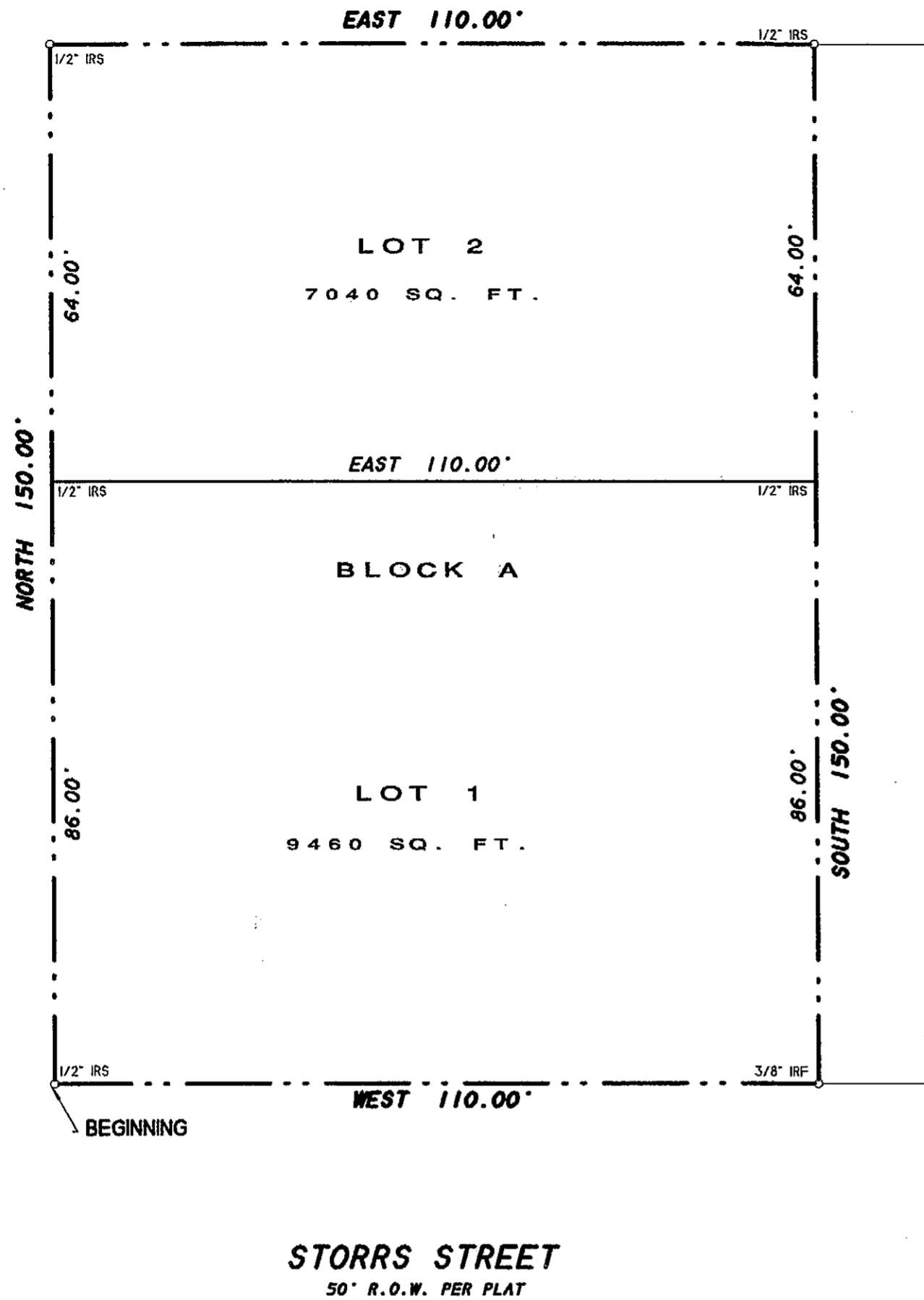


FILED FOR RECORD  
 ROCKWALL, TEXAS  
 00 SEP 15 PM 3:27  
 JULETTE BURKS  
 COUNTY CLERK  
 BY: \_\_\_\_\_ DEPUTY

TYLER STREET  
 50' R.O.W. PER PLAT



STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS Luis Tovar and Maricela Tovar, 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 B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Jenny Beth Clarke Cleghorn to Luis Tovar and wife, Maricela Tovar, dated August 2, 1991 and being recorded in Volume 629, Page 249 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the East right-of-way line of Tyler Street and the North right-of-way line of Storrs Street, at the Southwest corner of said tract;

THENCE NORTH along the East line of Tyler Street, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE EAST a distance of 110.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE SOUTH a distance of 150.00 feet to a 3/8" iron rod found for corner in the North right-of-way line of Storrs Street;

THENCE WEST along said right-of-way line, a distance of 110.00 feet to the POINT OF BEGINNING and containing 0.38 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TOVAR SUBDIVISION 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 (we) further certify that all other parties who have a mortgage or lien interest in the TOVAR 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 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.
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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall. 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.

Luis Tovar  
 LUIS TOVAR

Maricela Tovar  
 MARICELA TOVAR

FINAL PLAT  
**TOVAR SUBDIVISION**  
 0.38 ACRES ( 2 LOTS )  
 AN ADDITION TO THE CITY OF ROCKWALL  
 IN THE B.F. BOYDSTUN SURVEY, ABSTRACT 14  
 ROCKWALL COUNTY, TEXAS

OWNER  
 LUIS & MARICELA TOVAR  
 601 STORRS STREET  
 ROCKWALL, TX 75087  
 972-771-3306

OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Luis Tovar & Maricela 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 22 day of August, 2000

Diana Snyder  
 Notary Public in and for the State of Texas  
 My Commission Expires: 5-4-2002  
 DIANA SNYDER  
 Notary Public  
 State of Texas  
 My Comm. Exp. 05-04

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III 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 22nd day of AUGUST, 2000

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

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
 Planning and Zoning Commission Date 12 Sep 00

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 21 day of September, 2000. 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 12th day of September, 2000

Belinda Page  
 Mayor, City of Rockwall City Secretary City of Rockwall

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C 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. 629, PG. 249, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

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

SURVEY DATE JULY 31, 2000  
 SCALE 1" = 20' FILE # 20001443  
 CLIENT TOVAR OF # NONE