

LEGAL DESCRIPTION

THAT, ROCKWALL LAND COMPANY, L.C., IS THE OWNER OF A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, A TRACT OF LAND SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING THAT CALLED 10.587 ACRE TRACT AS CONVEYED TO ROCKWALL LAND COMPANY, L.C., AS RECORDED IN VOLUME 1375, PAGE 301, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD SET IN THE NORTHWEST LINE OF THE SERVICE ROAD OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH R.O.W.), SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.587 ACRE TRACT, AND ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK A OF SANSS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET D, SLIDE 47, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, ALONG THE NORTHWESTERLY LINE OF INTERSTATE HIGHWAY NO. 30, THE FOLLOWING:

SOUTH 36°46'56" WEST, A DISTANCE OF 266.85 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 36°29'18" WEST, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID 10.587 ACRE TRACT, SAME BEING THE MOST EASTERLY CORNER OF A TRACT AS CONVEYED TO HENRY S. MILLER AS RECORDED IN VOLUME 105, PAGE 121, OF SAID DEED RECORDS;

THENCE, NORTH 44°39'17" WEST, LEAVING THE NORTHWEST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 1047.81 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF ROCKWALL PLACE APARTMENTS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET D, SLIDES 53 AND 54 OF SAID PLAT RECORDS;

THENCE, NORTH 49°00'41" EAST, A DISTANCE OF 463.77 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID 10.587 ACRE TRACT;

THENCE, SOUTH 44°37'02" EAST, ALONG THE NORTHEAST LINE OF SAID 10.587 ACRE TRACT, A DISTANCE OF 433.04 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, SOUTH 44°32'17" EAST, PASSING AT 14.40 FEET THE NORTHWEST LINE OF LOT 1, BLOCK A OF NEWMAN CENTER ONE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET C, SLIDE 15, OF SAID PLAT RECORDS, IN ALL A TOTAL DISTANCE OF 514.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.5855 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 the ROCKWALL FORD ADDITION subdivision an addition to the City of Rockwall, Rockwall County, 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 ROCKWALL FORD 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

OWNER: ROCKWALL LAND COMPANY, L.C. GREGORY W. WESSELS

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared GREGORY W. WESSELS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 1998.

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

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 1998.

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

OWNER/DEVELOPER

ROCKWALL LAND COMPANY, L.C.
P.O. BOX 16305
LUBBOCK, TEXAS 79490
(806) 793-2727

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____ 1998.

By _____

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

RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

_____ day of _____ 1998.

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 _____ 1998.

Mayor, City of Rockwall City Secretary City of Rockwall

County Judge

FINAL PLAT

ROCKWALL FORD ADDITION
J.D. McFARLAND SURVEY,
ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	9838 VERB		& ASSOCIATES, INC.	
DATE:	SEPT. 1998			
SCALE:	1"=100'			ENGINEERING • PROJECT MANAGEMENT • SURVEYING
DRAWN:	D.L.B.			P.O. BOX 1336 ROCKWALL, TEXAS 75087
CHK'D:	W.L.D.			PHONE: (972)771-9004 FAX: (972)771-9005