

L & K E C 30  
Sub-Division  
Glover Tracts Survey  
Rockwall, County Texas

BEGINNING 896.5 ft. N 45° d E and 20 ft. S 45° d E of the Southwest corner of the Glover Tracts Survey at a Copper Pin embedded in concrete for a control point.  
THENCE N 45° d E 1000 ft;  
THENCE S 45° d E 930 ft;  
THENCE S 41° d E 20 ft;  
THENCE S 89° d E 260 ft;  
THENCE S 41° d E 500 ft;  
THENCE Southwesterly with curve 270 ft;  
THENCE Northwesterly with curve 380 ft;  
THENCE Southwesterly with curve 360 ft;  
THENCE S 11 1/2° d E 400 ft;  
THENCE N 76 1/2° d E 500 ft;  
THENCE N 11 1/2° d E 600 ft;  
THENCE Northwesterly with curve 330 ft;  
THENCE N 45° d E 580 ft. to the place of beginning. Iron stakes were set at the above points. 40.49 acres.

I, John Miller owner of the above described property, do hereby adopt the foregoing plan and place same of record for the sole purpose of affording the purchasers and owners of lots a convenient legal means of describing said lots without deducting or granting any rights in lake, roads, alleys, or any portion of said premises to the public but specifically reserving the same to ourselves and all said roads and alley ways shall nowise be construed as a grant to the public but to the contrary of private ways reserved unto ourselves and grantees.

Owner.

I, R.E.L. Halford a registered land surveyor, do hereby certify that in May and June, 1956 made a survey of the tract shown hereon and that this plat is made in accordance with the field notes of said survey. Coordinates and azimuths refer to the Texas Plane coordinate system, North Central Zone. Monuments were set at all above described points by this survey.

*R.E.L. Halford*  
R.E.L. Halford  
Rockwall County Surveyor

APPROVED for Filing:

*[Signatures]*  
Rockwall County Commissioners.

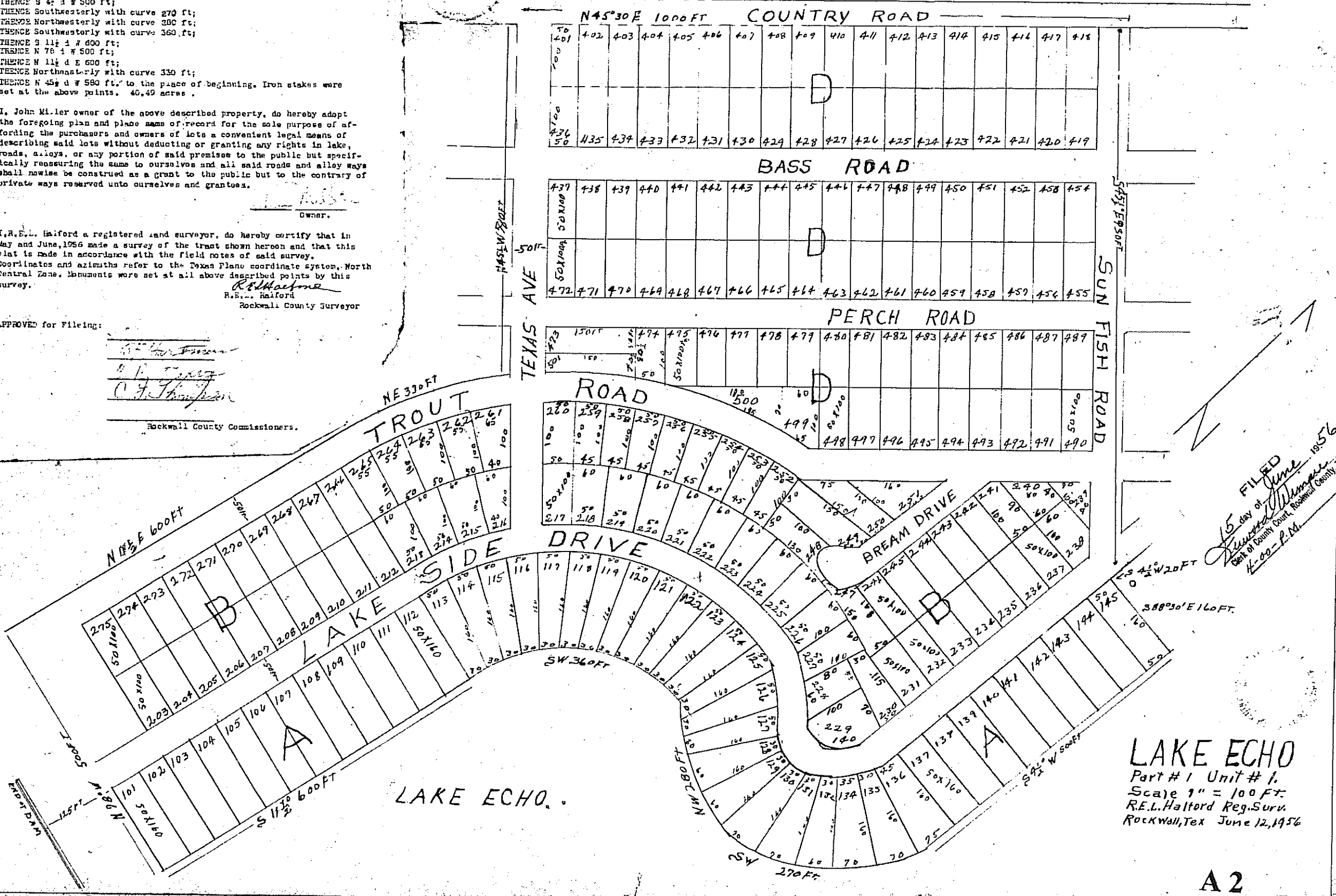
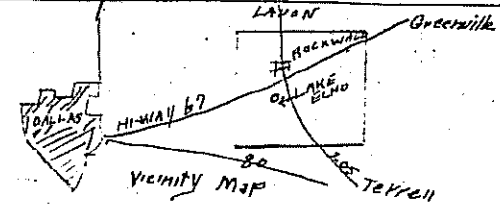
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public in and for Rockwall County, Texas on this day personally appeared John Miller 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF JUNE, A.D., 1956.

*Mrs. Louise Hargrave*  
Notary Public in and for  
Rockwall County, Texas  
(Mrs. Louise Hargrave)

PAGE (1)

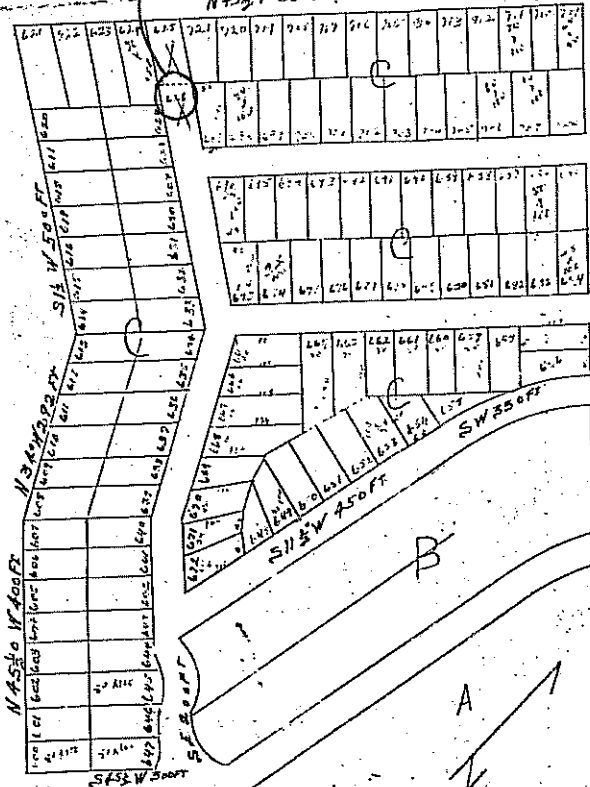


LAKE ECHO  
Part # 1 Unit # 1.  
Scale 1" = 100 FT.  
R.E.L. Halford Reg. Surv.  
Rockwall, Tex June 12, 1956

FILED  
15 day of June 1956  
R.E.L. Halford  
Notary Public, Rockwall County, Texas

62.5

N 45° E 800 FT.



Filed  
 July 20, 1924  
 Approved by  
 the Board of Commissioners  
 10-10-24  
 County

L A K E B O R O  
 Sub-Division  
 Block C Tract # 3

Beginning at a Copper Pin, central point for Unit # 1;  
 THENCE S 40° E 200 FT. to intersection of Texas Ave  
 and Front Road;  
 THENCE Southward with Front Road 220 FT.  
 THENCE to an S 20° E 45 FT. to intersection of South Lake;  
 THENCE to S 20° E 100 FT. South same and into 8th and 10th South  
 Property Lines and 20th Lake Side Drive;  
 THENCE S 41° 40' 30" E to South Flats area;  
 THENCE S 45° 20' 00" W with fence line and road;  
 THENCE N 34° 4' 20" E, 200 FT. to angle in Year 1881;  
 THENCE S 3° 2' 00" E 200 FT. with fence line to S W corner of  
 1/4 Sec 10;  
 THENCE S 45° E 800 FT. to the place of beginning.  
 Containing 24.3 Acre or more.

I John Elmer honor of the above described property, as hereby  
 who is the foregoing class and place name of County for the sale  
 herein according to the purchase and source of title a conventional  
 legal means of describing said lots without deducting or granting  
 any rights in Lake, lands, ditches, or any portion of said premises  
 to the State but specifically reserving the same to ourselves  
 and all heirs and assigns here shall be deemed as a  
 Grant to the public but to the contrary of private map  
 preferred with easements and grants.

Done

J. R. ... in full a well known and capable, as hereby certified  
 that in the month of June 1924, I made a survey of the tract of  
 land shown herein and that this plat is made in accordance with  
 the field notes of said survey.  
 Descriptions and locations refer to the Texas State coordinate system  
 North central, zone. Monuments were set at all shown described points  
 by this survey.

*John Elmer*  
 J. R. ...  
 A. L. ...  
 Rockwall County Surveyor.

WITNESSED THE FOREGOING: *Ralph W. Hall*  
*A. J. Hartman*  
*E. R. Ferguson*  
*C. E. Thompson*  
 County Judges.

Rockwall County Commissioners

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned Notary Public in and for Rockwall County, Texas on  
 this day personally appeared John Elmer 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 20th day of JULY, A.D. 1924.  
 L. E. B O R O  
 Block C Tract No. 3  
 Series 1  
 Approved by *John Elmer*  
 R. L. ...  
 Rockwall, Texas July 20, 1924.

*Ralph W. Hall*  
 County Judge

**LAKE ECHO**  
 Sub-Division  
 Block 2 a Part  
 of Block 2 A 2

Beginning at the North East Corner of Block 2a Part 2 of Town 2 N 42 Sec 31 E 1235 Ft. to a point in County Road, being the E E Corner of said lots 1235-1237  
 Thence S 42 deg. 30' E. 1235 Ft. with Curve 180°  
 Thence S 42 deg. 30' E. 1235 Ft. with Curve 180°  
 Thence S 42 deg. 30' E. 1235 Ft. with Curve 180°  
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 Thence S 42 deg. 30' E. 1235 Ft. with Curve 180°  
 Thence S 42 deg. 30' E. 1235 Ft. with Curve 180°

J. John Miller owner of the above described property, do hereby accept the foregoing plan and make same of record for the use and purpose aforesaid the same being the true and correct copy of the original instrument and acknowledged to me by the said John Miller, and he has acknowledged to me the same to be correct and true, and that this plan is made in accordance with the best of his skill and judgment.

John Miller, County Clerk

J. A. Hill, Surveyor, do hereby certify that I made a survey of the above described property, in the month of July, 1956, and that this plan is made in accordance with the best of my skill and judgment.

J. A. Hill, Surveyor, County Clerk

APPROVED FOR FILING: Relief W. Hill County Clerk

Relief W. Hill  
 County Clerk

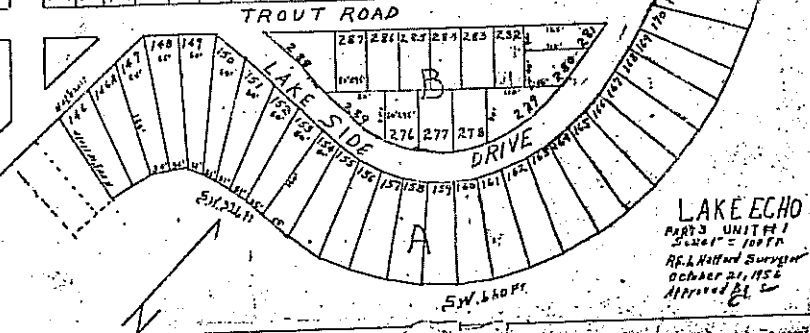
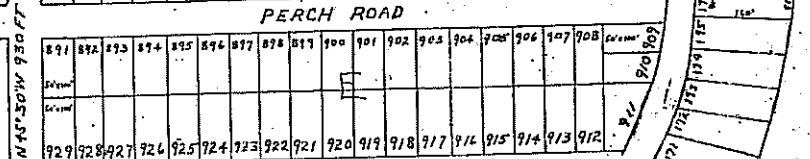
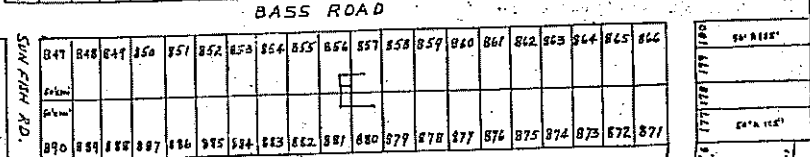
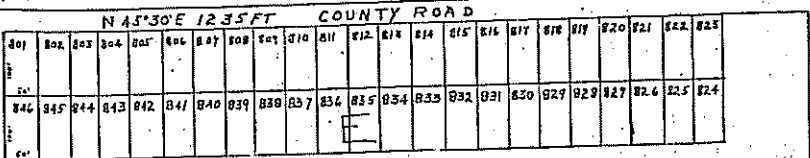
RECORDED County Clerk

**NOTE TO READERS:**

Before me, the undersigned Notary Public in and for Howard County, Texas, on this day personally appeared John Miller 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 consideration therein expressed.

John Miller  
 Notary Public  
 Howard County, Texas

FILED  
 See copy of Relief W. Hill  
 HOWARD COUNTY  
 Clerk



**LAKE ECHO**  
 PART 3 UNIT #1  
 Size 1/2 = 100 FT  
 R. L. Hillard Surveyor  
 October 21, 1956  
 Approved [Signature]

S 45° 30' E 1235 FT

S 45° 30' E 1235 FT

180°  
 90°  
 120°  
 150°  
 180°  
 150°  
 120°  
 90°  
 180°

S 45° 30' E 1235 FT

152	153	154	155	156	157
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# HAPPY COUNTRY HOMES #2

# APPY COUNTRY HOMES #2

538  
2 of

## ROCKWALL LAKE ESTATES

ROCKWALL LAKE ESTATES  
S 89°30' W 2450.00

Per Tax Record

- - Addressed lots
- - Lots Without Address
- - Rt 3 Box

- 1) Lots with same number as assigned lot number, has not been addressed
- 2) Some lots are Rt. 3, Box
- 3) Street Kimberly has been renamed Nicole. (Although some are still Kimberly)
- 4) Properties with a connecting Z have been Z-barred, and are now one lot.
- 5) On tax record the M plus a number is owner of the mobilehome.
- 6) Lot that are blank, do not have owner or address.

ROCKWALL LAKE



797A	796A	795A	794A	793A	792A	791A	790A	789A	788A	787A	786A	785A	784A	783A	782A	781A	780A	779A	778A	777A	776A	775A	774A	773A	772A	771A	770A	769A	768A	767A	766A	765A	764A	763A	762A	761A	760A	759A	758A	757A	756A	755A	754A	753A																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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942A	943A	944A	945A	946A	947A	948A	949A	950A	951A	952A	953A	954A	955A	956A	957A	958A	959A	960A	961A	962A	963A	964A	965A	966A	967A	968A	969A	970A	971A	972A	973A	974A	975A	976A	977A	978A	979A	980A	981A	982A	983A	984A	985A	986A	987A	988A	989A	990A	991A	992A	993A	994A	995A	996A	997A	998A	999A	1000A	1001A	1002A	1003A	1004A	1005A	1006A	1007A	1008A	1009A	1010A	1011A	1012A	1013A	1014A	1015A	1016A	1017A	1018A	1019A	1020A	1021A	1022A	1023A	1024A	1025A	1026A	1027A	1028A	1029A	1030A	1031A	1032A	1033A	1034A	1035A	1036A	1037A	1038A	1039A	1040A	1041A	1042A	1043A	1044A	1045A	1046A	1047A	1048A	1049A	1050A	1051A	1052A	1053A	1054A	1055A	1056A	1057A	1058A	1059A	1060A	1061A	1062A	1063A	1064A	1065A	1066A	1067A	1068A	1069A	1070A	1071A	1072A	1073A	1074A	1075A	1076A	1077A	1078A	1079A	1080A	1081A	1082A	1083A	1084A	1085A	1086A	1087A	1088A	1089A	1090A	1091A	1092A	1093A	1094A	1095A	1096A	1097A	1098A	1099A	1100A	1101A	1102A	1103A	1104A	1105A	1106A	1107A	1108A	1109A	1110A	1111A	1112A	1113A	1114A	1115A	1116A	1117A	1118A	1119A	1120A	1121A	1122A	1123A	1124A	1125A	1126A	1127A	1128A	1129A	1130A	1131A	1132A	1133A	1134A	1135A	1136A	1137A	1138A	1139A	1140A	1141A	1142A	1143A	1144A	1145A	1146A	1147A	1148A	1149A	1150A	1151A	1152A	1153A	1154A	1155A	1156A	1157A	1158A	1159A	1160A	1161A	1162A	1163A	1164A	1165A	1166A	1167A	1168A	1169A	1170A	1171A	1172A	1173A	1174A	1175A	1176A	1177A	1178A	1179A	1180A	1181A	1182A	1183A	1184A	1185A	1186A	1187A	1188A	1189A	1190A	1191A	1192A	1193A	1194A	1195A	1196A	1197A	1198A	1199A	1200A	1201A	1202A	1203A	1204A	1205A	1206A	1207A	1208A	1209A	1210A	1211A	1212A	1213A	1214A	1215A	1216A	1217A	1218A	1219A	1220A	1221A	1222A	1223A	1224A	1225A	1226A	1227A	1228A	1229A	1230A	1231A	1232A	1233A	1234A	1235A	1236A	1237A	1238A	1239A	1240A	1241A	1242A	1243A	1244A	1245A	1246A	1247A	1248A	1249A	1250A	1251A	1252A	1253A	1254A	1255A	1256A	1257A	1258A	1259A	1260A	1261A	1262A	1263A	1264A	1265A	1266A	1267A	1268A	1269A	1270A	1271A	1272A	1273A	1274A	1275A	1276A	1277A	1278A	1279A	1280A	1281A	1282A	1283A	1284A	1285A	1286A	1287A	1288A	1289A	1290A	1291A	1292A	1293A	1294A	1295A	1296A	1297A	1298A	1299A	1300A	1301A	1302A	1303A	1304A	1305A	1306A	1307A	1308A	1309A	1310A	1311A	1312A	1313A	1314A	1315A	1316A	1317A	1318A	1319A	1320A	1321A	1322A	1323A	1324A	1325A	1326A	1327A	1328A	1329A	1330A	1331A	1332A	1333A	1334A	1335A	1336A	1337A	1338A	1339A	1340A	1341A	1342A	1343A	1344A	1345A	1346A	1347A	1348A	1349A	1350A	1351A	1352A	1353A	1354A	1355A	1356A	1357A	1358A	1359A	1360A	1361A	1362A	1363A	1364A	1365A	1366A	1367A	1368A	1369A	1370A	1371A	1372A	1373A	1374A	1375A	1376A	1377A	1378A	1379A	1380A	1381A	1382A	1383A	1384A	1385A	1386A	1387A	1388A	1389A	1390A	1391A	1392A	1393A	1394A	1395A	1396A	1397A	1398A	1399A	1400A	1401A	1402A	1403A	1404A	1405A	1406A	1407A	1408A	1409A	1410A	1411A	1412A	1413A	1414A	1415A	1416A	1417A	1418A	1419A	1420A

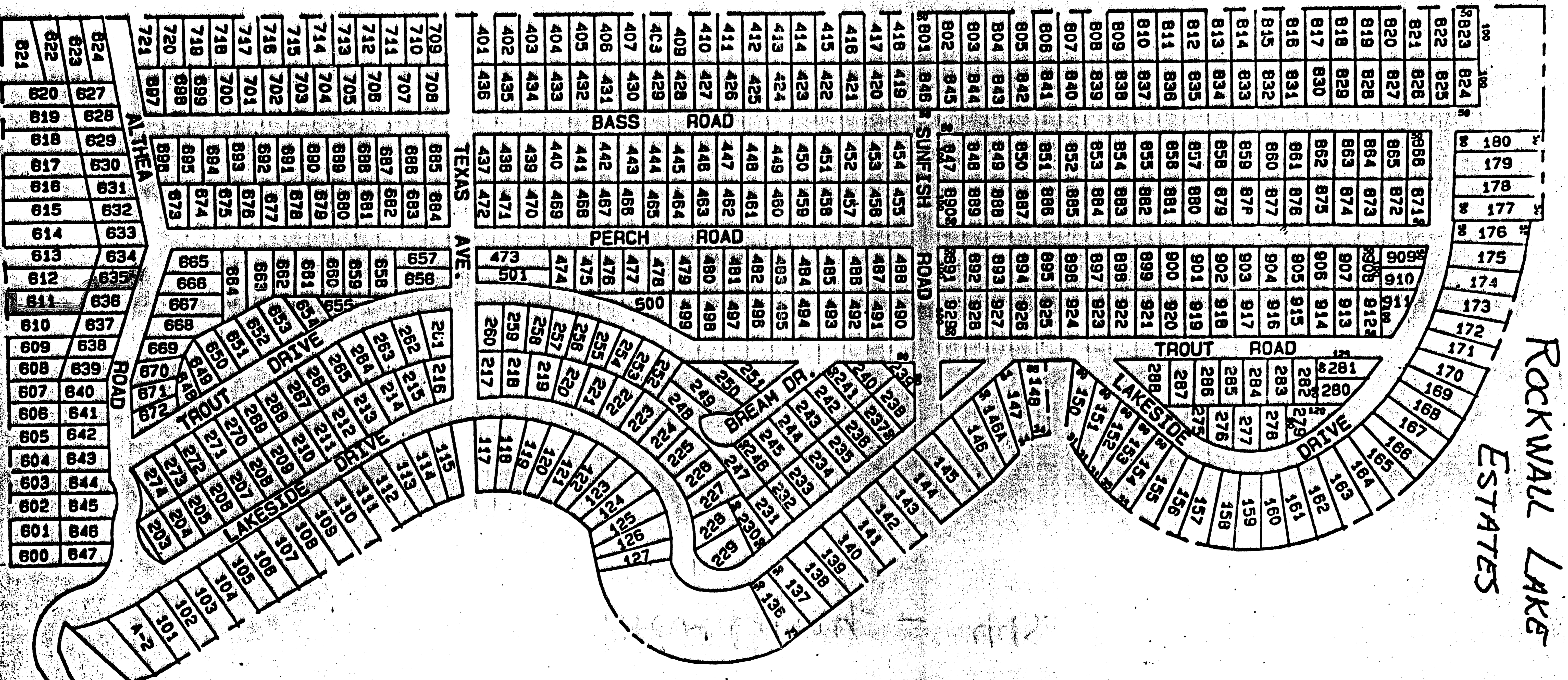
County Road

COUNTY LINE ROAD

PROXY COUNTRY  
 HOMES #1

A 100 - A  
~~B~~ - B  
 400 - D  
 600 - C  
 800 - E  
 700 - C

COUNTY ROAD



ROCKWALL LAKE  
 ESTATES  
 S37E

T12 - 66.60 Echo Lake  
 A - G. Wells T-21-22  
 ROCKWALL LAKE

Horizon

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL  
WHEREAS ROCKWALL LAKE CORP., is the owner of a certain tract of land lying in the County of Rockwall, State of Texas, GLOVER #113 SURVEY, Abstract No. 21994 B. J. JOHNSON SURVEY, Abstract No. 120, being a 175 acre tract, more or less, out of a 333 acre, more or less, tract of land as conveyed to Rockwall Lake Corp., of record in Vol. 56 Page 367 Deed records of Rockwall County was described as follows:

BEGINNING at a stake in the West line of the B. J. JOHNSON SURVEY and the East line of the GLOVER #113 SURVEY, 25 ft. North of the Southwest and South-  
East corners of said survey;  
THENCE North 89 deg. 46' East 2431 ft. to an iron pin in the Southeast corner of said 175 acre tract;  
THENCE North 30 deg. 30' East 2431 ft. with the East line of said tract;  
THENCE South by det. 30' East 2431 ft. with the South line of said tract to an iron pin for a corner;  
THENCE South 17 deg. 31' East 1194 ft. to an iron pin in angle of the West line of said 175 acre tract; continuing with said line, South 29 deg. 30' West 2911 ft.; South 0 deg. 17' West 345 ft. to an iron pin for a corner;  
THENCE South 49 deg. 00' East 220 ft. with fence and spoolway line assessment to an iron pin in angle of said line, continuing with said line, South 1 deg. 30' West 311 ft. to an iron pin; South 82 deg. 45' West 500 ft. to an iron pin in the West line of the B. J. JOHNSON SURVEY and 122.32 feet in the West line of the GLOVER #113 SURVEY.

NOW THEREFORE ALL MEN BY THESE PRESENTS:  
That ROCKWALL LAKE CORP., does hereby adopt this plat of the herein described tract of land as a subdivision of the land shown hereon and that monuments were placed under the personal supervision of all BLOCK corners and Street intersections in the presence of the public, retaining the same to ourselves and all roads and alley ways shall hence be construed as a grant to the public but to the contrary private ways reserved unto ourselves and grantees.

ROCKWALL LAKE CORP., OWNER  
By *[Signature]* PRES.  
By *[Signature]* SEC.

STATE OF TEXAS  
COUNTY OF ROCKWALL  
I, *[Signature]*, the undersigned authority, on this day personally appeared Joseph G. Halford and Samuel S. Hays, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they execute the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of March, 1968.

*[Signature]*  
County Clerk

This is to certify that J. G. Halford and S. S. Hays have been and are shown to be duly qualified and sworn to as Surveyors of the County of Rockwall, Texas, and that monuments were placed under the personal supervision of all BLOCK corners and Street intersections in the presence of the public for land surveys for Rockwall County.

*[Signature]*  
County Surveyor

By *[Signature]*  
County Surveyor

ROCKWALL LAKE PROPERTIES  
DEVELOPMENT NO. 2  
SECTION EAST OF LAKE  
COUNTY SURVEY  
NOVEMBER 1, 1967  
SCALE 1" = 100'



A 80

A 79

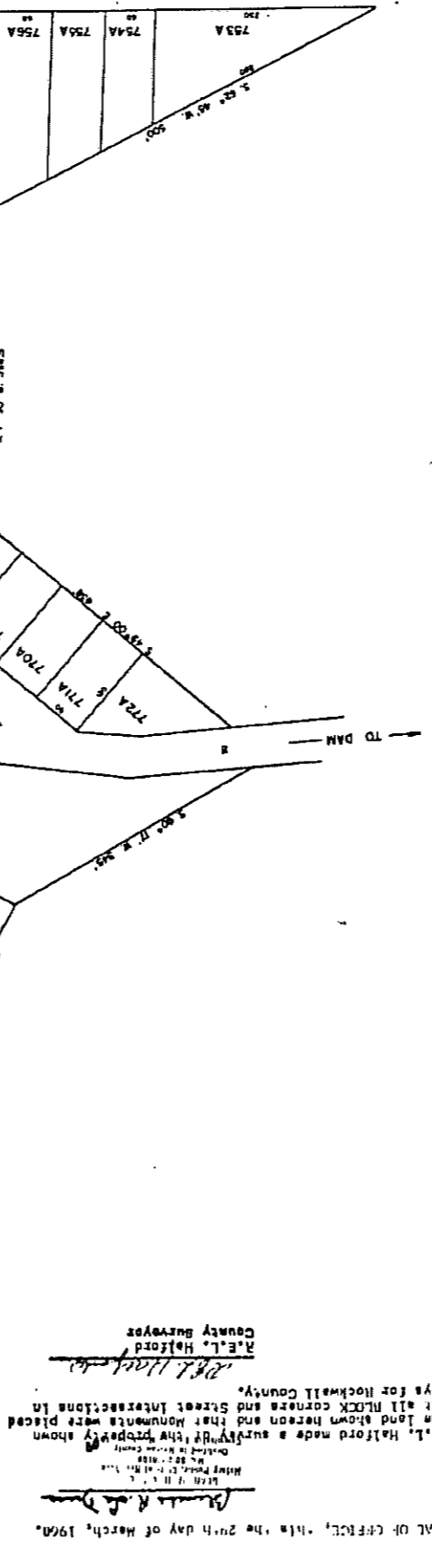
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1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062

3	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999A	998A	997A	996A	995A	994A	993A	992A	991A	990A	989A	988A	987A	986A	985A	984A
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4A	933A	932A	931A	930A	929A	928A	927A	926A	925A	924A	923A	922A	921A	920A	919A	918A	917A	916A	915A	914A	913A	912A	911A	910A	909A	908A	907A	906A	905A
5A	875A	877A	878A	879A	880A	882A	883A	884A	885A	887A	888A	889A	890A	891A	892A	893A	894A	895A	896A	897A	898A	899A	900A	901A	902A	903A	904A		

6A	859A	858A	857A	856A	855A	854A	853A	852A	851A	850A	849A	848A	847A	846A	845A	844A	843A	842A	841A	840A	839A	838A	837A	836A	835A	834A	833A	832A	831A	830A	829A	828A	827A	826A	825A	824A	823A	822A	821A	820A	819A	818A	817A	816A	815A	814A	813A	812A	811A	810A	809A	808A	807A	806A	805A	804A	803A	802A	801A	800A
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7A	824A	823A	822A	821A	820A	819A	818A	817A	816A	815A	814A	813A	812A	811A	810A	809A	808A	807A	806A	805A	804A	803A	802A	801A	800A	799A	798A	797A	796A	795A	794A	793A	792A	791A	790A	789A	788A	787A	786A	785A	784A	783A	782A	781A	780A	779A	778A	777A	776A	775A	774A	773A	772A	771A	770A	769A	768A	767A	766A	765A	764A	763A	762A	761A	760A	759A	758A	757A	756A	755A	754A	753A	752A	751A	750A	749A	748A	747A	746A	745A	744A	743A	742A	741A	740A	739A	738A	737A	736A	735A	734A	733A	732A	731A	730A	729A	728A	727A	726A	725A	724A	723A	722A	721A	720A	719A	718A	717A	716A	715A	714A	713A	712A	711A	710A	709A	708A	707A	706A	705A	704A	703A	702A	701A	700A	699A	698A	697A	696A	695A	694A	693A	692A	691A	690A	689A	688A	687A	686A	685A	684A	683A	682A	681A	680A	679A	678A	677A	676A	675A	674A	673A	672A	671A	670A	669A	668A	667A	666A	665A	664A	663A	662A	661A	660A	659A	658A	657A	656A	655A	654A	653A	652A	651A	650A
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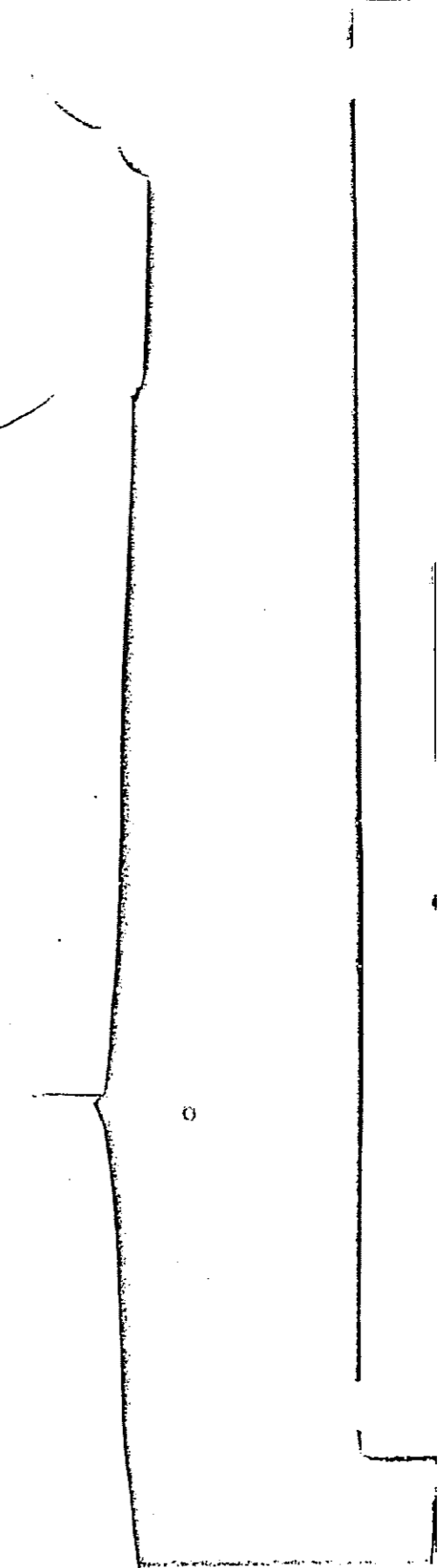


GEN. (MARCH BY HAND) AND SEAL OF OFFICE, this 24th day of March, 1968.  
 Notary Public, State of Texas  
 R. E. L. Halford  
 County Surveyor, Rockwall County, Texas  
 This is to certify that R. E. L. Halford made a survey of the property shown and that monuments were placed under personal supervision at all block corners and street intersections in the elements for land surveys for Rockwall County.

FILED  
 Day of March, 1968  
 Clerk of County  
 Rockwall County, Texas  
 By: [Signature]

### ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2

PLATTED FROM THE ORIGINAL SURVEY OF  
 SECTION 10, TOWNSHIP 33 NORTH, RANGE 15 WEST OF LAKE  
 COUNTY SURVEYOR  
 October 1, 1967  
 R. E. L. HALFORD  
 Rockwall, Texas



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Lake Corporation was the owner of a 175-acre tract or parcel of land situated in the County of Rockwall, State of Texas, out of the Glover Walls Survey, Abstract No. 219, and the R. J. Johnson Survey, Abstract No. 128, recorded in Volume 58, Page 367, Deed Records, Rockwall County, Texas, and whereas Rockwall Lake Corporation caused a portion of said tract to be subdivided into lots and blocks and recorded as Rockwall Lake Properties Development No. 2, Deed Records, Rockwall County, Texas; and whereas Rockwall Estates, Inc. purchased the unsold portion of said Development No. 2, and whereas Rockwall Estates, Inc. desires two blocks out of said Development No. 2, to be replatted, said portion to be replatted being more particularly described as follows:

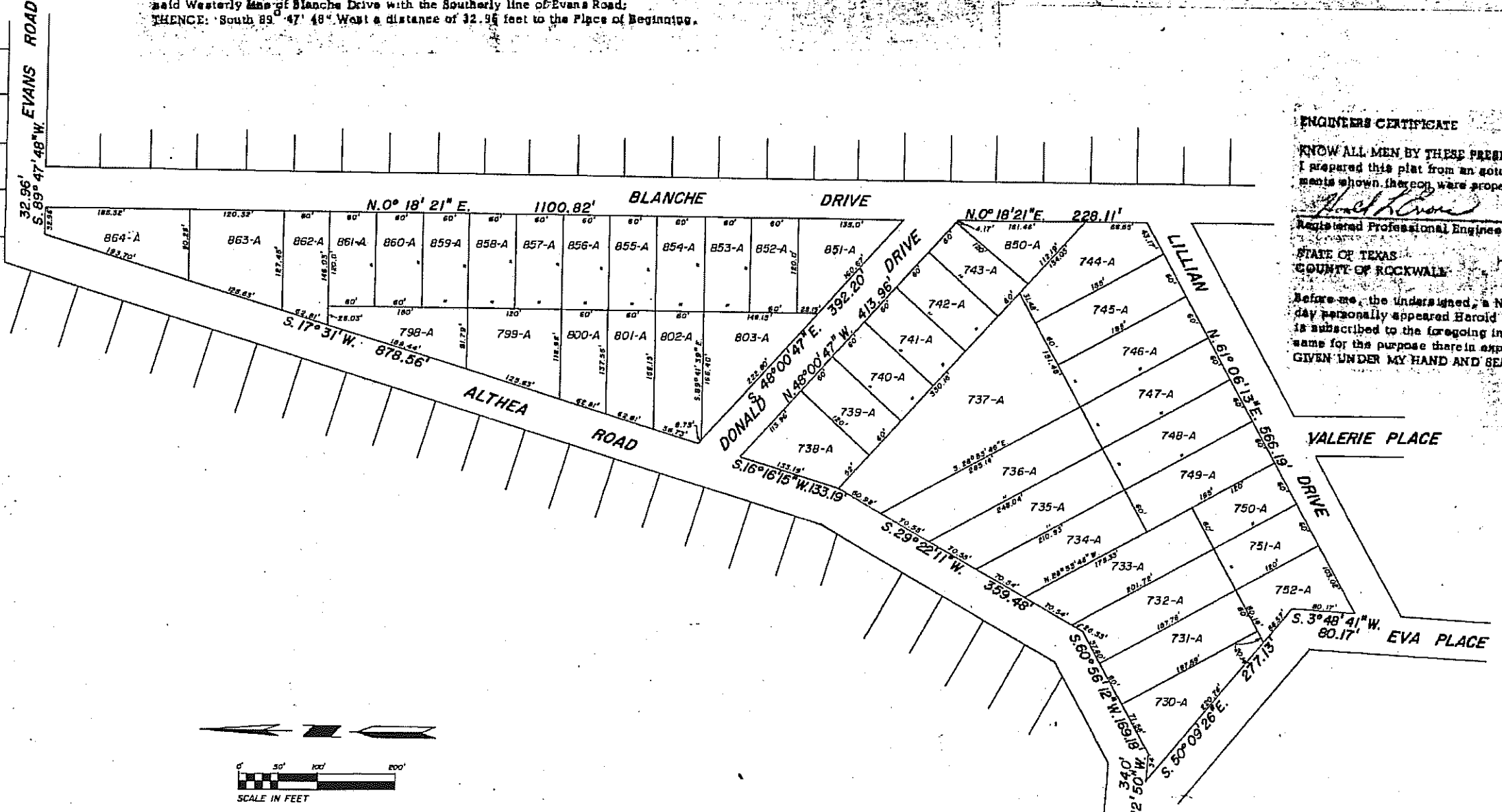
**FIRST BLOCK:** Lots 798-A through 803-A inclusive, and 851-A through 864-A inclusive.  
BEGINNING at the point of intersection of the South line of Evans Road with the East line of Althea Road;  
THENCE: South 17° 31' West a distance of 878.56 feet to an iron pin set at the point of intersection of said Easterly line of Althea Road with the Northerly line of Donald Drive;  
THENCE: South 48° 00' 47" East a distance of 392.20 feet to an iron pin for a corner set at the point of intersection of said Northerly line of Donald Drive with the Westerly line of Blanche Drive;  
THENCE: North 00° 18' 21" East along said Westerly line a distance of 1100.82 feet to an iron pin set at the point of intersection of said Westerly line of Blanche Drive with the Southerly line of Evans Road;  
THENCE: South 89° 47' 48" West a distance of 32.95 feet to the Place of Beginning.

**SECOND BLOCK:** Lots 730-A through 752-A inclusive, and Lot 850-A.  
BEGINNING at the point of intersection of the Southerly line of Donald Drive with the Easterly line of Althea Road;  
THENCE: Along said Easterly line of Althea Road South 16° 46' 15" West a distance of 133.19 feet, South 88° 22' 11" West a distance of 859.48 feet, South 60° 56' 12" West a distance of 169.38 feet, and North 86° 12' 50" West a distance of 34 feet to the point of intersection of said Easterly line of Althea Road with the Northeasterly line of Eva Place;  
THENCE: Along said Northeasterly line South 50° 09' 26" East a distance of 277.13 feet, and South 02° 48' 41" West a distance of 80.17 feet to the point of intersection of said Northeasterly line of Eva Place with the Northwest line of Lillian Drive;  
THENCE: Along said Northwest line North 51° 06' 18" East a distance of 566.19 feet to the point of intersection of said Northwest line with the Westerly line of Blanche Drive;  
THENCE: Along said Westerly line North 00° 18' 21" East a distance of 228.11 feet to the point of intersection of said Westerly line with the Southerly line of Donald Drive;  
THENCE: North 40° 08' 47" West a distance of 411.96 feet to the Place of Beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Rockwall Estates, Inc. does hereby adopt this plat as the resubdivision of Lots 730-A through 752-A inclusive, 798-A through 803-A inclusive, and 850-A through 864-A inclusive, and does hereby reserve any rights of premises to the public, reserving the same to ourselves and all roads and alley ways shall in no wise be construed as a grant to the public, but to the contrary of aprivs may reserved unto ourselves, and grantees.

ROCKWALL ESTATES, INC.  
By Harold L. Evans President  
Name Title  
By Virginia Camp Secretary

**ENGINEERS CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS, THAT I, HAROLD L. EVANS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision.  
Harold L. Evans  
Registered Professional Engineer  
STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Harold L. Evans, 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 therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of May, 1970  
Eda J. Cameron  
Notary Public, Rockwall County, Tex



FILED  
8 day of Sept. 1970  
@ 4:00 P.M.  
Elmer A. Payne, Clerk of County  
Court, Rockwall County, Texas  
By: Virginia Camp Deputy

ROCKWALL ESTATES INC.  
RESUBDIVISION  
OF LOTS  
730-A THRU 752-A  
798-A THRU 803-A  
850-A THRU 864-A  
ROCKWALL, TEXAS MAY, 1970



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Lake Corporation was the owner of a 175-acre tract or parcel of land situated in the County of Rockwall, State of Texas, out of the Glover Wells Survey, Abstract No. 219, and the R. J. Johnson Survey, Abstract No. 128, recorded in Volume 68, Page 367, Deed Records, Rockwall County, Texas, and whereas Rockwall Lake Corporation caused a portion of said tract to be subdivided into lots and blocks and recorded as Rockwall Lake Properties Development No. 1, Deed Records, Rockwall County, Texas; and whereas Rockwall Estates, Inc. purchased the unsold portion of said Development No. 1; and whereas Rockwall Estates, Inc. desires a portion of one block of said Development No. 1 to be replatted and two lots added to a portion of another block of said Development No. 1, being more particularly described as follows:

BEGINNING at the point of intersection of the most Westerly property line of said Development No. 1, said line also being the most Easterly line of a county road with the Northerly line of F.M. Road No. 3097;  
THENCE: South 45° 33' 28" East a distance of 758.85 feet to a point for a corner;  
THENCE: North 44° 25' 55" East a distance of 100.0 feet to a point for a corner;  
THENCE: North 34° 38' 47" West a distance of 300.0 feet to a point for a corner;  
THENCE: North 54° 02' West a distance of 349.69 feet to a point for a corner;  
THENCE: South 44° 14' 29" West a distance of 50.0 feet to a point for a corner;  
THENCE: North 54° 01' 25" West a distance of 120.0 feet to a point for a corner;  
THENCE: South 44° 14' 29" West a distance of 37.75 feet to the Place of Beginning and Containing 2.037 Acres of Land.

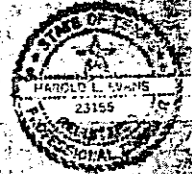
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Rockwall Estates, Inc. does hereby adopt this plat as the resubdivision of Lots 608 through 621 and addition of Lots 722 and 723, and does hereby reserve any rights of premises to the public, reserving the same to ourselves and all roads and alley ways shall in no wise be construed as a grant to the public, but to the contrary of private ways reserved unto ourselves and grantees.

ROCKWALL ESTATES, INC.  
By: Richard L. Evans Name Title  
BY: Harold L. Evans Secretary

ENGINEERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, HAROLD L. EVANS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision.

Harold L. Evans  
Registered Professional Engineer



STATE OF TEXAS  
COUNTY OF ROCKWALL

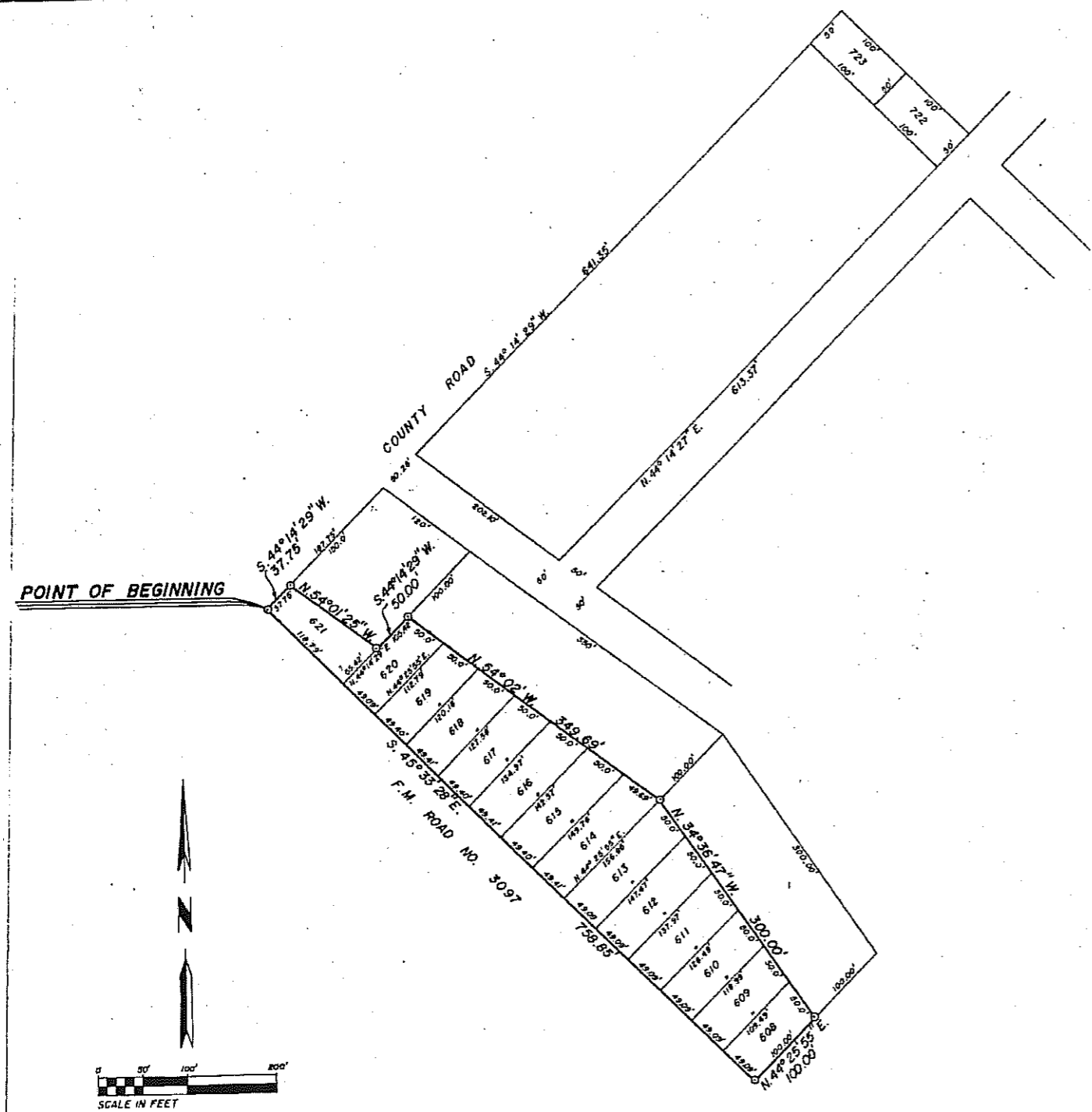
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of Sept. 1970

A. J. Parrott  
Notary Public, Rockwall County, Texas

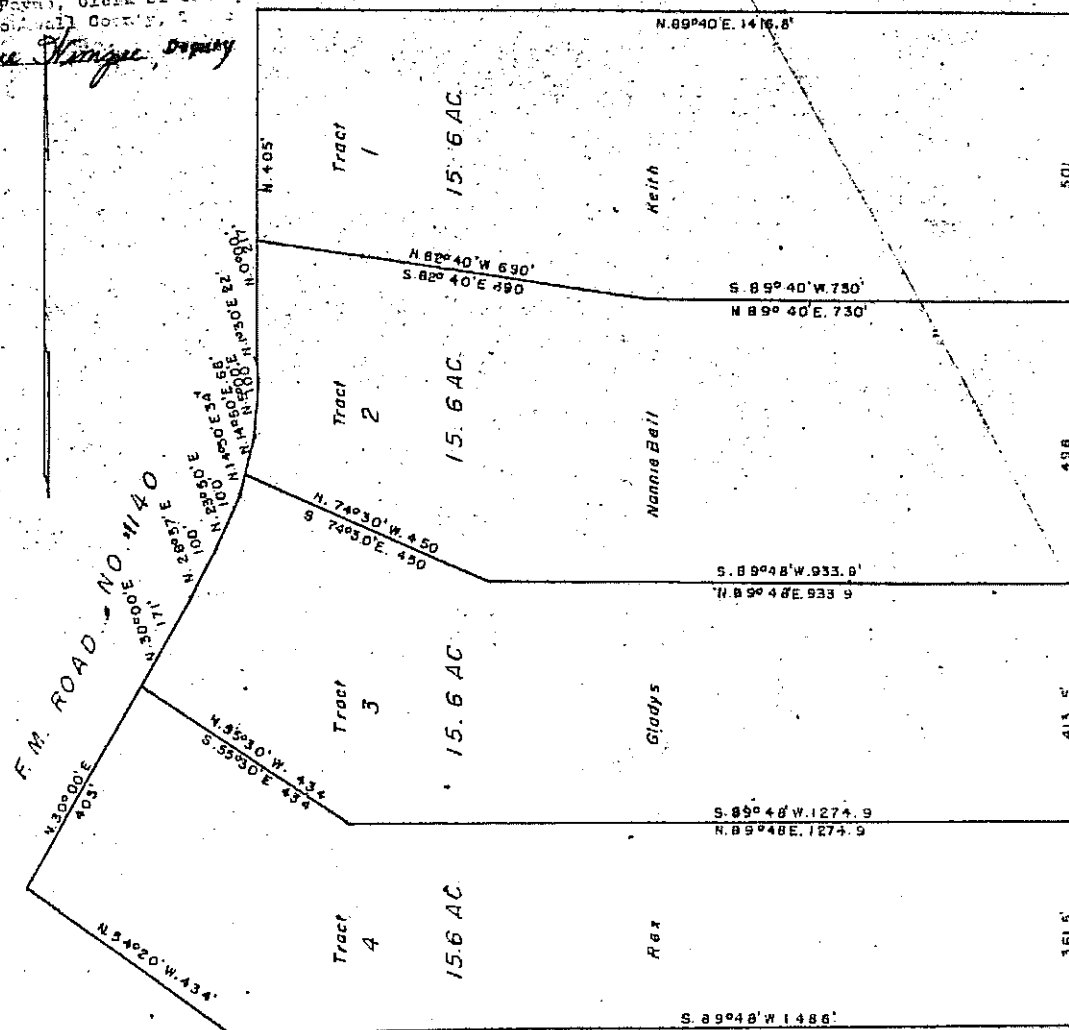
ROCKWALL ESTATES, INC.  
RESUBDIVISION  
OF LOTS  
608 THRU 621  
AND  
722 & 723  
ROCKWALL, TEXAS JULY, 1970

FILED  
8th day of Sept. 1970  
@ 4:00 P.M.  
Elmer A. Payne, Clerk of County  
Court, Rockwall County, Texas  
By: Virginia Campbell Deputy

HAROLD L. EVANS - CONSULTING ENGINEER - DALLAS



FILED  
 27 day of Nov 1964  
 @ 10:40 A.M.  
 Elmer A. Payne, Clerk of County Court, Rockwall County, Texas  
 By: *James H. Hanger, Deputy*



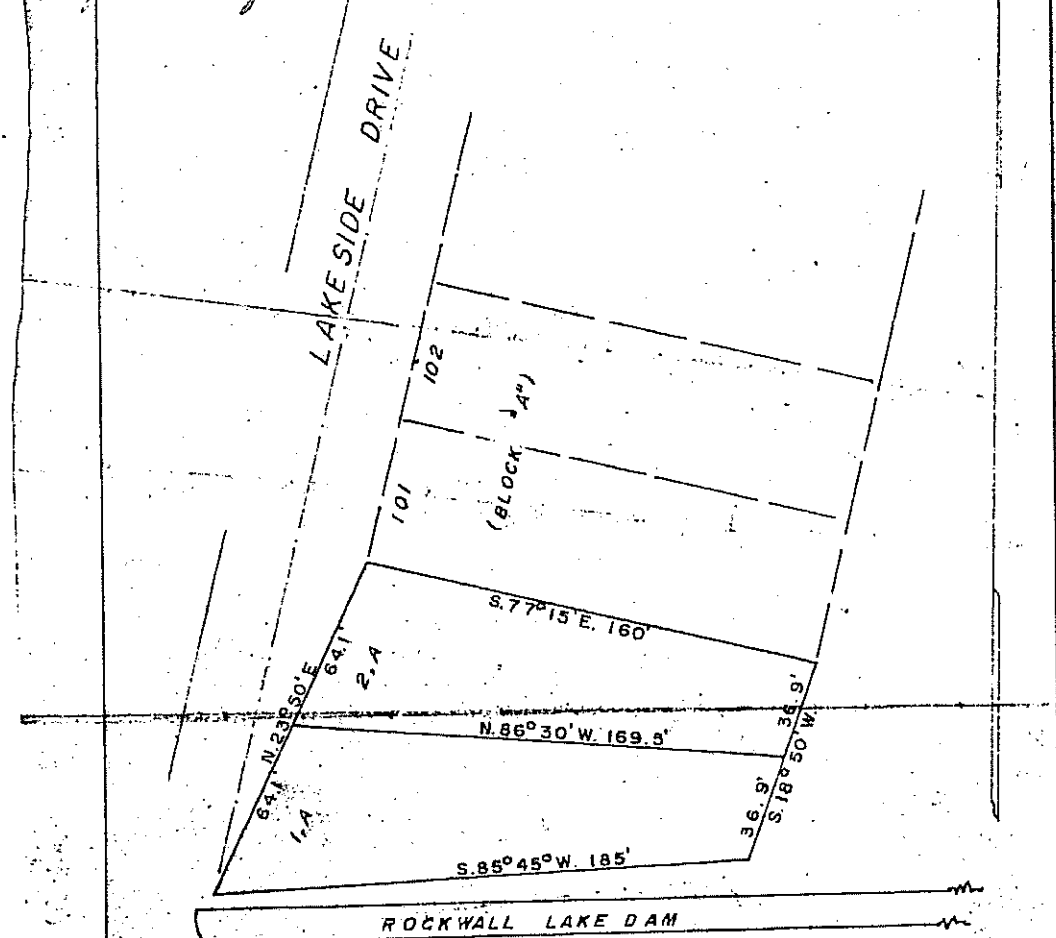
SURVEY PLAT OF 62.4 ACRES TRACT OF LAND, LOCATED IN THE S. T. L. SURVEY, ROCKWALL COUNTY TEXAS, SUBDIVIDED INTO FOUR EQUAL TRACTS, EACH BEING 15.6 ACRES, FRONTING ON F.M. ROAD NO. 1140.

November 10, 1964

Scale 1"=200'

*R. E. L. Halford*  
 R. E. L. Halford  
 County Surveyor

27 day of Oct 1964  
 @ 2:30 P.M.  
 Elmer A. Payne, Clerk of County Court, Rockwall County, Texas  
 By: *James H. Hanger, Deputy*



SURVEY PLAT AND FIELD NOTES OF LOT'S NO. 1 A & 2 A, AN ADDITION TO ROCKWALL TANK SUBDIVISION, GROVER WELLS SURVEY, ROCKWALL COUNTY TEXAS.

LOT NO. 1 A  
 BEGINNING at an iron pin near the West end of the Rockwall Lake Dam, said point being 128.2 ft. South 23 deg. 50' West of the Southwest corner of lot NO. 101;  
 THENCE: North 23 deg. 50' East 64.1 ft. to an iron pin for a corner;  
 THENCE: South 86 deg. 30' East 169.5 ft. to an iron pin for a corner;  
 THENCE: South 18 deg. 50' West 36.9 ft. to an iron pin for a corner in fence line;  
 THENCE: South 85 deg. 45' West 185 ft. with fence line to the place of beginning.

LOT NO. 2 A  
 BEGINNING at an iron pin in the Northwest corner of lot No. 1 A;  
 THENCE: North 23 deg. 50' East 64.1 ft. to an iron pin in the Southwest corner of lot NO. 101;  
 THENCE: South 77 deg. 15' East 160 ft. with the South line of said lot to an iron pin in the Southeast corner of said lot;  
 THENCE: South 18 deg. 50' West 36.9 ft. to an iron pin for a corner;  
 THENCE: North 86 deg. 30' West 169.5 ft. with the North line of lot NO. 1 A, to the place of beginning.

Surveyed on the ground by:

September 18, 1964

Scale 1"=40'

*R. E. L. Halford*  
 R. E. L. Halford  
 County Surveyor



1985 JUL 15 AM 10:50  
PAID  
BY: PB

STATE OF TEXAS  
COUNTY OF ROCKWALL

1985

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George F. James, as President of Happy Country Homes of Texas, Inc., 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 as the act and deed of said Corporation, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15<sup>th</sup> day of July, 1985.

*George F. James*  
Notary Public, State of Texas  
Commission Expires: 1-9-86

OWNER'S CERTIFICATE

WHEREAS, Happy Country Homes of Texas, Inc. is the owner of that certain property in the GROVER WELLS SURVEY, ABSTRACT #219, Rockwall County, Texas, and being Lots 611 thru 624, Lots 627 thru 635, Lots 673 & 674, Lots 695 & 696, Lots 697 thru 703, and Lots 715 thru 721, Block C and the roadways and streets of the county subdivision known as Rockwall Lake Properties Development number one, and being that same subdivision as shown on plats called Echo Lake Addition as recorded in Volume 1, Pages 1 and 2 of Plat Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the North right-of-way line of the State Highway F.M. 3097 and being on the West line of the said WELLS SURVEY, and also being in the center line of an existing County Road.

THENCE: N 40° 18' 19" E along the said centerline a distance of 596.20 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 21.03 feet to a point for corner;  
THENCE: S 44° 24' 11" W a distance of 118.00 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 100.00 feet to a point for corner;  
THENCE: N 44° 24' 11" E a distance of 25.45 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 100.00 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 50.00 feet to a point for corner;  
THENCE: S 44° 24' 11" W a distance of 228.11 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 100.00 feet to a point for corner;  
THENCE: N 44° 24' 11" E a distance of 18.56 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 100.00 feet to a point for corner;  
THENCE: S 45° 35' 49" E a distance of 49.93 feet to a point for corner;  
THENCE: S 46° 21' 32" W a distance of 98.20 feet to a point for corner;  
THENCE: S 34° 36' 56" E a distance of 270.11 feet to an angle point;  
THENCE: S 46° 17' 32" E a distance of 137.03 feet to a point for corner;  
THENCE: S 46° 17' 32" E a distance of 50.90 feet to a point for corner;  
THENCE: S 46° 17' 37" E a distance of 232.96 feet to a point for corner;  
THENCE: S 78° 04' 45" E a distance of 47.74 feet to a point for corner;  
THENCE: S 11° 55' 15" W a distance of 35.10 feet to a point for corner;  
THENCE: S 43° 42' 28" W a distance of 28.30 feet to a point for corner;  
THENCE: S 21° 28' 00" W a distance of 96.63 feet to a point for corner;  
THENCE: S 43° 27' 28" W a distance of 112.76 feet to a point for corner;

said point being in the North right-of-way of F.M. 3097 and at this point being a curve;  
THENCE: with said right-of-way Northwesterly along a curve to the right, having a radius of 3898.07 feet, a central angle of 1° 24' 15", along chord bearing of N 47° 01' 53.3" W a length of 144.56 feet, for an arc length of 144.56 feet to a point for corner;

THENCE: N 45° 21' 47" E a distance of 104.11 feet to a point for corner;  
THENCE: N 44° 12' 17" E a distance of 100.00 feet to a point for corner;  
THENCE: N 44° 17' 37" W a distance of 400.00 feet to a point for corner;  
THENCE: N 34° 36' 58" W a distance of 200.00 feet to a point for corner;  
THENCE: S 44° 46' 57" W a distance of 100.00 feet to a point for corner;  
THENCE: S 34° 36' 56" E a distance of 50.00 feet to a point for corner;  
THENCE: S 44° 46' 57" W a distance of 128.71 feet to a point for corner;  
said point being in the North right-of-way line of F.M. 3097;  
THENCE: N 45° 32' 10" W with said right-of-way a distance of 611.88 feet to a point being in the East side of the County Road;  
THENCE: N 49° 00' 55" W a distance of 20.05 feet to the Place of BEGINNING and containing 7.9937 acres of land.

NOW, THEREFORE KNOWN ALL MEN PRESENT:  
That Happy Country Homes of Texas, Inc., being the owner, does hereby adopt this plat, designating the property described above as Rockwall Lake Estates Revision an addition to Rockwall County, Texas, and do hereby dedicate to the public use forever the roads and streets shown thereon, and also hereby reserve the easements shown for the purposes indicated. All public utility companies shall at all times have full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstruction, inspection, 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.

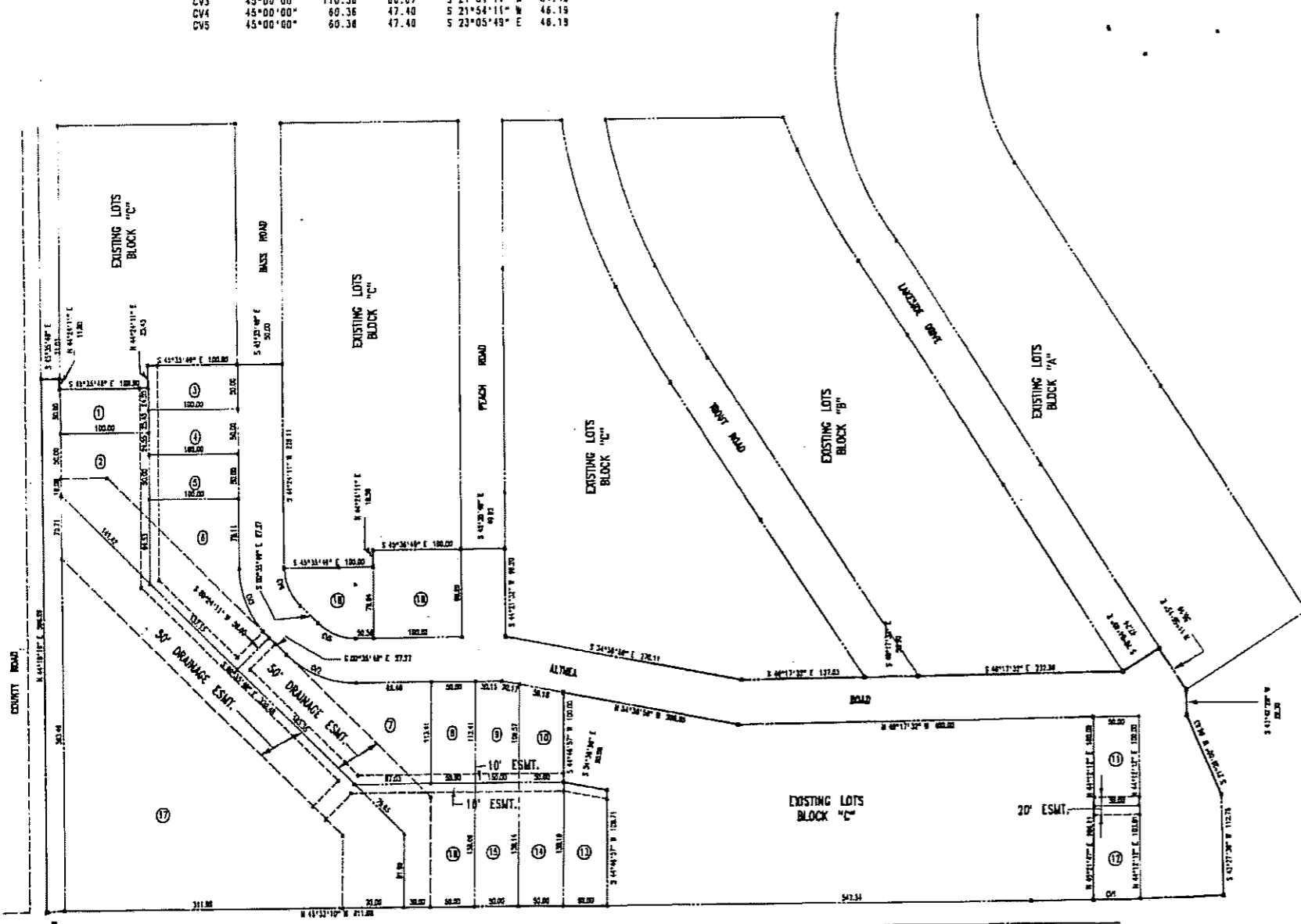
This plat is adopted subject to all rules and regulations of the County of Rockwall, Texas.

WITNESS MY HAND at Rockwall, Texas this 15<sup>th</sup> day of July, 1985, A.D.

BY: *George F. James*  
George F. James, President

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
CV1	*30°23'	5898.07	52.12	S 48°34'57" E	52.12
CV2	45°00'00"	110.38	86.67	S 23°05'49" E	84.46
CV3	45°00'00"	110.38	86.67	S 21°54'11" W	84.46
CV4	45°00'00"	60.38	47.40	S 21°54'11" W	46.19
CV5	45°00'00"	60.38	47.40	S 23°05'49" E	46.19



THE A. E. GROUP, INC.  
Architects and Engineers  
SUITE 202 Ph.(214) 641-3277  
2100 NORTH HIGHWAY NO. 360  
GRAND PRAIRIE, TEXAS 75056

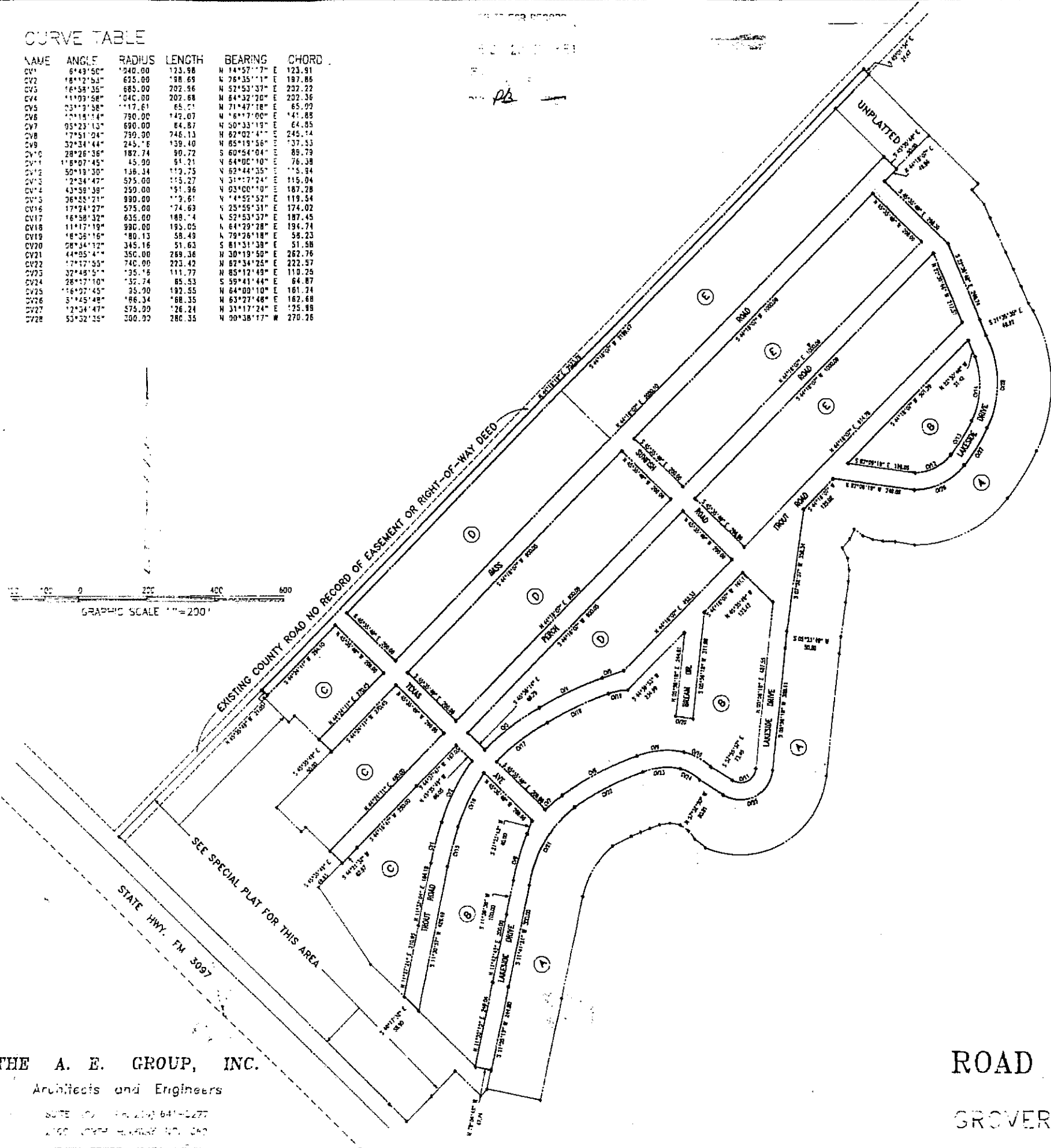
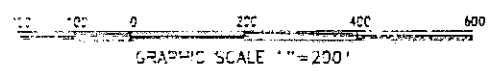
100 50 0 100 200 300  
GRAPHIC SCALE 1"=100'

Computer plot by: CAD/D GRAPHICS, INC. Grand Prairie, Texas (214) 641-3277

B 241  
ROCKWALL LAKE ESTATES REVISION  
7.9937 ACRES IN THE  
GROVER WELLS SURVEY, ABSTRACT NO. 219  
ROCKWALL COUNTY, TEXAS

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
CV1	8°43'50"	190.00	123.98	N 14°57'17" E	123.91
CV2	18°12'53"	635.00	388.69	N 76°35'11" E	187.85
CV3	16°58'55"	685.00	202.86	N 52°53'37" E	232.22
CV4	11°09'58"	1040.00	202.68	N 64°32'10" E	232.36
CV5	33°12'38"	117.61	65.01	N 71°47'18" E	65.02
CV6	17°18'14"	790.00	142.07	N 66°17'00" E	141.85
CV7	05°23'13"	690.00	64.87	N 50°33'19" E	64.85
CV8	17°51'04"	790.00	246.13	N 82°02'41" E	245.14
CV9	32°34'44"	245.16	139.40	N 65°19'56" E	137.53
CV10	28°26'36"	182.74	90.72	S 60°54'04" E	89.79
CV11	1°07'45"	45.00	91.21	N 54°00'10" E	76.38
CV12	50°19'30"	136.34	110.75	N 62°44'35" E	115.94
CV13	2°34'47"	575.00	115.27	N 31°17'24" E	115.04
CV14	43°59'39"	250.00	191.36	N 03°00'10" E	187.28
CV15	36°55'21"	990.00	179.61	N 44°52'52" E	119.54
CV16	17°24'27"	575.00	74.63	N 25°59'31" E	174.02
CV17	16°58'32"	635.00	188.74	N 52°53'37" E	187.45
CV18	11°17'19"	990.00	195.05	N 64°29'28" E	194.74
CV19	8°38'16"	180.13	58.49	N 79°26'18" E	58.23
CV20	08°34'12"	345.16	51.63	S 81°31'38" E	51.58
CV21	44°55'44"	350.00	289.36	N 30°19'50" E	282.76
CV22	17°17'55"	740.00	223.42	N 89°34'25" E	222.57
CV23	32°48'15"	135.16	111.77	N 85°12'49" E	110.25
CV24	28°17'10"	132.74	85.53	S 59°41'44" E	84.87
CV25	16°07'45"	35.00	192.55	N 64°00'10" E	181.24
CV26	5°14'54"	186.34	168.35	N 63°27'48" E	162.68
CV27	12°34'47"	575.00	126.24	N 31°17'24" E	125.89
CV28	53°32'35"	300.00	280.35	N 90°38'17" W	270.26



OWNER'S CERTIFICATE

WHEREAS, Happy Country Homes of Texas, Inc., is the owner of that certain property in the GROVER WELLS SURVLY, Abstract #219, of Rockwall County, Texas, and being the roadways and streets of the subdivision known as Rockwall Lake Properties Development No. One, and also being that some subdivisions as shown on plats called Echo Lake Addition to the County of Rockwall being recorded in Volume 1 pages 1 and 2 of Plat Records Rockwall County, Texas.

Being all that property within the existing roadways and streets as shown on this plat. These roadways and streets provide ingress and egress for the following lots as shown on the various plats of said addition:

Lots	103 thru 180	Block A
Lots	203 thru 274	Block B
Lots	649 thru 664	Block C
	675 thru 694	
	704 thru 714	
Lots	401 thru 501	Block D
Lots	801 thru 866	Block E
	871 thru 929	

The total land area within the roadways and streets shown on this plat is 679,117.8 SF or 15.5904 acres.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENT:

That, Happy Country Homes of Texas, Inc., Being the owner, does hereby adopt this plat, designating the property described above as Right-of-Way for roads and Streets of ROCKWALL LAKE ESTATES, No. One, an addition of ROCKWALL COUNTY, TEXAS, and do hereby dedicate to the public use forever the said roads and streets shown thereon, and also do hereby reserve the same areas for the use of public utility companies. Said utility companies shall at all times have full right of ingress and egress to or from and upon the said areas for the purpose of construction, reconstruction, inspection, partolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at anytime, procuring the permission of anyone.

This plat is adopted subject to all rules and regulations of the County of Rockwall, Texas.

WITNESS MY HAND at Rockwall, Texas, this 15th day of July, 1985, A.D.

BY: George F. James  
George F. James, President

STATE OF TEXAS |  
COUNTY OF ROCKWALL |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George F. James, as President of Happy Country Homes of Texas, Inc., 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 as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of July, 1985.

D. M. Redman  
Notary Public, State of Texas  
Commission Expires: 1/8/86

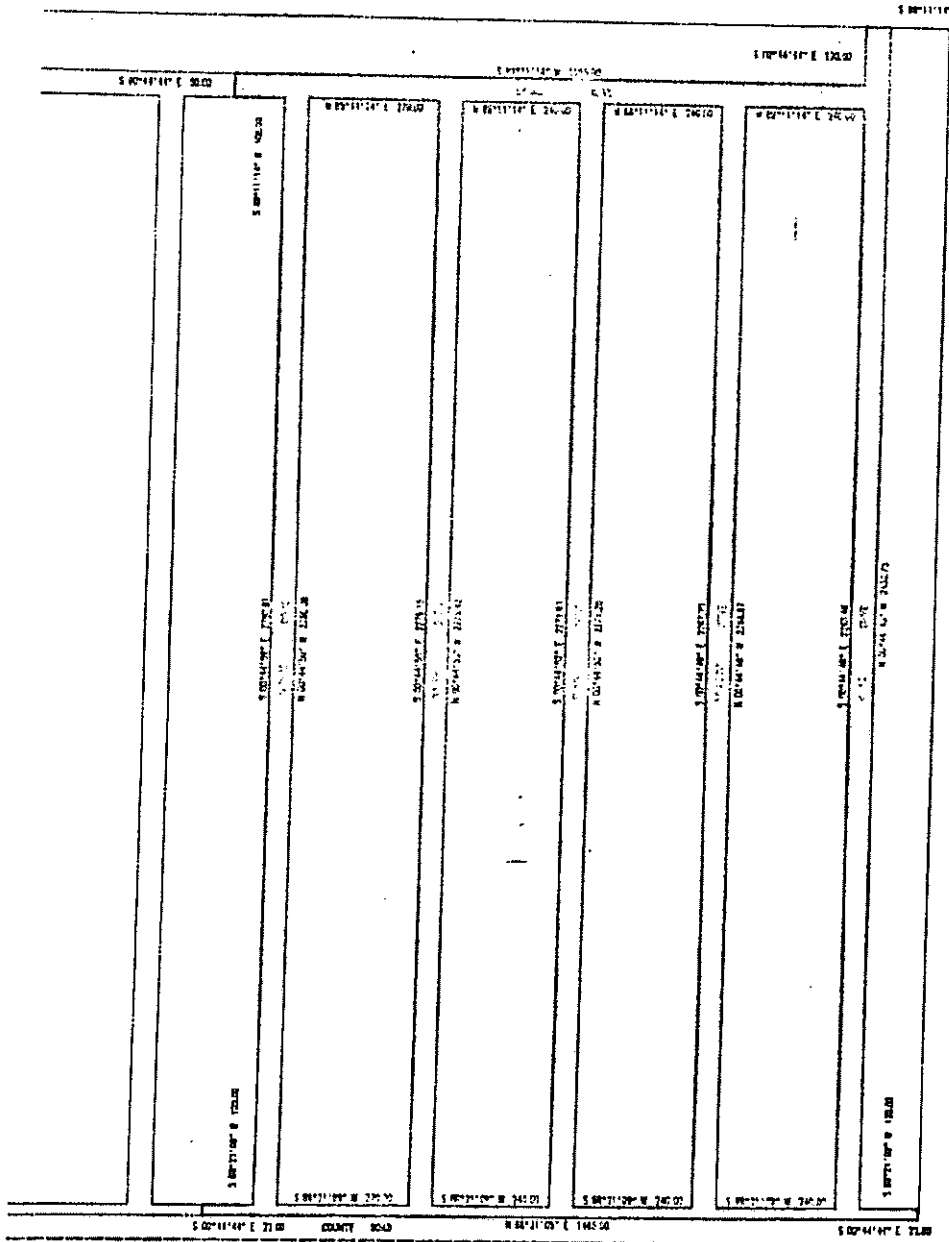
B 242

ROAD & STREET DEDICATION PLAT  
15.5904 ACRES IN THE  
GROVER WELLS SURVEY, ABSTRACT NO. 219  
ROCKWALL COUNTY, TEXAS

THE A. E. GROUP, INC.

Architects and Engineers

SUITE 107 16200 641-3277  
2100 LYPH ROAD, ROCKWALL, TEXAS 75087  
PHONE: (214) 641-3277



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**OWNER'S CERTIFICATE**

WHEREAS, Happy Country Homes of Texas, Inc. is the owner of that certain property in the GROVER WELLS SURVEY, Abstract #219, and the R. J. JOHNSON SURVEY, Abstract #128, of Rockwall County, Texas, and being the roadways and streets of the subdivision known as Rockwall Lake Properties, Development No. Two, an addition to the County of Rockwall being recorded in Volume 1 pages 79 and 80 of Plat Records Rockwall County, Texas.

Being all that property within the existing roadways and streets as shown on this plat. These roadways and streets provide ingress and egress for the following lots as shown on the various plats of said addition:

Lots 1063 thru 1057

The total land area within the roadways and streets shown on this plat is 673,354.4 SF or 15.4581 acres, of which 4,000 acres are in the said Wells Survey and 9,3673 acres are in the said Johnson Survey.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENT:

That, Happy Country Homes of Texas, Inc., being the owner, does hereby adopt this plat, designating the property described above as Right-of-Way for roads and Streets of ROCKWALL LAKE ESTATES, No. Two, an addition of ROCKWALL CITY, TEXAS, and do hereby dedicate to the public use forever the said roads and streets shown thereon, and also do hereby reserve the same areas for the use of public utility companies. Said utility companies shall at all times have full right of ingress and egress to or from and upon the said areas for the purpose of construction, reconstruction, inspection, parolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at anytime, procuring the permission of anyone.

This plat is adopted subject to all rules and regulations of the County of Rockwall, Texas.

WITN SS MY HAND at Rockwall, Texas, this 15th day of July, 1985, A.D.

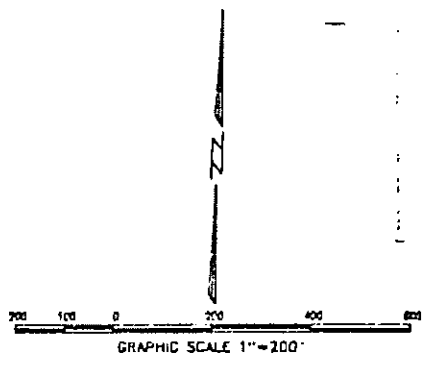
BY: *George F. James*  
George F. James, President

**STATE OF TEXAS |  
COUNTY OF ROCKWALL |**

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George F. James, as President of Happy Country Homes of Texas, Inc., 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 as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, 1985.

*Notary Signature*  
Notary Public, State of Texas  
Commission Expires 1-8-86

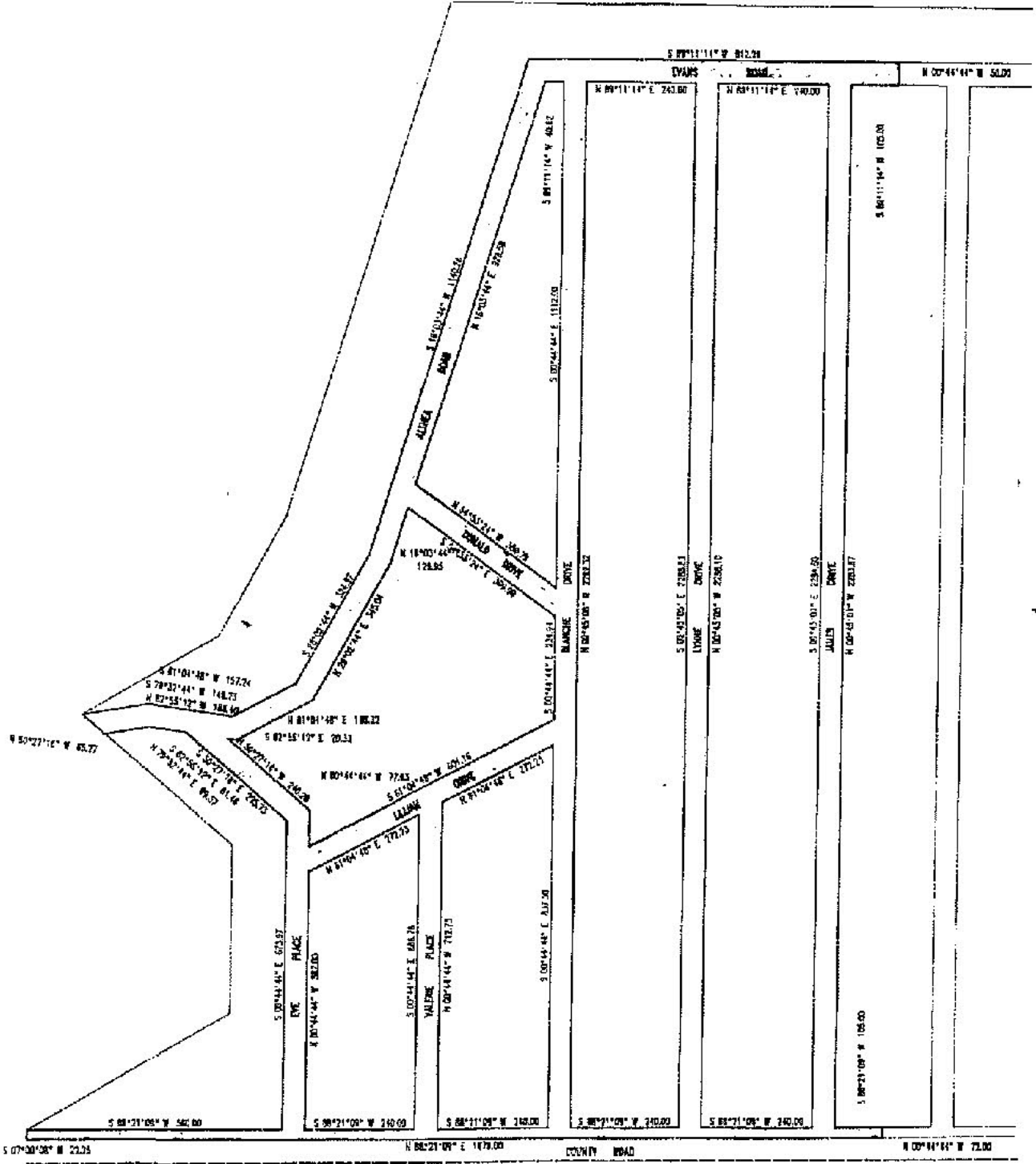


**THE A. E. GROUP, INC.**  
Architects and Engineers  
SUITE 202 PH. (214) 641-3277  
2720 NORTH HIGHWAY NO. 360  
GRAND PRAIRIE, TEXAS 75050

**ROAD & STREET DEDICATION PLAT**  
15.4581 ACRES IN THE  
GROVER WELLS SURVEY, ABSTRACT NO. 219  
and R. J. JOHNSON SURVEY, ABSTRACT NO. 128  
ROCKWALL COUNTY, TEXAS

B-244

100.2  
PAVING  
PW



OWNER'S CERTIFICATE

WHEREAS, Happy Country Homes of Texas, Inc., is the owner of that certain property in the GROVER WELLS SURVEY, Abstract #219, Rockwall County, Texas, and being the roadways and streets of the subdivision known as Rockwall Lake Properties Development No. Two, an addition to the County of Rockwall being recorded in Volume 1 pages 79 and 80 of Plat Records Rockwall County, Texas.

Being all that property within the existing roadways and streets as shown on this plat. These roadways and streets provide ingress and egress for the following lots as shown on the various plats of said addition:

- Lots 730A thru 999A
- Lots 1000 thru 1062

The total land area within the roadways and streets shown on this plat is 653,783.7 SF or 15.0088 acres.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENT: That, Happy Country Homes of Texas, Inc., Being the owner, does hereby adopt this plat, designating the property described above as Right-of-Way for roads and Streets of ROCKWALL LAKE I STALS, No. Two, an addition of ROCKWALL COUNTY, TEXAS, and do hereby dedicate to the public use forever the said roads and streets shown thereon, and also do hereby reserve the same areas for the use of public utility companies. Said utility companies shall at all times have full right of ingress and egress to or from and upon the said areas for the purpose of construction, reconstruction, inspection, partolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at anytime, procuring the permission of anyone.

This plat is adopted subject to all rules and regulations of the County of Rockwall, Texas.

WITNESS MY HAND at Rockwall, Texas, this 15<sup>th</sup> day of July, 1985, A.D.

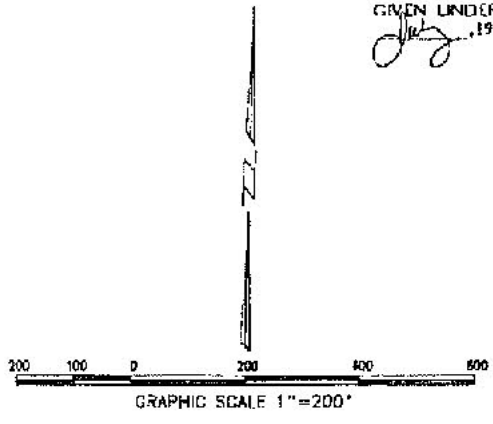
BY: *George F. James*  
George F. James, President

STATE OF TEXAS |  
COUNTY OF ROCKWALL |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George F. James, as President of Happy Country Homes of Texas, Inc., 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 as the act and deed of said Corporation, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15<sup>th</sup> day of July, 1985.

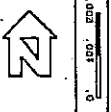
*George F. James*

*D. M. Richards*  
Notary Public, State of Texas  
Commission Expires: 1-8-86



THE A. E. GROUP, INC.  
Architects and Engineers  
SUITE 202 Ph.(214) 641-3277  
2109 NORTH HIGHWAY NO. 380  
GRAND PRAIRIE, TEXAS 75050

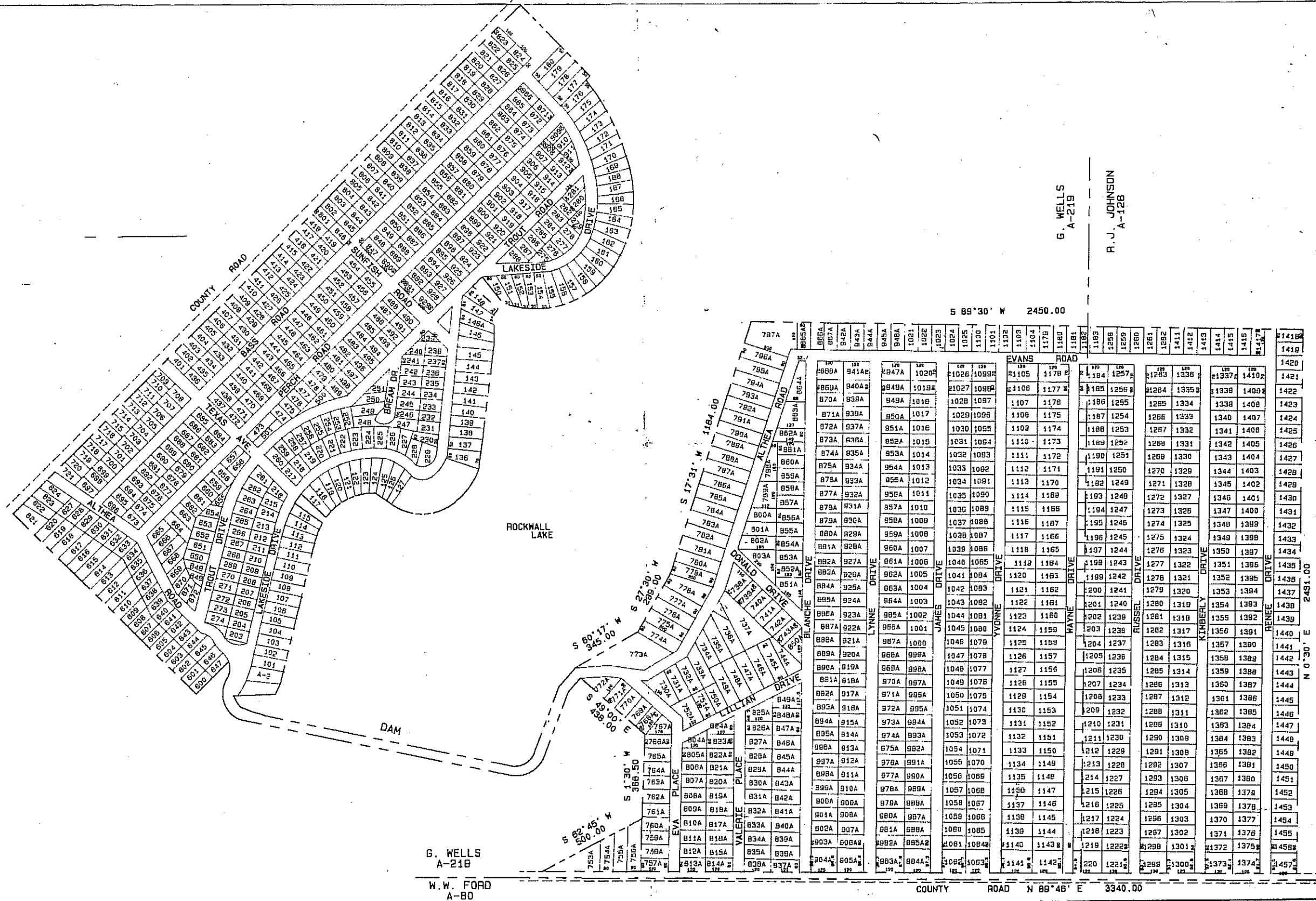
ROAD & STREET DEDICATION PLAT  
15.0088 ACRES IN THE  
GROVER WELLS SURVEY, ABSTRACT NO. 219  
ROCKWALL COUNTY, TEXAS **B 244**



DESIGN TECH, INC  
P.O. Box 610149  
D/FW Airport, Texas 75261  
817/Metro/959-0399

ROCKWALL LAKE ESTATES (RW)  
- ROCKWALL CENTRAL APPRAISAL DISTRICT  
106 N. SAN JACINTO ROCKWALL, TEXAS 75087 (914) 762-2034

ABSTRACT NO. 5370  
DATE GRANT 07/27/84  
REVIEWERS:  
G. WELLS A-219  
R. J. JOHNSON A-128



G. WELLS  
A-219

W. W. FORD  
A-80

COUNTY ROAD N 88°46' E 3340.00

N 0°30' E 2431.00



1 inch = 250 feet



Lake Rockwall Estates  
Rockwall, Texas 75032  
Date: 2/3/2009



SEWER

#6

WATER  
FOR 6" MAIN



6" MAIN



END OF MAIN



MANHOLE



VALVE

\* FIRE HYD.

LOP L&S

1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457
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411 ACRENEE DRIVE

1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370							
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INCOLE DRIVE

1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290							
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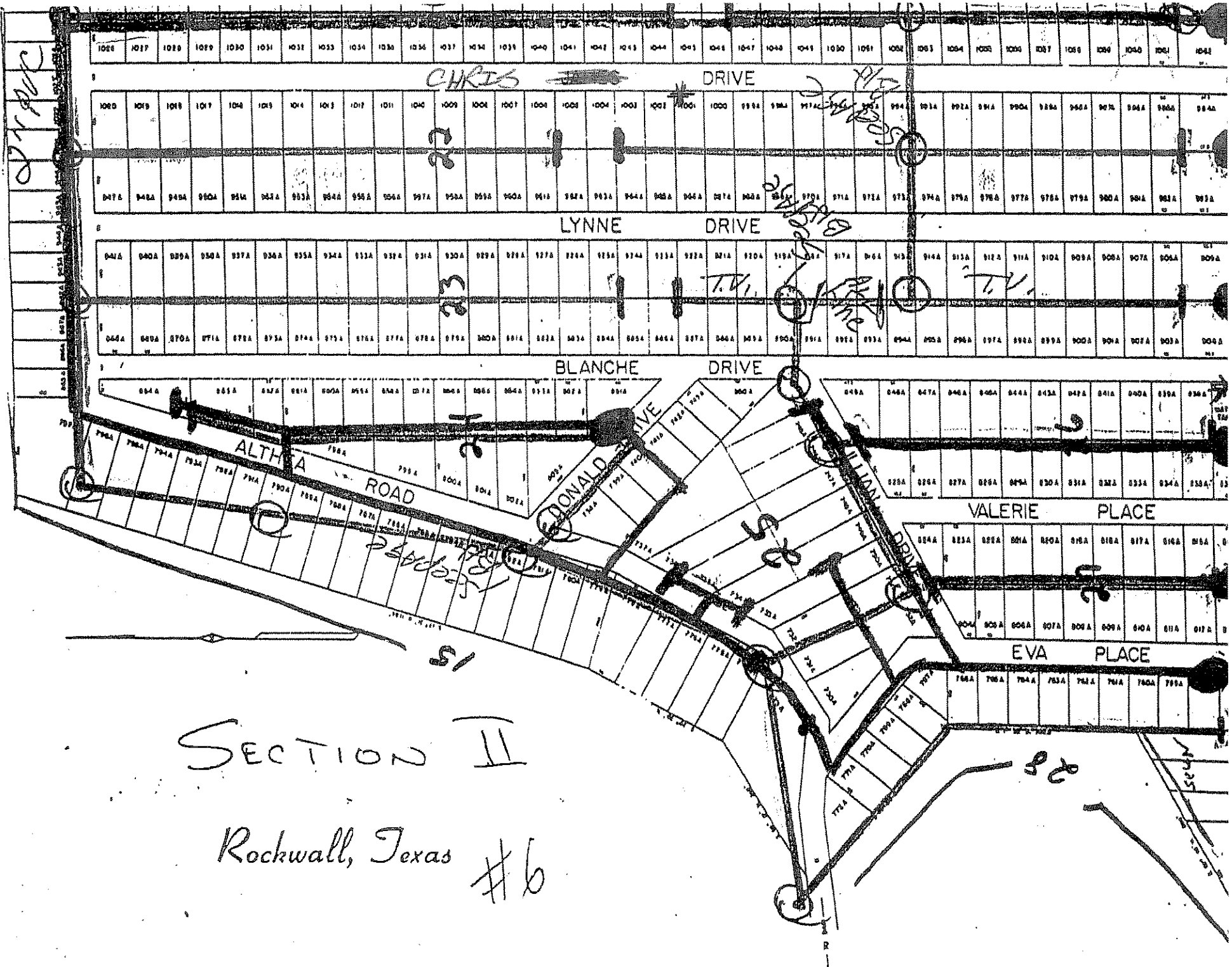
RUSSEL DRIVE

1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320			
1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240

WAYNE DRIVE

1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230
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MAN ROAD



SECTION II

Rockwall, Texas #6



**DESCRIPTION**

BEING a part of Lot 473 and a part of Lot 501, Block D, of ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 1, formerly Lake Echo Subdivision, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the North corner of said Lot 473, said point in the southeast right-of-way line of Perch Road;

THENCE S. 44 deg. 47 min. 28 sec. E. along the northeast line of Lot 473 and Lot 501, a distance of 90.47 feet to a 1/2" iron rod found for corner in the southeast line of Lot 501 and in the northwest right-of-way line of Trout Road;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 02 deg. 48 min. 00 sec., a radius of 1265.07 feet, a tangent of 30.92 feet, a chord of S. 50 deg. 48 min. 01 sec. W., 61.82 feet, along said right-of-way line, an arc distance of 61.82 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 59 min. 35 sec. W. a distance of 83.91 feet to a 1/2" iron rod found for corner in the southeast right-of-way line of Perch Road and in the northwest line of Lot 473;

THENCE N. 44 deg. 43 min. 06 sec. E. along said right-of-way line, a distance of 61.82 feet to the POINT OF BEGINNING and containing 5,361 square feet or 0.12 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0040 B dated September 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 PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for SUSAN GAMEZ at 159 TEXAS AVENUE Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 21st day of December, 2007.

Harold D. Fetty III, R.P.L.S. No. 5034



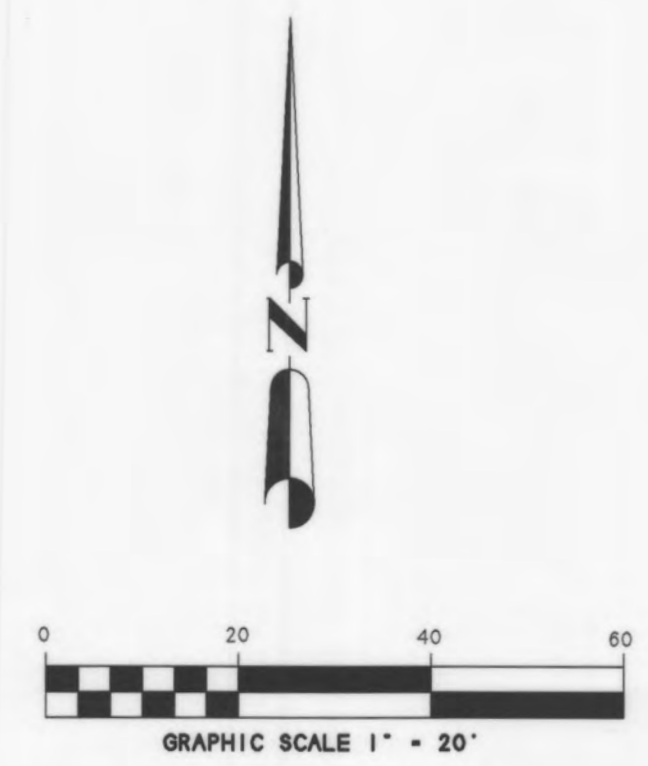
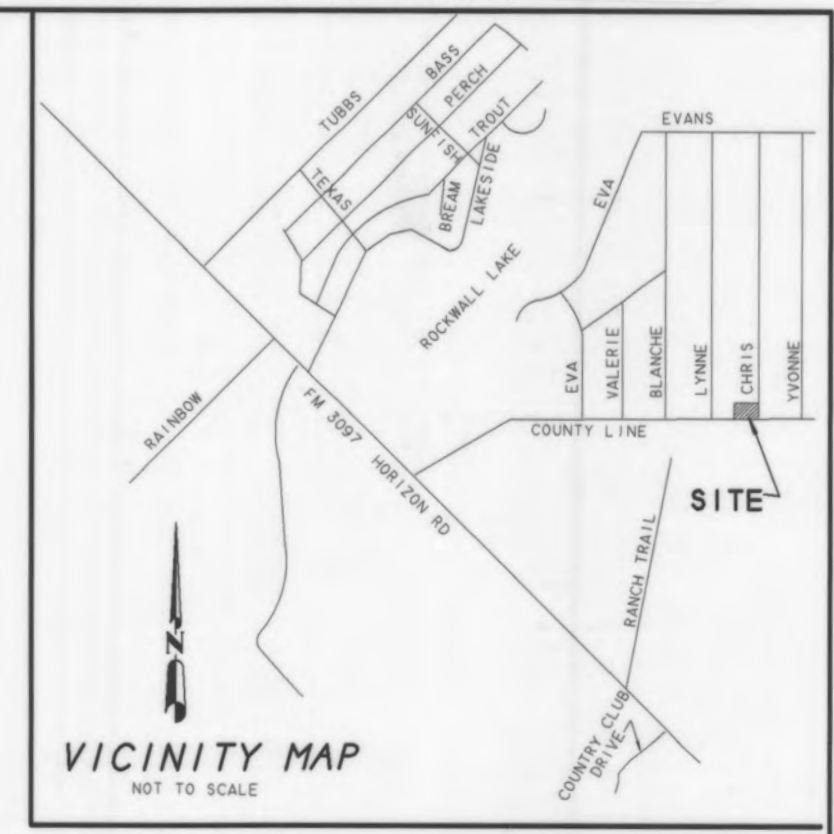
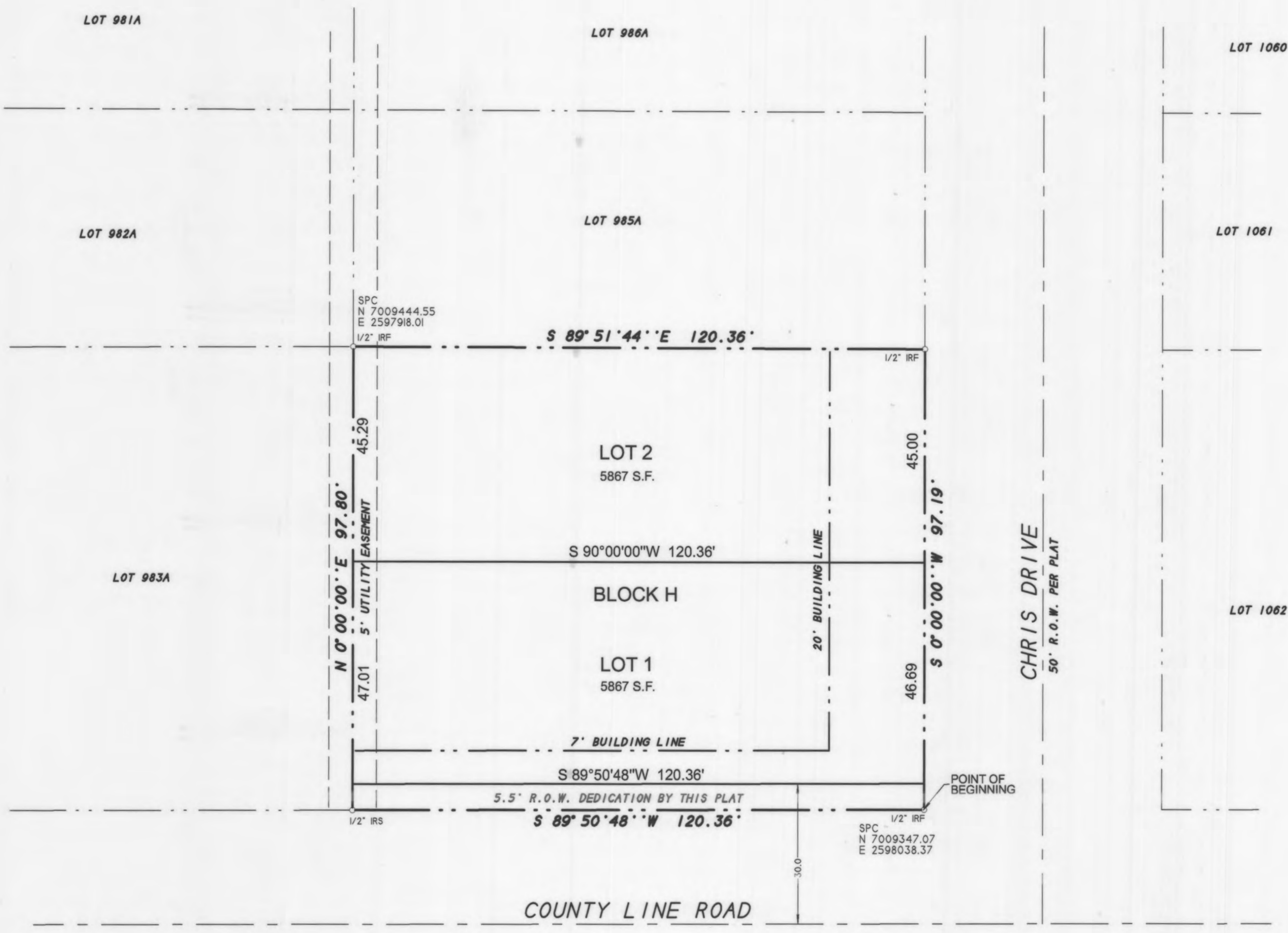
SYMBOL LEGEND					
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	
ELEC ELECTRIC METER	TU ELEC SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	LP LIGHT POLE	PROP PROPANE TANK
FENCE	A/C A/C COND UNIT				

SURVEY ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_

**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

SURVEY DATE DECEMBER 21, 2007  
 SCALE 1" = 20' FILE # 20071724-2  
 CLIENT GAMEZ GF # NONE



**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

1009  
 REPLAT  
**LOTS 1 & 2, BLOCK H**  
**ROCKWALL LAKE ESTATES EAST**  
 BEING A REPLAT OF LOT 984A  
 ROCKWALL LAKE ESTATES NO. 2  
 0.27 ACRES OR 11,734 S.F.  
 ( 2 LOTS )  
 SITUATED IN THE WELLS SURVEY, A-219  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
 ROCKWALL HOUSING DEVELOPMENT  
 787 HAIL DRIVE  
 ROCKWALL, TEXAS 75032

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

**SYMBOL LEGEND**

TV	OAKS	TEL	PH	RP
WELL	SETBACK	WATER	HYDRANT	POLE
ELEC	BOX	METER	POST	CONCRETE
ELECTRIC	WATER	POST	CONCRETE	CONCRETE
JUNCTION	POST	CONCRETE	CONCRETE	CONCRETE
POST	CONCRETE	CONCRETE	CONCRETE	CONCRETE

SURVEY DATE FEBRUARY 12, 2016  
 SCALE 1" = 20' FILE# 20150452-RP  
 CLIENT RHC

112 Chris Drive  
 Rockwall Lake Estates East  
 Lots 1 & 2, Block H

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL HOUSING DEVELOPMENT CORPORATION, BEING THE OWNER 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 WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 984A, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of Lot 984A, at the intersection of the north right-of-way line of County Line Road with the west right-of-way line of Chris Drive;

THENCE S. 89 deg. 50 min. 48 sec. W. along the north right-of-way line of County Line Road, a distance of 120.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 00 min. 00 sec. E. a distance of 97.80 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 984A and southwest corner of Lot 985A;

THENCE S. 89 deg. 51 min. 44 sec. E. along the common line between Lot 984A and Lot 985A, a distance of 120.36 feet to a 1/2" iron rod found for corner in the west right-of-way line of Chris Drive;

THENCE S. 00 deg. 00 min. 00 sec. E. along said right-of-way line, a distance of 97.19 feet to the POINT OF BEGINNING and containing 11,734 square feet or 0.27 acres of land.

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 LOTS 1 & 2, BLOCK H ROCKWALL LAKE ESTATES EAST, 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. I further certify that all other parties who have a mortgage or lien interest in the 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:

- 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 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 I may have as a result of the dedication of exaction's made herein.

*Donna A. Allen*  
Donna A. Allen  
FOR ROCKWALL HOUSING DEVELOPMENT CORPORATION

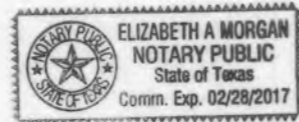
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donna A. Allen 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 29 day of July, 2016.

*Elizabeth A. Morgan*  
Elizabeth A. Morgan  
Notary Public in and for the State of Texas

02-28-17  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
08/25/2016 02:36:02 PM  
\$100.00  
2016000014784

COPY



*Shelli Miller*

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.

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

*Angie Kemp* Date 3/28/16  
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1 & 2, BLOCK H, ROCKWALL LAKE ESTATES EAST, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of April, 2016.

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 24th day of August, 2016.

*Jim Smith*  
Mayor, City of Rockwall

*Kristy Cole*  
City Secretary City of Rockwall

*Angie Willson*  
City Engineer

8/24/16  
Date



JO10

REPLAT

LOTS 1 & 2, BLOCK H  
ROCKWALL LAKE ESTATES EAST

BEING A REPLAT OF LOT 984A  
ROCKWALL LAKE ESTATES NO. 2  
0.27 ACRES OR 11,734 S.F.  
( 2 LOTS )

SITUATED IN THE WELLS SURVEY, A-219  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
ROCKWALL HOUSING DEVELOPMENT  
787 HAIL DRIVE  
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND											
TV	CAS	FEL	PK	PP							
TRUNK	WATER	RISE	HYDRANT	POLE							
ELEC	ELEC	WATER	LIGHT	RF							
ELECTRIC	WATER	WATER	WATER	WATER							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							

SURVEY DATE FEBRUARY 12, 2016  
SCALE 1" = 20' FILE # 20150452-RP  
CLIENT RHC

112 Chris Drive  
Rockwall Lake Estates East  
Lots 1 & 2, Block H

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 04 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

**OWNER'S DEDICATION**

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 the LOT 1, BLOCK A, LAKE ROCKWALL ESTATES NO. 2 ADDITION 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 further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, LAKE ROCKWALL ESTATES NO. 2 ADDITION 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:

- 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 duelling 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 I may have as a result of the dedication of exactions made herein.

*Jose E. Valerio*  
Jose Valerio, Owner

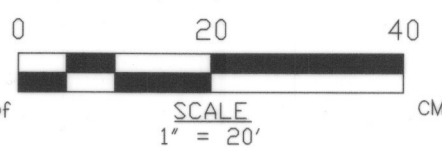


STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 3 day of AUGUST, 2020.

*meizo*  
Notary Public in and for the State of Texas



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- \* HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- ASPHALT
- CHAINLINK FENCE
- OVERHEAD ELCTRIC LINE

**VICINITY MAP NOT TO SCALE**

- NOTES:
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
  - Any structure new or existing may not extend across new property lines.
  - The purpose of this plat is to create one lot from two lots.
  - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
  - 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.
  - The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year Flood.
  - No easement record search was made by this office concerning this property.
  - This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

RECOMMENDED FOR FINAL APPROVAL

*[Signature]* Date \_\_\_\_\_  
Planning and Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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.

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary

*[Signature]* P.E.  
City Engineer



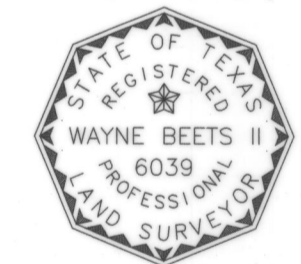
Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
08/24/2020 08:19:10 AM  
\$50.00  
2020000019314

KNOW ALL MEN BY THESE PRESENTS:

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This 3rd day of August, 2020

*Wayne Beets II*  
Wayne Beets, II  
Registered Professional Land Surveyor No. 6039



**LOT 1, BLOCK A,  
LAKE ROCKWALL ESTATES NO. 2  
ADDITION**

A REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 ADDITION A ONE LOT SUBDIVISION, BEING 0.33 ACRES, 14,481 SQUARE FEET

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128 CASE NO. P2020-016

OWNER - JOSE VALERIO  
3027 MASON DR, MESQUITE, TX 75150 -  
PHONE NUMBER 469-286-9964

ADDRESS:  
269 # 257 RUSSELL DRIVE,  
ROCKWALL, TEXAS  
ACREAGE: 0.33 ACRES  
ZONING: PD-75  
PREPARED: 8/3/2020  
BY-LINE JOB NO: 2020-009  
SCALE: 1" = 20'  
TECHNICIAN: TYB

BY-LINE SURVEYING LLC  
P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

