

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS the Trustees of the First Christian Church, Disciples of Christ, Rockwall, Texas are the owners of a tract of land situated in the Edward Teal League and Labor Survey, Abstract No. 89, Rockwall County, Texas said tract being more particularly described as follows: COMMENCING at the Northwest corner of a 16.637 acre tract of land conveyed to George R. Roland, et ux by Ode A. Lowe, Jr. by deed recorded in Volume 94, Page 558 of the Deed Records of Rockwall, County, Texas, said point being North 86°14'00" West and 20.01' of a 1/2" iron rod found for the Southwest corner of Lot 4, Block A of Benton Court Addition, an addition to the City of Rockwall, Texas as recorded in Cabinet D, Page 69 of the Plat Records of Rockwall County, Texas, said point also being on the East right-of-way line of F.M. 740; THENCE South 05°14'34" West along said East right-of-way line, a distance of 716.88' to a 1/2" iron rod set for the POINT OF BEGINNING; THENCE South 89°39'38" East a distance of 645.86' to a 1/2" iron rod set for corner, said point being on the East line of said Roland tract; THENCE South 00°22'58" East along said East line, a distance of 353.00' to a 1/2" iron rod set in White Road, said point being the Southeast corner of said Roland tract; THENCE South 89°39'38" West along said White Road, a distance of 691.50' to a 1/2" iron rod set for corner, said point being the Southwest corner of said Roland tract and on the East right-of-way line of said F.M. 740; THENCE North 07°26'00" East along said East right-of-way line, a distance of 71.39' to a 1/2" iron rod set for corner; THENCE North 14°39'45" East along said right-of-way line, a distance of 50.26' to a wooden right-of-way monument for corner; THENCE North 05°14'34" East a distance of 234.24' to the POINT OF BEGINNING containing 5.0000 Gross acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT the Trustees of the First Christian Church, Disciples of Christ, Rockwall, being owners, do hereby adopt this plat designating the hereinabove described 5.000 acres as the First Christian Church, Disciples of Christ, Rockwall, Texas Addition, an addition to the City of Rockwall and easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described
 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, herein.
 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; 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.
- 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.

We further acknowledge that the dedications and/or exactions 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 exactions made herein.

WITNESS OUR HANDS, at _____ Texas, this _____ day of _____, 2003.

BY: _____

STATE OF TEXAS
COUNTY OF
This instrument was acknowledged before me on the _____ day of _____, 2003,
by _____

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE 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 the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of the First Christian Church, Disciples of Christ Rockwall, Texas Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2003.

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 _____ day of _____, 2003.

Mayor, City of Rockwall

City Secretary,
City of Rockwall

City Engineer

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HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2831 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	2/26/03	9992

FINAL PLAT

FIRST CHRISTIAN CHURCH OF ROCKWALL ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TRUSTEES OF FIRST CHRISTIAN CHURCH, DISCIPLES OF CHRIST, ROCKWALL, TEXAS
305 S. FANNIN, ROCKWALL, TEXAS 75087 (972) 771-5026