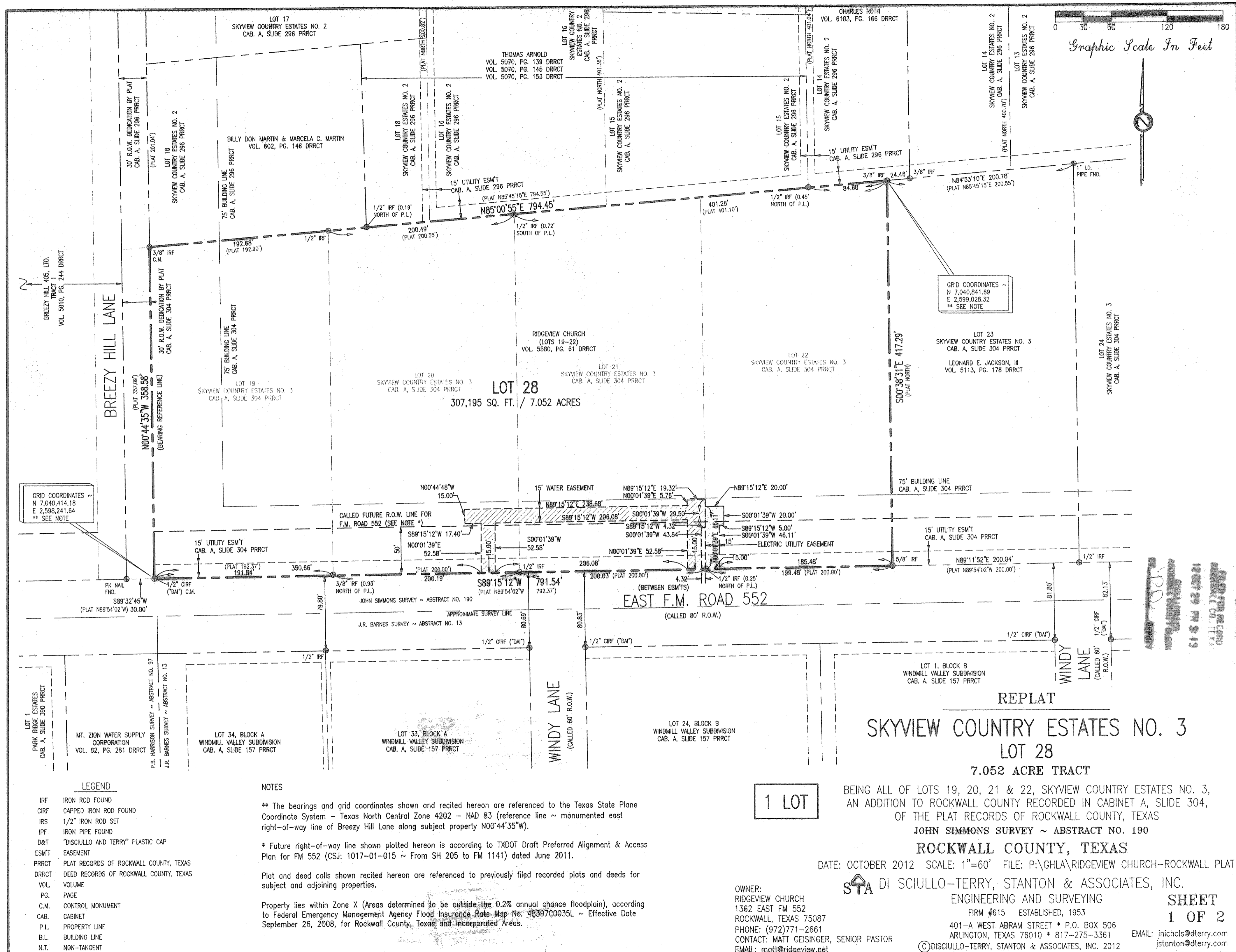
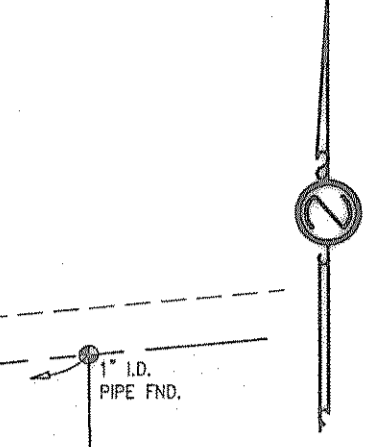
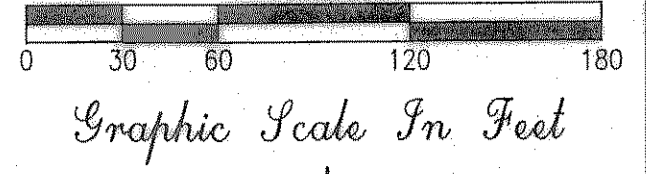
TAX ROLL REFERENCE NO: 4990
DATE DRAWN: 6/15/84
REVISIONS:

ABSTRACT NO  
J. SIMMONS A-190  
AERIAL NO

SKYVIEW COUNTRY ESTATES NO. 2



DALLAS BAPTIST ASSOC.  
LOTS - 19-22  
CHARLES MILLER TUSTEE  
LOTS - 23-27



GRID COORDINATES ~  
N 7,040,414.18  
E 2,598,241.64  
\*\* SEE NOTE

GRID COORDINATES ~  
N 7,040,841.69  
E 2,599,028.32  
\*\* SEE NOTE

- LEGEND**
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - IRS 1/2" IRON ROD SET
  - IPF IRON PIPE FOUND
  - D&T "DISCIULLO AND TERRY" PLASTIC CAP
  - ESM'T EASEMENT
  - PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
  - DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - C.M. CONTROL MONUMENT
  - CAB. CABINET
  - P.L. PROPERTY LINE
  - B.L. BUILDING LINE
  - N.T. NON-TANGENT

**NOTES**

\*\* The bearings and grid coordinates shown and recited hereon are referenced to the Texas State Plane Coordinate System - Texas North Central Zone 4202 - NAD 83 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

\* Future right-of-way line shown plotted hereon is according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.

Property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Map No. 48397C0035L ~ Effective Date September 26, 2008, for Rockwall County, Texas and Incorporated Areas.

**1 LOT**

**REPLAT**  
**SKYVIEW COUNTRY ESTATES NO. 3**  
**LOT 28**  
**7.052 ACRE TRACT**

BEING ALL OF LOTS 19, 20, 21 & 22, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO ROCKWALL COUNTY RECORDED IN CABINET A, SLIDE 304, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS  
**JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190**  
**ROCKWALL COUNTY, TEXAS**

DATE: OCTOBER 2012 SCALE: 1"=60' FILE: P:\GH\LA\RIDGEVIEW CHURCH-ROCKWALL PLAT

**STA** DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
FIRM #615 ESTABLISHED, 1953

**SHEET**  
**1 OF 2**

OWNER:  
RIDGEVIEW CHURCH  
1362 EAST FM 552  
ROCKWALL, TEXAS 75087  
PHONE: (972)771-2661  
CONTACT: MATT GEISINGER, SENIOR PASTOR  
EMAIL: matt@ridgeview.net

401-A WEST ABRAM STREET \* P.O. BOX 506  
ARLINGTON, TEXAS 76010 \* 817-275-3361  
EMAIL: jnichols@dterry.com  
jstanton@dterry.com

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H-275 FP-910

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lots 19, 20, 21 and 22, of SKYVIEW COUNTRY ESTATES NO. 3, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Page 304, Plat Records of Rockwall County, Texas.

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 SKYVIEW COUNTRY ESTATES NO. 3, LOT 28, subdivision to the County 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 SKYVIEW COUNTRY ESTATES NO. 3, LOT 28, subdivision have been notified and signed this plat.

I 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 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 the 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 and 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.
3. The County 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 shall bear total responsibility for private 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. Any house dwelling unit, or other structure shall not 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 County 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 County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the county engineer and/or administrator, computed on a private commercial rate basis, has been made with the county, accompanied by an agreement signed by the developer and/or owner, authorizing the County 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 County 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 county, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the county 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 County 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 County; 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 exactions made herein.

FOR: RIDGEVIEW CHURCH ~ MATT GEISINGER, SENIOR PASTOR

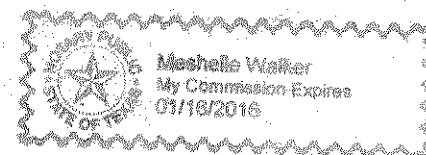
STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared MATT GEISINGER, 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 UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 2012.

Meshelle Walker
Notary Public in and for the State of Texas

My Commission Expires: 07/18/2016



Justin C. Holland
FOR: HomeBank Texas ~ JUSTIN HOLLAND ~ BUSINESS DEVELOPMENT OFFICER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared JUSTIN HOLLAND, 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 UNDER MY HAND AND SEAL OF OFFICE this 20th day of October, 2012.

Melody L. Pike
Notary Public in and for the State of Texas

My Commission Expires: 10-25-13



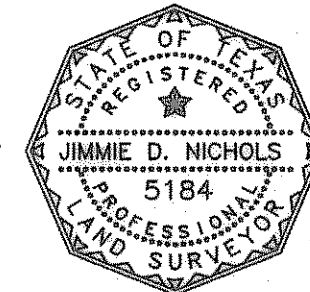
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

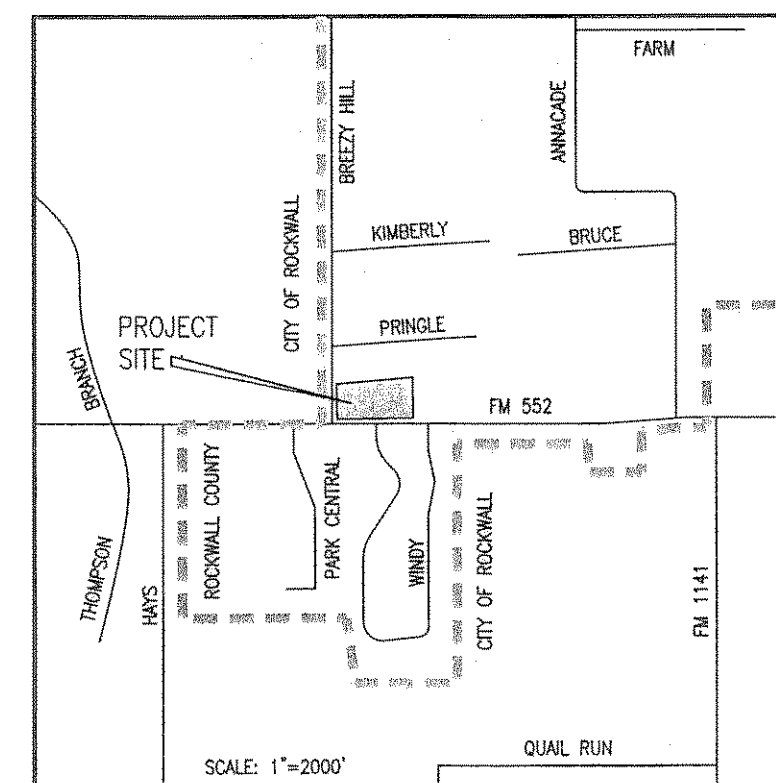
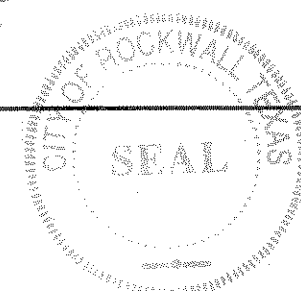
THAT I, Jimmie D. Nichols, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

FOR DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.

Jimmie D. Nichols, Registered Professional Land Surveyor No. 5184



RECOMMENDED FOR FINAL APPROVAL
10/9/2012
Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of October, 2012.
This approval shall be invalid unless plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this 29th day of October, 2012.
Paul Sweet, Mayor, City of Rockwall; Kristy Salbeck, City Secretary; Amy Wilson, City Engineer



VICINITY MAP

REPLAT

SKYVIEW COUNTRY ESTATES NO. 3

LOT 28

7.052 ACRE TRACT

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ROCKWALL COUNTY, TEXAS

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ENGINEERING AND SURVEYING
FIRM #615 ESTABLISHED, 1953

SHEET 2 OF 2

401-A WEST ABRAM STREET \* P.O. BOX 506
ARLINGTON, TEXAS 76010 \* 817-275-3361

EMAIL: jnichols@dttery.com
jstanton@dttery.com

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OWNER: RIDGEVIEW CHURCH
1362 EAST FM 552
ROCKWALL, TEXAS 75087
PHONE: (972)771-2661
CONTACT: MATT GEISINGER, SENIOR PASTOR
EMAIL: matt@ridgeview.net

1 LOT