

**OLD ROCKWALL HISTORIC DISTRICT**  
**- Certificate of Appropriateness – Application -**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: 310 Williams  
 Street Address \_\_\_\_\_  
Rockwall Texas Rockwall  
 City State Zip Code County

Name of Property, If Applicable: \_\_\_\_\_

Has the building been moved? No  Yes \_\_\_\_\_ If yes, when was the property moved \_\_\_\_\_ (mm/dd/yr -if known, otherwise, the year moved is sufficient)

Name of Historic District: \_\_\_\_\_  
 \_\_\_\_\_ National Register District  Certified State or Local District \_\_\_\_\_ Proposed Historic District  
 If listed individually in the National Register of Historic Places,  
 Please give date of listing \_\_\_\_\_ (mm/dd/yy)

Owner: Patricia May Street Address: 308 Williams  
Rockwall Texas 75087  
 City State Zip Code  
(972) 907-2525  
 Telephone Number (preferably daytime)

Authorized Contact: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 (if different from Owner)  
 \_\_\_\_\_  
 City State Zip Code County  
 Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  
**Construction of a driveway providing ingress/egress via Kernodle to the residential property at 310 Williams, which are listed in the Appendix A of the Old Rockwall Historic District Guidelines as "medium-contributing".**

Owner's Signature _____	City of Rockwall Use Only: <b>APPROVED</b> <b>-09/03/2002-</b>	<b>HP-2002-1-CofA</b>  <i>Project Number</i>
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JOHN Paquette 46 9-441-9981

# WILLIAMS STREET

KNOWN AS LOT B  
MARIA KIM HOOKS  
TO  
FRANKLIN H. & JANET HALL  
VOL. 568. PG. 01

( CONTROLLING BEARING LINE )  
EAST 49.99°

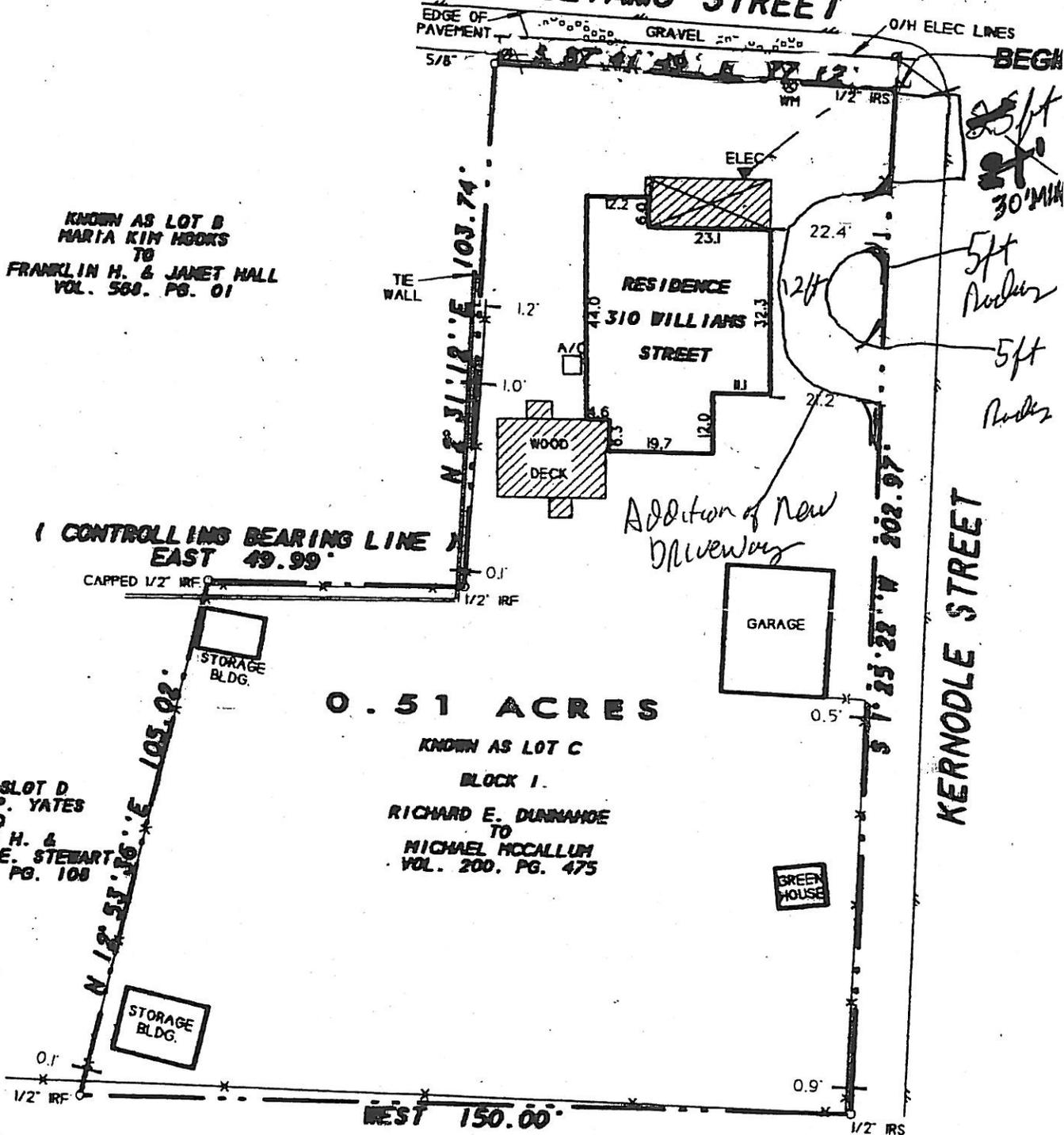
## 0.51 ACRES

KNOWN AS LOT C

BLOCK 1.

RICHARD E. DUNNAGE  
TO  
MICHAEL HOCALLUM  
VOL. 200. PG. 475

KNOWN AS LOT D  
CHARLES P. YATES  
TO  
CHARLES H. &  
ANTOINETTE E. STEWART  
VOL. 748. PG. 108



KERNODLE STREET

GRIFFIN  
BLOCK 4

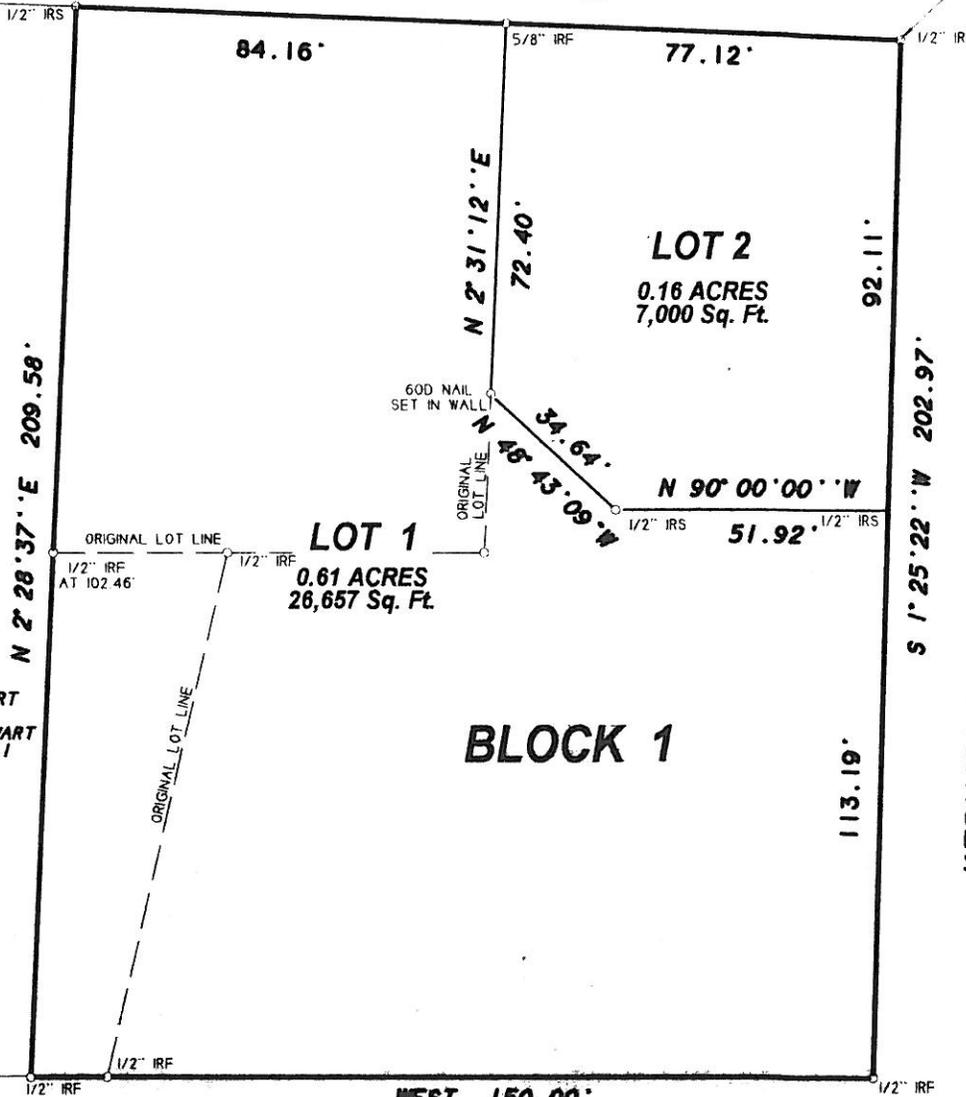
HP-2002-1-CofA

# WILLIAMS STREET

50' R.O.W. PER PLAT

S 87° 41' 49" E 161.28'

BEGINNING



0.2613 ACRES  
CHARLES H. STEWART  
TO  
ANTOINETTE E. STEWART  
PAGE 1892, PAGE 1

## BLOCK 1

# KERNODLE STREET

40' R.O.W. PER PLAT

S 1° 25' 22" W 202.97'

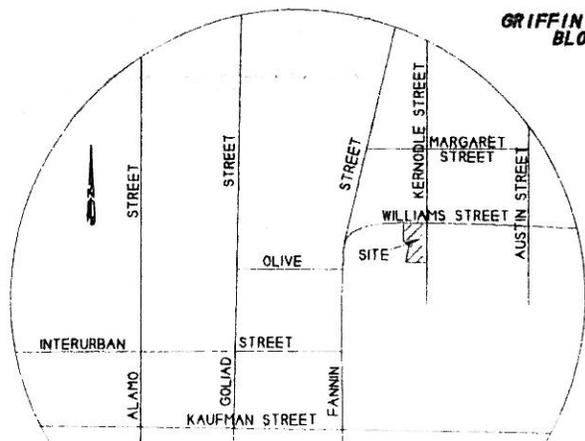
LOT 5A  
FARMERS &  
MERCHANTS  
ADDITION

## WEST ALLEY

20' R.O.W. (NOT PAVED)

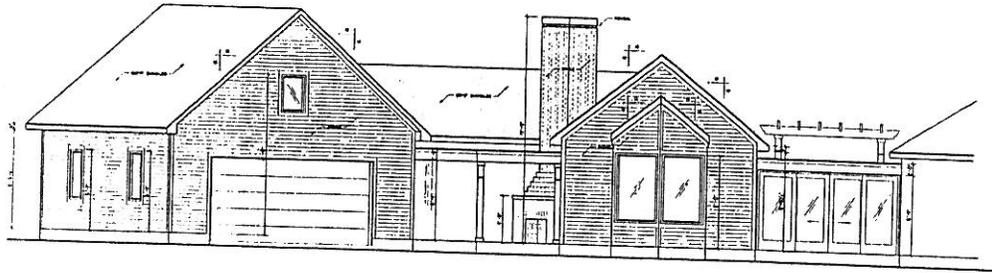
### GRIFFIN ADDITION BLOCK 4

GRIFFIN ADDITION  
BLOCK 4

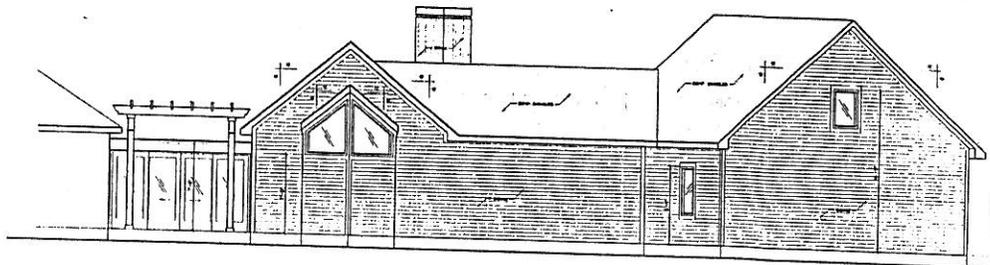


### NOTES

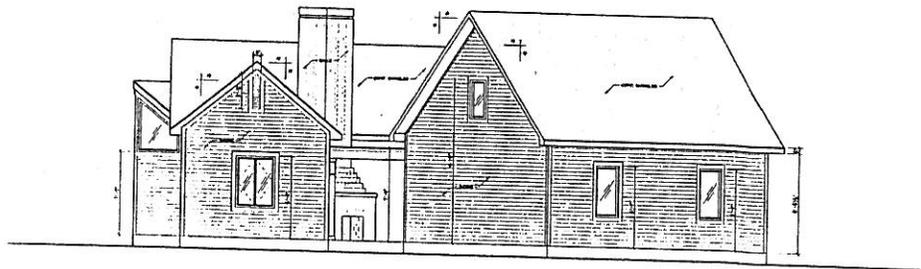
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 June 16, 1992, this property lies in Zone X. This property does not appear to lie



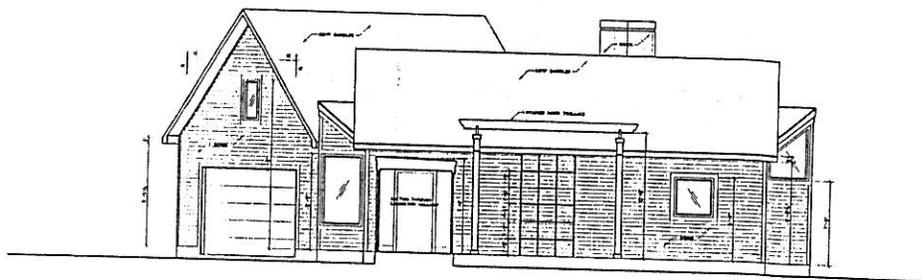
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

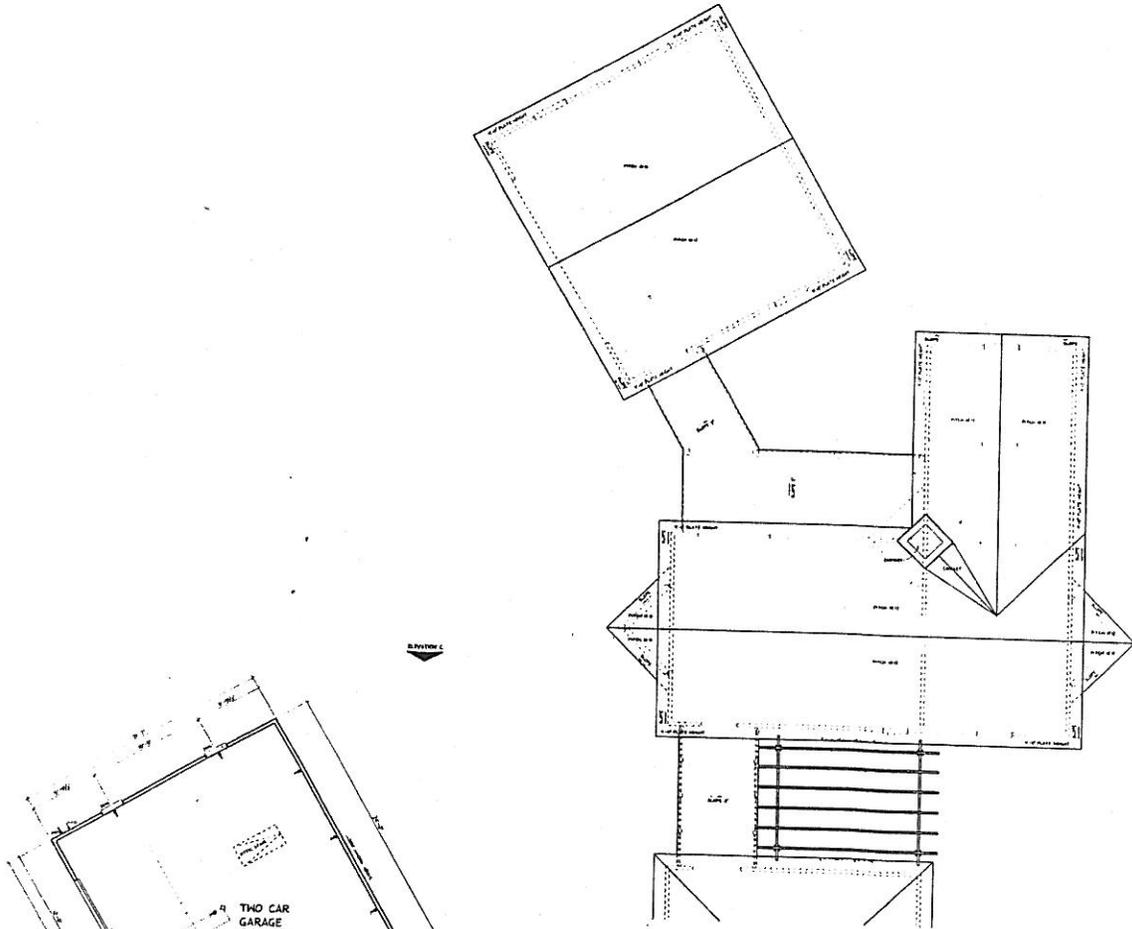
HP-2002-1-CofA

STOVALL  
**SH**  
 HOWARD

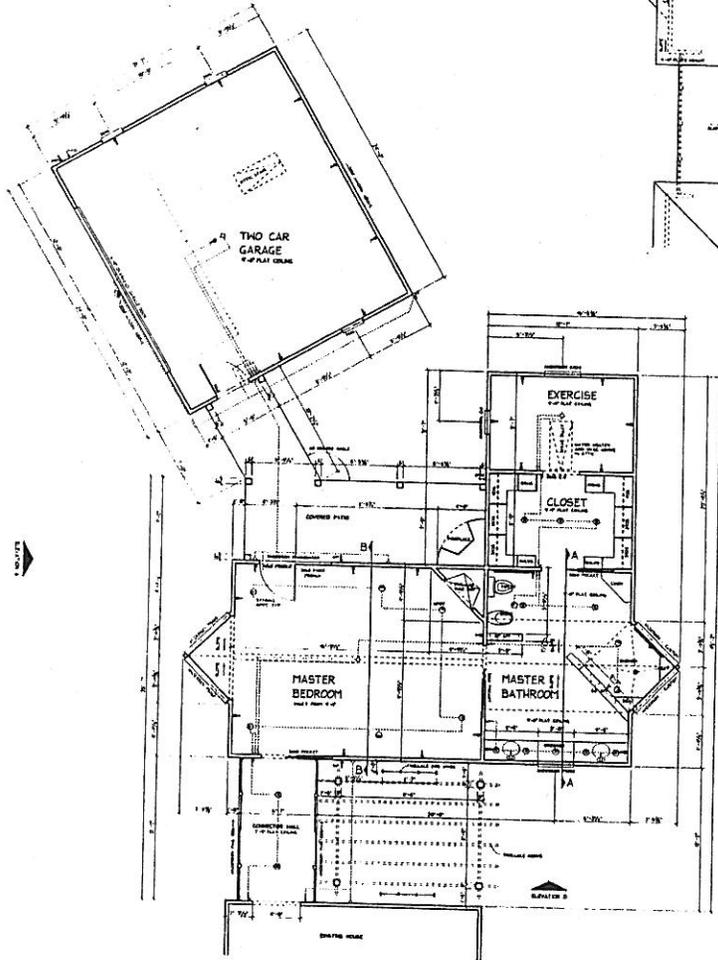
ADDITION FOR PAT MAY

308 WILLIAMS ST  
 ROCKWALL, TEXAS 75087-2739

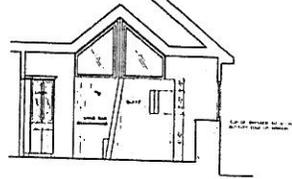
DESIGNED BY: ROBERT M STOVALL, M.A.  
 STOVALL HOWARD HOMES, L.P.  
 P.O. BOX 192308  
 DALLAS, TX 75219  
 469 693 1633



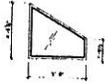
ROOF PLAN



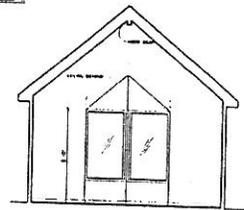
FLOOR PLAN



SECTION A-A



CUSTOM WINDOW & SHOWER



SECTION B-B

HP-2002-1-CofA



ADDITION FOR PAT MAY  
 308 WILLIAMS ST  
 ROCKWALL, TEXAS 75087-2739

DATE	DESCRIPTION

DESIGNED BY: ROBERT M STOVALL, M.A.  
 STOVALL HOWARD HOMES, L.P.  
 P.O. BOX 192308  
 DALLAS, TX 75219  
 469 693 1633



CITY OF ROCKWALL  
- FACSIMILE -  
COVER PAGE

Date: **August 7, 2002**

From:

**James Williams  
City Planner  
Community Development Bldg.  
385 South Goliad  
Rockwall, Texas 75087**

Phone Number:

**(972) 772-6440**

Fax Number:

**(972) 771-7748**

To:

**Lisa Fields  
Dallas Morning News**

Fax Number:

**(214) 977-8002**

Telephone Number:

**(214) 977-7814**

No. of pages (incl. cover page): **2**

**Message:**

Lisa:

Please publish this in the ***Friday, August 9th, 2002*** edition of the Rowlett-Rockwall Public Notice section of the Dallas Morning News.

I e-mailed you the attached notice.

Please give me a call at the number listed above or call Denise LaRue at (972) 771-7745 if you have any questions or problems.

Thank you for your consideration and expedient handling of this matter.

Respectfully,

James Williams

Faxed: Date 8/7/02 Time 11:50 am

Legal Notices      Legal Notices  
- Public Notice -  
The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on August 22, 2002 at 7:00 p.m., at the Rockwall City Hall, 385 South Goliad, Rockwall, Texas in the City Council Chambers to consider the following item:  
**HP-2002-1-CofA**  
A request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Erndle Street to the two residential structures located at 308 and 310 Williams (within the Patricia May Addition).  
Interested parties are invited to attend.  
1113  
8/09/02

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Lisa Fields, Classified Legal Advertising Representative for the DALLAS MORNING NEWS being duly sworn by oath, states the attached advertisement of:

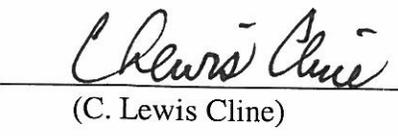
CITY ROCKWALL (CPN 1113)

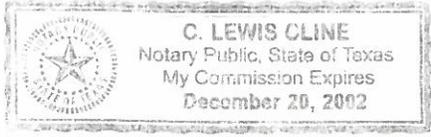
as published in THE ROCKWALL/ROWLETT MORNING NEWS on: August 9, 2002

  
(Lisa Fields)

Sworn to and subscribed before me this

August 9, 2002, A.D

  
(C. Lewis Cline)



## - Public Notice -

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on August 22, 2002 at 7:00 p.m., at the Rockwall City Hall, 385 South Goliad, Rockwall, Texas in the City Council Chambers to consider the following item;

### **HP-2002-1-CofA**

A request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition).

All interested parties are invited to attend.

*Dallas Morning News (Rowlett-Rockwall Section-Classified):*

**To verify receipt of this fax please sign and fax to Denise LaRue at 972-771-7748.**

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date Received



# CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, August 22, 2002 at 7:00 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas 75087 to consider the following item(s):

**HP-2002-01-CofA**

**A request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition).**

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you want your comments sent to the Historic Preservation Advisory Board prior to the meeting please return the *completed* form by **August 15, 2002**.

James Williams  
Rockwall City Planner

(Please return portion of form below the dotted line)

-----  
**Case Number: HP-2002-1-CofA**

Please place a check mark on the appropriate line below:

14

\_\_\_\_\_ I am ***in favor*** of the request for the reasons listed below

\_\_\_\_\_ I am ***opposed to*** the request for the reasons listed below

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Please see the Location Map of the Subject Property on reverse side of this notice -

**Patricia May**  
**308 Williams**  
**Rockwall, Texas 75087**  
Franklin Hall; BI 1-A, Lot 1  
3690;F&M; BI 1; C & D; .51 ac

Antoinette Stewart  
306 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 1; A; .046 ac  
3140; Block 32D

Cain Revocable Trust  
305 Stonebridge Drive  
Rockwall, Texas 75087  
3780;Griffith; BI 4; Lot 2 (306)

Yvonne Dower and Hilda Prieto  
P. O. Box 571006  
Dallas, Texas 75357  
3780;Griffith; BI 4; Lot 3 & 6 (302)

Eddie Walker  
601 North Fannin  
Rockwall, Texas 75087  
3690;F&M; BI 5; A; 402 Williams

F. C. McCurry  
406 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 5; B; 0.459 ac.

Carol Crow  
504 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 6; Lot 2 (RP); 0.16 ac.

Dean and Holly Caldwell  
502 Kernodle  
Rockwall, Texas 75087  
3690;F&M; BI 6; 1; 0.263 ac.

Billy Peoples  
P. O. Box 35  
Rockwall, Texas 75087  
3690;F&M; BI 2; NW/4 A (302 Marg)

James Buttgen  
501 Kernodle  
Rockwall, Texas 75087  
3690;F&M; BI 2; E ½ B; 0.644 ac.

Timothy and Lisanne Place  
303 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 6; C

Scott Richardson  
308 North Fannin  
Rockwall, Texas 75087  
3140; Block 32A; 0.292 ac.

John Thomas  
704 Kernodle  
Rockwall, Texas 75087  
3140; Block 32B; Tropical Johns

Martha Peace  
4702 VZ County Road 3504  
Wills Point, Texas 75169-6275  
3140; Block 32B & 32E

John and Tamara Mitchell  
304 Williams  
Rockwall, Texas 75087  
3140; Block 32C



## Williams, James

---

**From:** Sherry Pittman [spittman@sbcglobal.net]  
**Sent:** Tuesday, July 16, 2002 2:58 PM  
**To:** Williams, James  
**Subject:** Fw: Good News / question

James,

I received this email earlier and thought you might be able to address it. This is the old Montana house at the corner of Williams & Kernodle.

Thanks,  
Sherry

>  
> I notice that a certain property on Williams is undergoing work in its front yard that appears to be preparation for at least two concrete parking spaces parallel to the street.  
> Does anyone know if the owner has (a) properly applied for a construction permit for this project and (b) to the extent a permit exists and does not predate the effective date of the historic district, properly applied for and obtained a certificate of appropriateness? I would think that this driveway/parking area, as it appears to be framed, would violate the guidelines - and it did not previously exist as an improvement.

> Perhaps someone can follow up?

>  
>  
> Leif Swedlow  
> Assistant General Counsel  
> The viaLink Company  
> 13155 Noel Road, Suite 700  
> Dallas, Texas 75240  
> voice: 972-934-5595  
> cell: 214-507-2585  
> fax: 972-934-5583

> NOTICE: This message is intended for the use of the addressee only and may contain information that is confidential, proprietary and/or privileged.

If  
> you are not the intended recipient, notify the sender immediately.

**AGENDA**  
**Historic Preservation Advisory Board Meeting**  
Development Services Building  
385 South Goliad, Rockwall, Texas 75087  
Second Floor - Council Chambers  
August 22, 2002  
7:00 P.M.

**CALL TO ORDER**

***PUBLIC HEARING ITEMS:***

**HP-2002-1-CofA**

**A request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition).**

***DISCUSSION ITEMS:***

- Tax Incentives
- Historic District Street Signage

***ADJOURNMENT***

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact James Williams at (972) 771-7790 ext.111 for further information.

**Posted this 16th day of August, 2002 at 4:00 p.m. by James Williams**

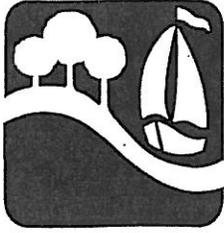
# AGENDA

## ROCKWALL CITY COUNCIL

### September 3, 2002

#### 8. Action Items

- i. **HP-2002-1-CofA** – Hold a public hearing to consider a request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition) and an addition to the residential structure located at 308 Williams.



# MEMORANDUM

<b>To:</b> Julie Couch City Manager	<b>Date:</b> August 28, 2002
<b>From:</b> James Williams City Planner	<b>Re:</b> <b>HP-2002-1-CofA</b> Request from Patricia May for a Certificate Of Appropriateness (CofA) for improvements proposed for the residential properties at 308 and 310 Williams

A Historic Preservation Advisory Board (HPAB) public hearing was held Thursday evening, August 22, 2002 to consider the request for a *Certificate of Appropriateness* (CofA) listed below. A quorum of the HPAB was not available that evening. Normally the HPAB would have thirty (30) days from the date of a submitted application to consider a CofA, however, given the current state of the Board and the applicant's desire to secure approval of their project, Staff respectfully requests the City Council's consideration of the request for the *Certificate of Appropriateness* at the September 3, 2002 meeting.

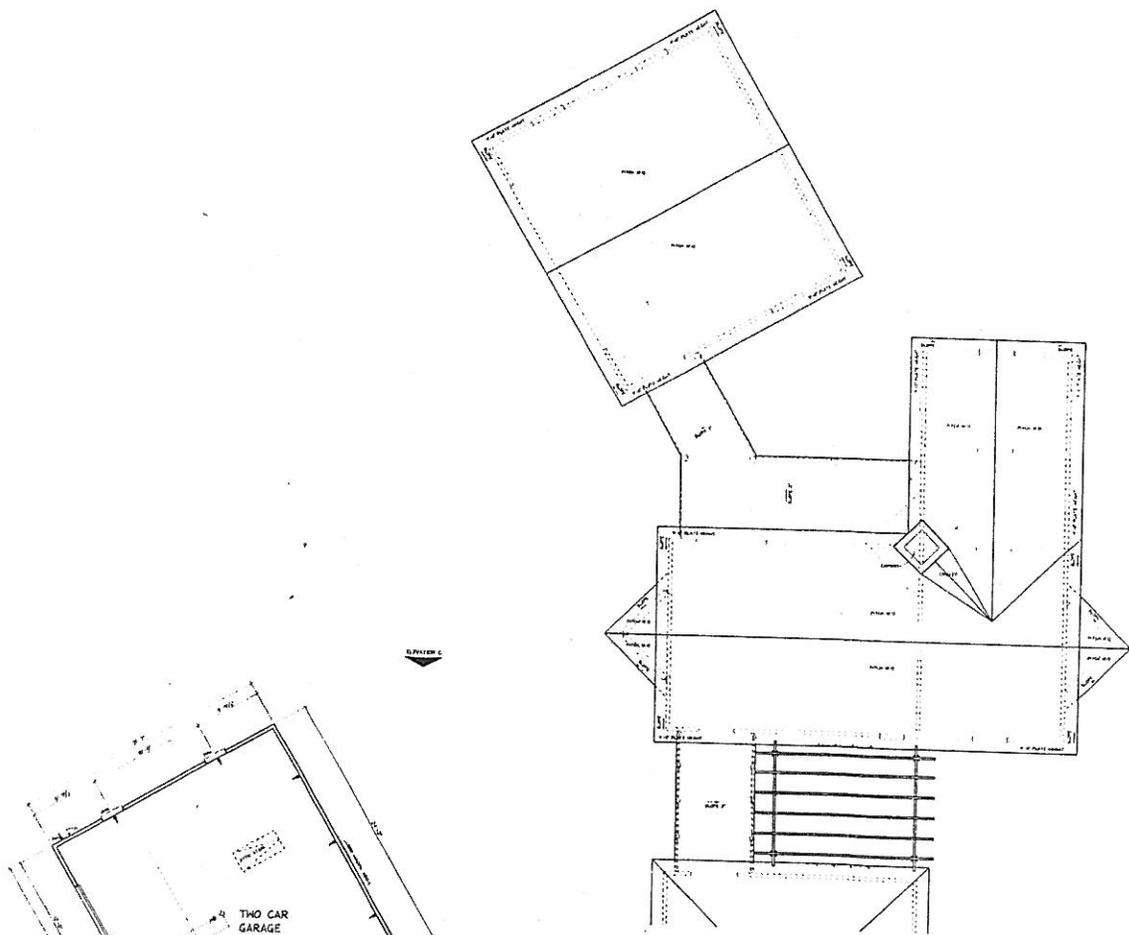
**HP-2002-1-CofA**

Hold a public hearing to consider a request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition) and an addition to the residential structure located at 308 Williams.

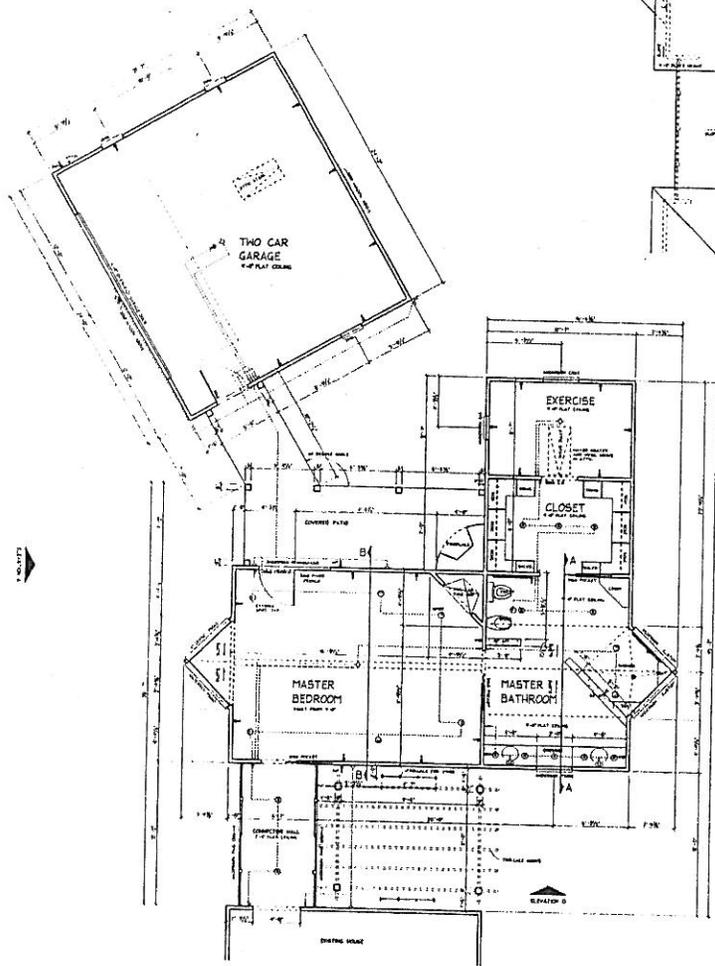
The proposed driveways and "308 Williams-addition" (*floor plan and elevations are attached*) appear to be in-line with the spirit of the Old Rockwall Historic District. The crux of driveway-issue is the distance of the circular driveway serving the "310 Williams" property from Williams (SH 66). The City Engineer desires 30' between the end of the corner radius on Williams and the "north opening" of the circular drive (*a drawing is attached*). The property owner desires a narrower distance in order to save trees on the property.

Although the "308 Williams-addition" was not an item to be specifically considered at the August 22<sup>nd</sup> HPAB public hearing, it appears to be prudent, given the state of the HPAB's membership, to move toward consideration of the appropriateness of the *Addition* in concert with the consideration of the driveways that will serve said Addition to a currently "non-contributing" property.

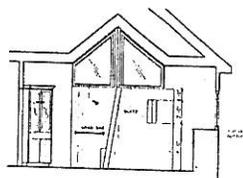
Please contact me at ext. 6440 if you have any questions or concerns. Thank you.



ROOF PLAN



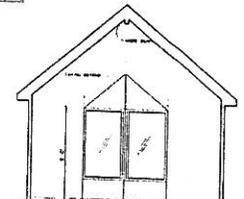
FLOOR PLAN



SECTION A-A



CUSTOM WINDOW & SHOWER



SECTION B-B

HP-2002-1-CofA

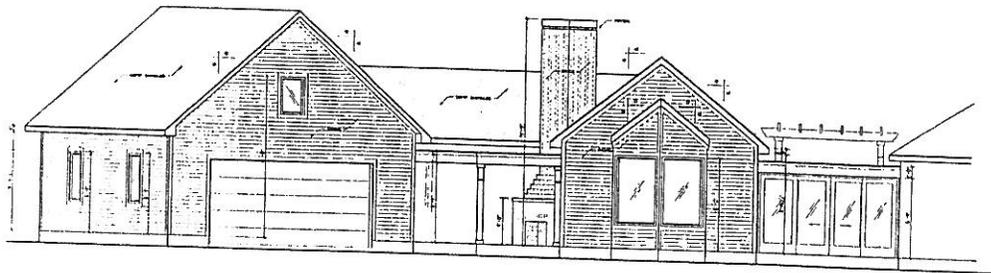


ADDITION FOR PAT MAY

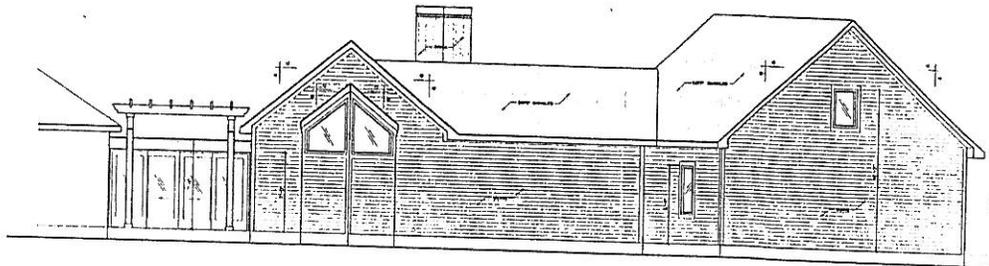
308 WILLIAMS ST  
ROCKHALL, TEXAS 75087-2739

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/02
2	ISSUED FOR PERMITS	11/11/02
3	ISSUED FOR PERMITS	11/11/02

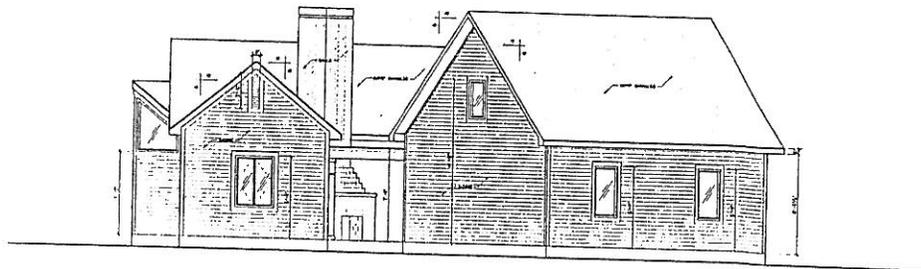
DESIGNED BY: ROBERT M STOVALL, M A  
STOVALL HOWARD HOMES, L P.  
P O BOX 192308  
DALLAS, TX 75219  
469 693 1633



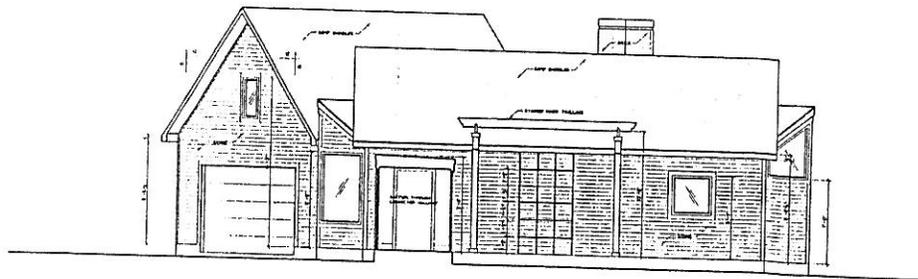
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

HP-2002-1-CofA

STOVALL  
**SH**  
 HOWARD

ADDITION FOR PAT MAY

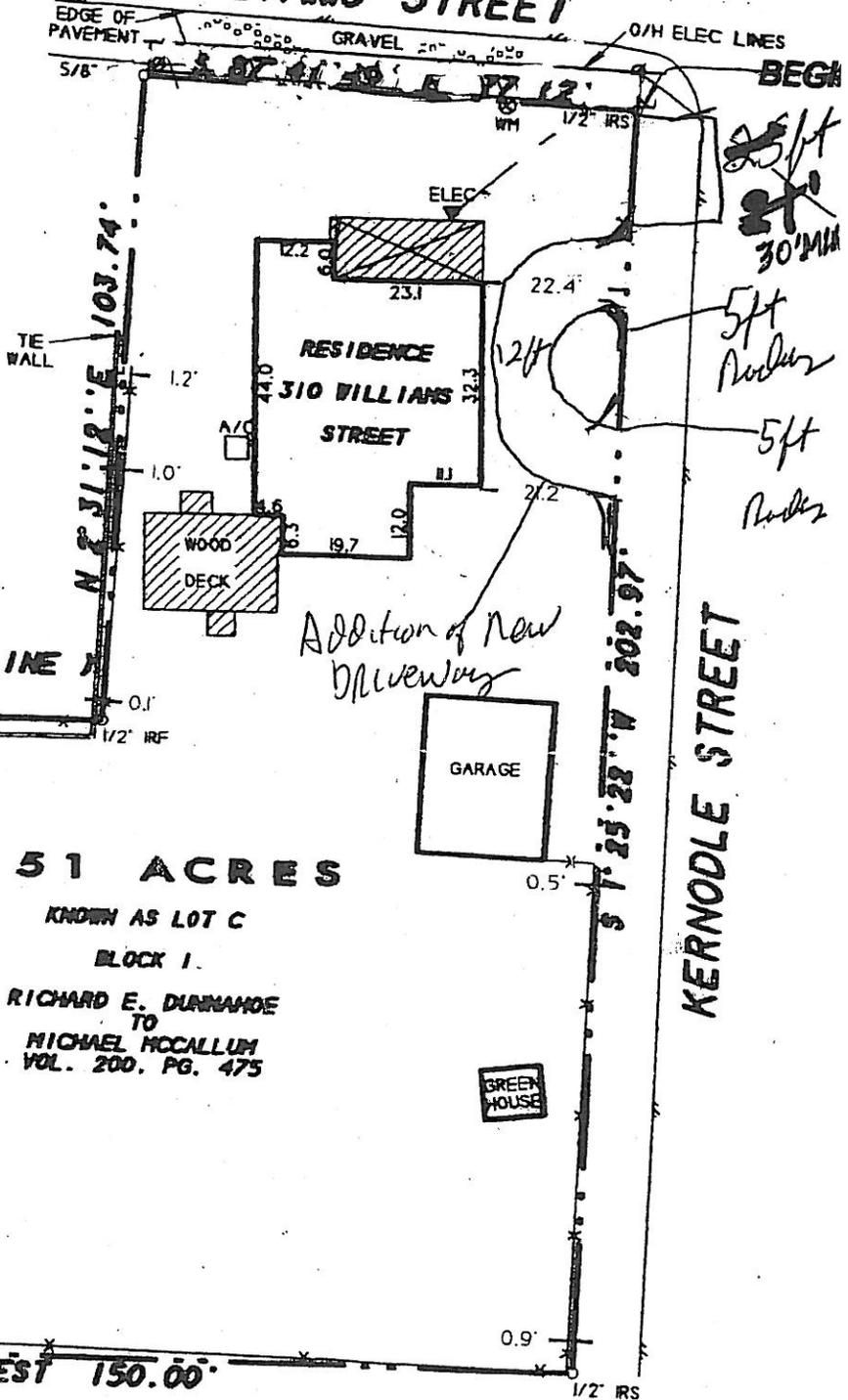
308 WILLIAMS ST  
 ROCKWALL, TEXAS 75087-2739

DESIGNED BY: ROBERT M. STOVALL, M.A.  
 STOVALL HOWARD HOMES, L.P.  
 P.O. BOX 192308  
 DALLAS, TX 75219  
 469 693 1633

JOHN Paquette 46 9-441-9981

WILLIAMS STREET

KNOWN AS LOT B  
MARIA KIM HOOKS  
TO  
FRANKLIN H. & JANET HALL  
VOL. 588. PG. 01



( CONTROLLING BEARING LINE )  
EAST 49.99'

0.51 ACRES

KNOWN AS LOT C

BLOCK 1.

RICHARD E. DURHAM  
TO  
MICHAEL MCCALLUM  
VOL. 200. PG. 475

KNOWN AS LOT D  
CHARLES P. YATES  
TO  
CHARLES H. &  
ANTOINETTE E. STEWART  
VOL. 748. PG. 108

GRIFFIN  
BLOCK 4

HP-2002-1-CofA

LOT C-2

LOT B-2

LOT A-6

# WILLIAMS STREET

50' R.O.W. PER PLAT

S 87° 41' 49" E 161.28'

BEGINNING

1/2" IRS

84.16'

5/8" IRF

77.12'

1/2" IRF



N 2° 31' 12" E

72.40'

LOT 2  
0.16 ACRES  
7,000 Sq. Ft.

92.11'

60D NAIL  
SET IN WALL

ORIGINAL  
LOT LINE

N 90° 00' 00" W

N 45° 43' 09" W

51.92'

S 1° 25' 22" W 202.97'

KERNODLE STREET

40' R.O.W. PER PLAT

LOT 5A  
FARMERS &  
MERCHANTS  
ADDITION

ORIGINAL LOT LINE

LOT 1

0.61 ACRES  
26,657 Sq. Ft.

1/2" IRF  
AT 102.46'

1/2" IRF

1/2" IRS

113.19'

0.2613 ACRES

CHARLES H. STEWART  
TO  
ANTOINETTE E. STEWART  
PAGE 1892. PAGE 1

N 2° 28' 37" E 209.58'

ORIGINAL LOT LINE

## BLOCK 1

WEST 150.00'

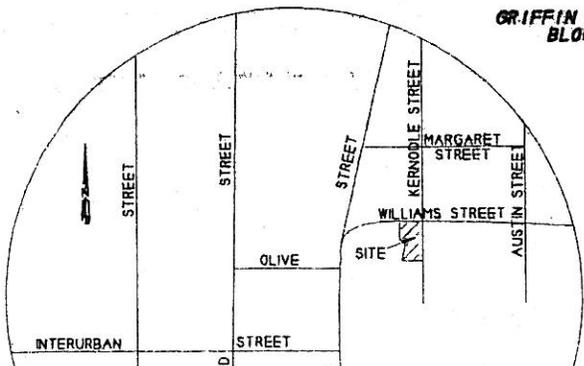
1/2" IRF

### ALLEY

20' R.O.W. (NOT PAVED)

GRIFFIN ADDITION  
BLOCK 4

GRIFFIN ADDITION  
BLOCK 4





# CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, August 22, 2002 at 7:00 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas 75087 to consider the following item(s):

**HP-2002-01-CofA**

**A request from Patricia May for a Certificate of Appropriateness permitting the construction of two driveways providing respective ingress/egress via Kernodle Street to the two residential structures located at 308 and 310 Williams (within the Patricia A. May Addition).**

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you want your comments sent to the Historic Preservation Advisory Board prior to the meeting please return the *completed* form by **August 15, 2002**.

James Williams  
Rockwall City Planner

(Please return portion of form below the dotted line)

-----  
**Case Number: HP-2002-1-CofA**

Please place a check mark on the appropriate line below:

14

\_\_\_\_\_ I am *in favor* of the request for the reasons listed below

\_\_\_\_\_ I am *opposed to* the request for the reasons listed below

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Please see the Location Map of the Subject Property on reverse side of this notice -

3/10 Williams GR-7F7

ORDINANCE NO. 84-33

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "GR" GENERAL RETAIL TO "SF-7" SINGLE FAMILY RESIDENTIAL CLASSIFICATION, SAID TRACT DESCRIBED AS LOT E, BLOCK 8 GRIFFITH ADDITION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to give "SF-7" Single Family Residential District classification to the following described property: Lot E, Block 8, Griffith Addition.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by penalty of fine not to exceed the

sum of One Thousand Dollars (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. Whereas, it appears the above described property requires classification to "SF-7" Single Family Residential District classification in order to permit its proper development and to protect the public interest and general welfare of the City of Rockwall, such requirement creates and urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 2nd day of July, 1984.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary













LOT C-2

LOT B-2

LOT A-6

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL WHEREAS PATRICIA A. MAY 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 B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of FRANKLIN HALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 104 of the Plat Records of Rockwall County, Texas and being known as Lot C and Lot B in Block 1, according to the Plat thereof Recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas, and being all of that tract of land being described in a Warranty deed from Frank D. Montana and wife Cynthia Montana to Patricia A. May, dated, September 15, 1999 and being recorded in Volume 1080, Page 280 of the Real Property Records of Rockwall County, Texas, and also being a part of that tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the intersection of the South right-of-way line of Williams Street and the West right-of-way line of Kernodle Street, at the Northeast corner of said Block 1;

THENCE S. 01°25'22"W. along the West right-of-way-line of Kernodle Street, a distance of 202.97' to a 1/2" iron rod found for corner;

THENCE WEST at a distance of 150.00 feet pass a 1/2" iron rod found for corner at the southeast corner of a tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas;

THENCE N. 02°28'37"E. at 102.46 feet pass a 1/2" iron rod found for corner at the Southwest corner of said Franklin Hall Addition, a distance of 209.58 feet to a 3/8" iron rod found for corner in the South right-of way line of Williams Street;

THENCE S. 87°41'49"E. along said right-of way, a distance of 161.28' to the POINT OF BEGINNING and containing 0.77 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 PATRICIA A. MAY ADDITION 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 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:

- 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; 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.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, 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."
4) PURPOSE OF REPLAT; TO COMBINE ADDITIONAL LAND INTO TWO LOTS

OWNER: PATRICIA A. MAY 308 WILLIAMS STREET ROCKWALL, TEXAS 75087 972-771-3633

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.

PATRICIA A. MAY STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [Name], 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 \_\_\_

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 85-54.

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 Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_

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 PATRICIA A. MAY ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall 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 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 \_\_\_

Mayor, City of Rockwall City Secretary City of Rockwall

CITY ENGINEER

FINAL PLAT PATRICIA A. MAY ADDITION A REPLAT OF FRANKLIN HALL ADDITION OUT OF THE B. F. BOYDSTUN ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS 2002-61

ROCKWALL SURVEYING COMPANY, INC. 800 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE June 20, 2002 SCALE 1" = 30' FILE # 20020578 CLIENT May

WILLIAMS STREET 50' R.O.W. PER PLAT

S 87°41'49"E 161.28'

BEGINNING

84.16'

77.12'

LOT 2 0.16 ACRES 7,000 Sq. Ft.

LOT 1 0.61 ACRES 26,657 Sq. Ft.

BLOCK 1

WEST 150.00'

ALLEY 20' R.O.W. (NOT PAVED)

GRIFFIN ADDITION BLOCK 4

GRIFFIN ADDITION BLOCK 4

LOT 5A FARMERS & MERCHANTS ADDITION

