



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, RAY COLLIN, is the owner of the following described tract:
 All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Heath, Rockwall County, Texas, and being all of that 3.326 acres tract of land as described in a deed from John Sidney Lamb to Al. S. Morley, dated April 17, 1939 and being recorded in Volume 465, Page 264, of the Real Estate Records of Rockwall County, Texas and being conveyed by Deed to Ray Collin, as recorded in Volume 1814, Page 88 and Volume 1667, Page 252 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at a 1/2" iron rod found for corner at the south most corner of said 3.326 acres tract and also being the south most corner of a 1.00 acres tract of land as described in a Warranty deed from Carl Bates, Trustee to Ray Collin, as recorded in Volume 1667, Page 252 of the Real Property Records of Rockwall County, Texas;
 THENCE N. 43 deg. 41 min. 12 sec. W. along the southwest line of said 3.326 acres tract, a distance of 325.20 feet to a point in a creek branch for corner at the west corner of said 3.26 acres tract;
 THENCE in a northeasterly direction along the meanders of said creek branch as follows:
 N. 55 deg. 32 min. 00 sec. E. a distance of 58.25 feet;
 N. 03 deg. 32 min. 00 sec. E. a distance of 43.70 feet;
 N. 79 deg. 29 min. 00 sec. E. a distance of 53.60 feet;
 N. 46 deg. 32 min. 00 sec. E. a distance of 65.00 feet;
 N. 08 deg. 23 min. 00 sec. E. a distance of 42.40 feet;
 N. 43 deg. 51 min. 00 sec. W. a distance of 42.70 feet;
 N. 24 deg. 07 min. 51 sec. W. a distance of 87.19 feet;
 N. 38 deg. 55 min. 01 sec. E. a distance of 120.03 feet to an "X" found chiseled in concrete for corner in the southwest right-of-way line of Twin View Street;
 THENCE S. 55 deg. 57 min. 16 sec. E. along the southwest right-of-way line of Twin View Street, a distance of 74.69 feet to a 1/2" iron rod found for corner;
 THENCE S. 40 deg. 07 min. 36 sec. E. along said right-of-way line, a distance of 403.24 feet to a 1/2" iron rod found for corner at the east corner of said 1.00 acres tract;
 THENCE S. 45 deg. 16 min. 10 sec. W. along the southeast boundary line of said 1.00 acres tract, at 274.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 371.87 feet to the POINT OF BEGINNING and containing 144,890 square feet or 3.32 acres of land.
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, RAY COLLIN is the owner of said tract, and do hereby adopt this plat designating the hereinabove described property as COLLIN'S TWINVIEW ADDITION, an Addition to the City of Heath, Rockwall County, Texas, and do hereby dedicate to the public use forever the street and easements shown.
 No buildings shall be placed upon, over or across the utility easements as described herein.
 Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts 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 on the utility easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition. No house, dwelling unit, or other structures shall be constructed on any lot, in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Heath regarding such improvements with respect to the entire block on the street or streets on which the property abuts, including sewers, all according to the specifications of the City of Heath.
 WITNESS OUR HANDS, this the _____ day of _____, _____.

RAY COLLIN
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 This instrument was acknowledged before me on the _____ day of _____, _____ by RAY COLLIN, for the purposes indicated.
 Notary Public _____ My commission expires: _____

SURVEYOR'S CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual on the ground and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.
 Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034
 RECOMMENDED FOR FINAL APPROVAL:
 Chairman of the Planning and Zoning Commission
 City of Heath, Texas
 I, hereby certify that the above and foregoing plat of COLLIN'S TWINVIEW ADDITION an Addition to the City of Heath, Texas, was approved by the Mayor of the City of Heath on the _____ day of _____, _____.
 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 year from the date of final approval. An extension may be granted by the City Council.
 Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Heath, Texas.
 Witness my hand this _____ day of _____, _____.
 City Secretary, City of Heath, Texas
 APPROVED:
 Mayor, City of Heath, Texas _____ Date _____

FINAL PLAT
COLLIN'S TWINVIEW ADDITION
 LOT 9B & LOT 9C, BLOCK A
 3.32 ACRES 144,890 SQ. FT.
 BEING A REPLAT OF PART OF
 LOT 9
 TWINVIEW ADDITION
 ZONING SINGLE FAMILY-43
 EDWARD TEAL SURVEY, A-207
 CITY OF HEATH, ROCKWALL COUNTY, TEXAS
 SHEET 2 OF 2

OWNER:
 RAY COLLIN
 509 TWIN VIEW
 HEATH, TEXAS 75087
 214-850-6922

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX