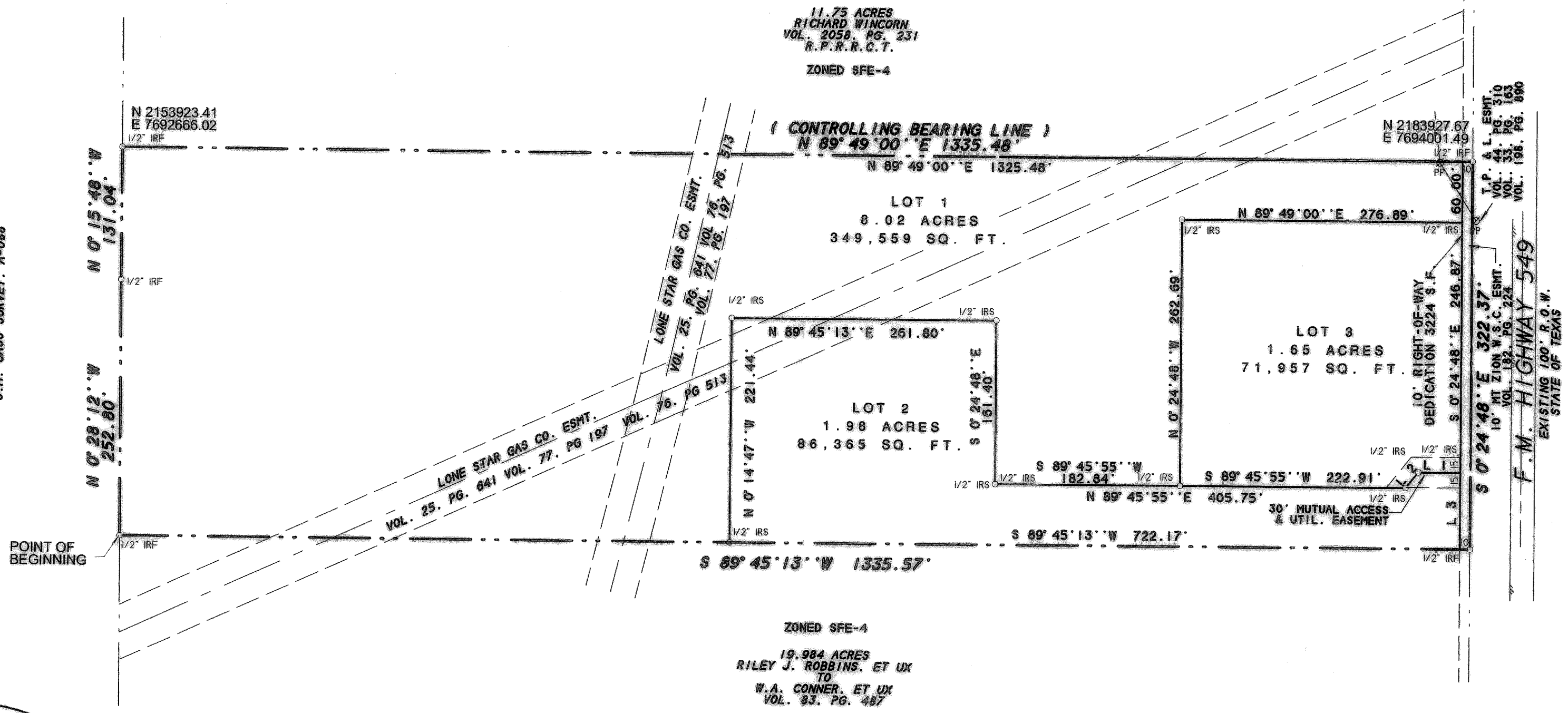


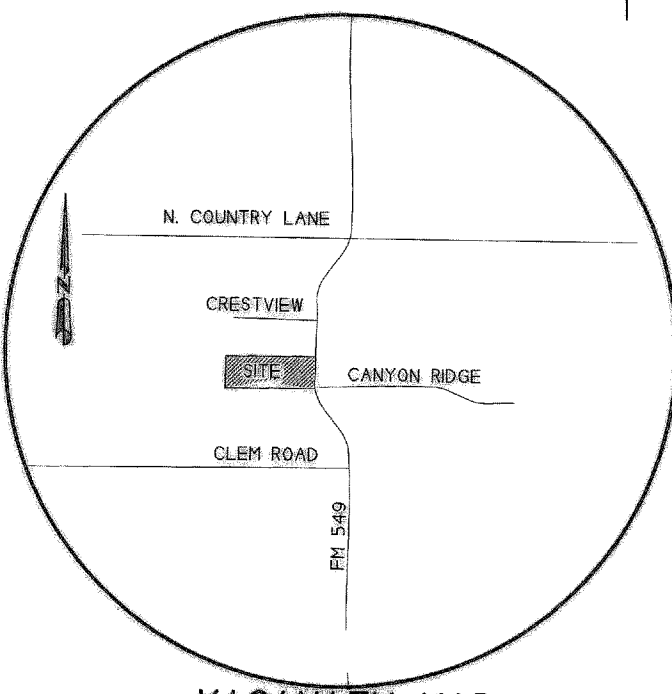
101.43 ACRES
KARL W. ERMIN, M.D.
J.H. GASS SURVEY, A-088



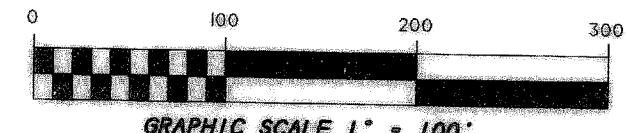
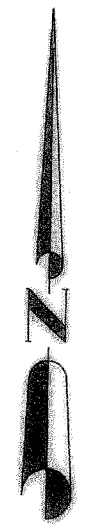
11.75 ACRES
RICHARD WINCORN
VOL. 2058, PG. 231
R.P.R.R.C.T.
ZONED SFE-4

19.984 ACRES
RILEY J. ROBBINS, ET UX
TO
W.A. CONNER, ET UX
VOL. 83, PG. 487
ZONED SFE-4

N 2183927.67
E 7694001.49
1/2\"/>



VICINITY MAP
N. T. S.



LINE TABLE

Line	Bearing	Distance
1	S 89° 45' 13\"/>	

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0035 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. 1651, PG. 38, R.P.R.R.C.T.
 - 3) ALL 1/2\"/>

OWNERS:
STANLEY & PATRICIA WATSON
2826 FM 549 N
ROCKWALL, TX 75087
972-772-2625

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5484 PHONE 972-772-5443 FAX

SHEET 1 OF 2
SURVEY DATE MAY 13, 2008
SCALE 1\"/>

FINAL PLAT
WATSON ESTATES
AN ADDITION TO THE CITY OF ROCKWALL
BEING 11.75 ACRES
J.E. SHERWOOD SURVEY, A-199
ROCKWALL COUNTY, TEXAS
3 LOTS

FILED FOR RECORD
ROCKWALL CO. TX
08 APR 27 PM 2:11
LISA CONSTANT
COUNTY CLERK
DEPUTY

Watson Estates

G-319

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, STANLEY and PATRICIA WATSON, 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 J.E. SHERWOOD SURVEY, ABSTRACT NO. 196, Rockwall County, Texas, and being all of that 11.75 acres tract of land as described in a Warranty deed from Reggie D. Bradford and Sharon A. Bradford to Stanley and Patricia Watson, dated October 6, 2003 and being recorded in Volume 3242, Page 158 of the Real Property Records of Rockwall County, Texas, and being a part of the 23,495 acres tract of land as described in a Warranty deed from Charles A. Fulcher and wife, Joy Fulcher to W.A. Conner and wife, Nancy Conner, dated July 2, 1982 and being recorded in Volume 166, Page 59 of the Deed 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 Southwest corner of said 23,495 acres tract of land, said point being at the Northwest corner of a 19,984 acres tract of land as described in a Warranty deed from Riley J. Robbins and wife, Bernice W. Robbins to W.A. Conner and wife, Nancy K. Conner, dated August 13, 1968 and being recorded in Volume 83, Page 487 of the Deed Records of Rockwall County, Texas, and also being the southwest corner of said 11.75 acres tract of land;

THENCE N. 00 deg. 28 min. 12 sec. W. along the West boundary line of said 23,495 acres tract, a distance of 252.80 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 15 min. 48 sec. W. along the West boundary line of said 23,495 acres tract, a distance of 131.04 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 89 deg. 49 min. 00 sec. E. a distance of 1335.48 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the West boundary line of F.M. Highway 549;

THENCE S. 00 deg. 24 min. 48 sec. E. along said right-of-way line, a distance of 382.37 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 89 deg. 45 min. 13 sec. W. along the common boundary line of said 19,984 acres tract and 23,495 acres tract, a distance of 1335.57 feet to the POINT OF BEGINNING and containing 11.75 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as WATSON ESTATES, 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. We 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.

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; We, our 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.

Stanley Watson
STANLEY WATSON

Patricia Watson
PATRICIA WATSON

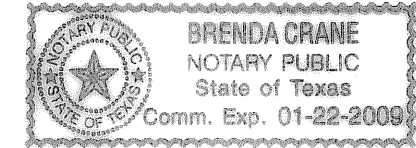
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STANLEY WATSON 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 22nd day of August, 2008.

Brenda Crane
Notary Public in and for the State of Texas

1-22-09
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PATRICIA WATSON 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 22nd day of August, 2008.

Brenda Crane
Notary Public in and for the State of Texas

1-22-09
My Commission Expires:

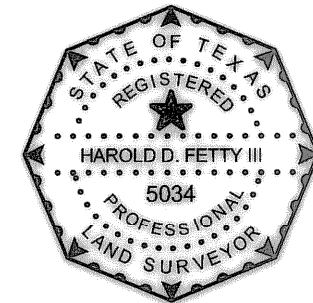
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, 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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

8-26-08
Date

APPROVED

I hereby certify that the above and foregoing plat of WATSON ESTATES, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of August, 2008.

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 27th day of August, 2008.

William R. Cecil
Mayor, City of Rockwall

Kristy Ashberry
City Secretary City of Rockwall

Chuck Todd 8-27-08
City Engineer



FINAL PLAT

WATSON ESTATES

AN ADDITION TO THE CITY OF ROCKWALL
BEING 11.75 ACRES
J.E. SHERWOOD SURVEY, A-193
ROCKWALL COUNTY, TEXAS
3 LOTS

OWNERS:
STANLEY & PATRICIA WATSON
2826 FM 549 N
ROCKWALL, TX 75087
972-772-2625

R.S.C.I.
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2

SURVEY DATE MAY 13, 2008
SCALE 1" = 100' FILE # 980718-P
CLIENT WATSON

G-320

Watson Estates