

**FIELD NOTE DESCRIPTION  
FOR  
PERMANENT DRAINAGE EASEMENT**

**ACROSS THE PROPERTY OF  
TERRY L. AND WIFE, MARY BOREN**

BEING an 18-foot x 18 foot strip of land for a permanent drainage easement over, under and across Lot 9 of the Dawson Addition, an addition in Rockwall County, Texas located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas conveyed to Terry L. and wife, Mary Boren, by a deed now of record in Volume 571, Page 55 of the Deed Records of Rockwall County, Texas, said strip of land being more particularly described as follows:

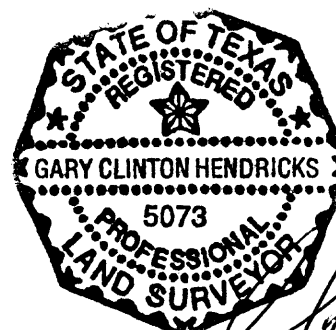
BEGINNING at a point for a corner, and being in the west right-of-way of Clark Street (generally 60 feet in width) and the northeast property corner of said Boren tract and the southeast property corner of Clark Park in the said Dawson Addition, said point being S 2°46'50" E, a distance of 64.00 feet, from a 1/2-inch iron rod found in the west right-of-way of said Clark Street and being the southeast corner of Lot 9 of the said Dawson Addition, conveyed to John S. Defranco, Diane B. Defranco and Robert Joseph Defranco, by a deed now of record in Volume 2737, Page 276 of the Deed Records of Rockwall County;

THENCE, S 2°46'50" E along the west right-of-way of said Clark Street and east property line of said Boren tract, for a distance of 18.00 feet, to a point for a corner;

THENCE, S 88°13'09" W, a distance of 18.00 feet to a point for a corner;

THENCE, N 2°46'50" W, a distance of 18.00 feet to a point for a corner in the north property line of said Boren tract and the south property line of said Clark Park, said point being S 5°12'49" W, a distance of 127.74 feet from a 1/2-inch iron rod found and being the northeast property corner of said John S. Defranco, Diane B. Defranco and Robert Joseph Defranco tract;

THENCE, N 88°27'10" E, along the north property line of said Boren tract and the south line of said Clark Park, a distance of 18.00 feet to the POINT OF BEGINNING, said eighteen by eighteen (18'x18') foot permanent drainage easement containing 0.007 acres of land.



*[Handwritten Signature]*  
8/31/04

MUNSON ST.

DAWSON

TERRY L. BOREN & WIFE  
MARY BOREN  
VOL. 571, PG. 55  
LOT 10

N 02°46'50" W  
18.00'

S 88°27'09" W - 18.00'

S 02°46'50" E - 18.00'

60' R.O.W.

CLARK ST.

CITY OF ROCKWALL  
(CLARK PARK)

323.9 S.F.  
0.007 AC.

S 05°12'49" W - 127.74'  
N 88°27'10" E 18.00'  
S 02°46'50" E - 64.00'

POINT OF BEGINNING

JOHN S. DEFRANCO  
DIANE B. DEFRANCO  
AND ROBERT  
JOSEPH DEFRANCO  
VOL. 2737, PG. 276  
LOT 9

JULIA ANN RHEA  
VOL. 134, PG. 100  
LOT 8

WESLEY C. HOOVER  
VOL. 1937, PG. 136

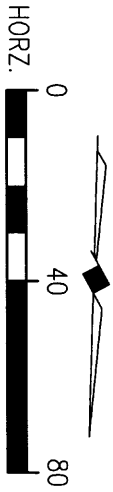
BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

DOROTHY DUNN  
LOT 49

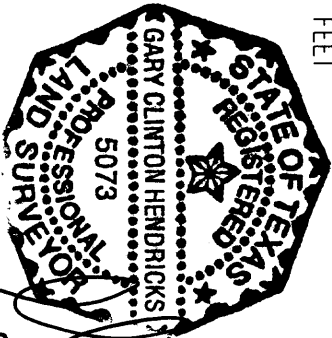
MAUREN C. &  
MICKEY R. GREEN  
VOL. 2581, PG. 311

FRANK CLARK ADDITION

HARTMAN ST.



SCALE IN FEET



CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
TERRY & MARY BOREN-DRAINAGE EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004

**FIELD NOTE DESCRIPTION  
FOR  
PERMANENT DRAINAGE EASEMENT**

**ACROSS THE PROPERTY OF**

**WESLEY C. HOOVER**

BEING over, under and across a 1.18-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas, conveyed to Wesley C. Hoover, by a deed now of record in Volume 1937, Page 136 of the Deed Records of Rockwall County, Texas, said strip of land being more particularly described as follows:

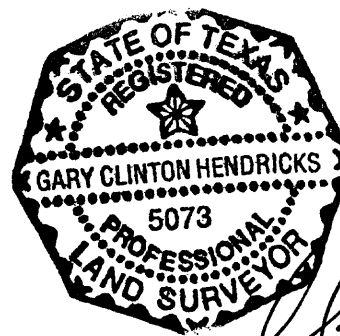
BEGINNING at a point for a corner, and being in the east right-of-way of Clark Street (generally 60 feet in width), the northwest property corner of said Hoover tract and the southwest property corner of Lot 49 of the Frank Clark Addition, an addition to the City of Rockwall, Rockwall, County, said point being S 32°10'30" E, a distance of 122.71 feet, from a 1/2-inch iron rod found in the west right-of-way of said Clark Street and the northeast corner of Lot 9 of the Dawson Addition an addition in Rockwall County, Texas conveyed to John S. Defranco, Diane B. Defranco and Robert Joseph Defranco, by a deed now of record in Volume 2737, Page 276 of the Deed Records of Rockwall County;

THENCE, S 80°17'48" E, a distance of 54.83 feet, to a point for a corner;

THENCE, S 09°42'12" W, a distance of 45.00 feet to a point for a corner;

THENCE, N 80°17'48" W, a distance of 44.87 feet to a point for a corner, said point being in the east right-of-way line of said Clark Street and the west property line of said Hoover tract, said point also being S 36°26'06" E, a distance of 108.27 feet, from a 1/2-inch iron rod found in the west right-of-way of said Clark Street and the southeast corner of said John S. Defranco, Diane B. Defranco and Robert Joseph Defranco tract;

THENCE, N 02°46'50" W, along the east right-of-way of said Clark Street and the west property line of said Hoover tract, a distance of 46.09 feet to the POINT OF BEGINNING, said generally forty five (45) foot permanent drainage easement containing 0.052 acres of land.



*[Handwritten Signature]*  
8/31/04

MUNSON ST.

DAWSON

TERRY L. AND WIFE  
MARY BOREN  
VOL. 571, PG. 55  
LOT 10

CITY OF ROCKWALL  
(CLARK PARK)

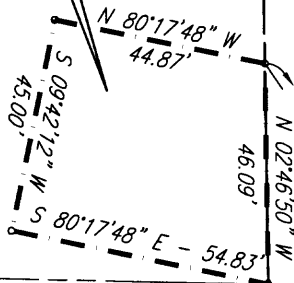
JOHN S. DEFRANCO  
DIANE B. DEFRANCO  
AND ROBERT  
JOSEPH DEFRANCO  
VOL. 2737, PG. 276  
LOT 9

ADDITION  
JULIA ANN RHEA  
VOL. 134, PG. 100  
LOT 8

CLARK ST.

60' R.O.W.

2,243.2 S.F.  
0.052 AC.



POINT OF BEGINNING

DOROTHY DUNN  
LOT 49

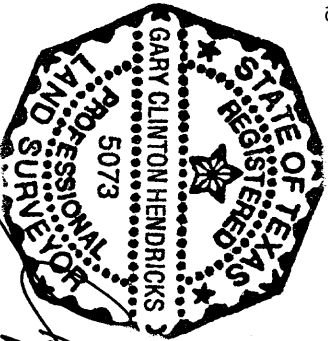
FRANK CLARK ADDITION



SCALE IN FEET

WESLEY C. HOOVER  
VOL. 1937, PG. 136  
B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

MAUREEN C. &  
MICKEY R. GREEN  
VOL. 2581, PG. 311



*[Signature]*  
8/31/04

CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
WESLEY C. HOOVER-DRAINAGE EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004

HARTMAN ST.

**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT**

**ACROSS THE PROPERTY OF**

**DONALD KIRK RAGSDALE AND WIFE, FRANCES PALMER KELLEY RAGSDALE**

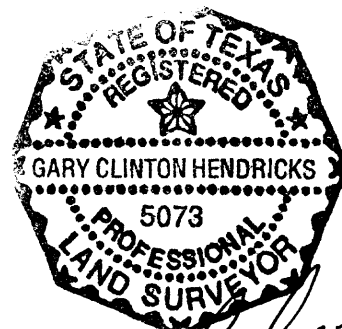
BEING over, under and across a 1.084-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas conveyed to Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale by a deed now of record in Volume 661, Page 204 of the Deed Records of Rockwall County, Texas, said parcel of land being more particularly described as follows:

BEGINNING at a point for corner, said point being in the east right-of-way line of Clark Street (generally 42 feet in width) and the north right-of-way line of Kaufman Street, (generally 49 feet in width) and being the southwest property corner of said Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale tract, said point being N 42°23'42" E, a distance of 68.36 feet from a 3/4 inch iron rod found in the north right-of-way line of said Kaufman Street and in the west right-of-way line of said Clark Street and the northeast property corner of a lot, parcel or tract of land conveyed to Gregory S. Horne, by a deed now of record in Volume 1999, Page 65 of the Deed Records of Rockwall County, Texas;

THENCE, N 01°29'00" W along the east right-of-way line of said Clark Street and along the west property line of said Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale tract, for a distance of 7.00 feet, to a point for a corner, said point being S 01°29'00" E, a distance of 99.78 feet from a 1/2-inch iron rod found in the east right-of-way line of said Clark Street and the northwest property corner of said Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale tract;

THENCE, S 46°20'38" E, a distance of 9.92 feet to a point for a corner in the south property line of said Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale tract and the north right-of-way line of said Kaufman Street;

THENCE, S 88°47'44" W, along the south property line of said Donald Kirk Ragsdale and wife, Frances Palmer Kelley Ragsdale tract and the north right-of-way line of said Kaufman Street, a distance of 7.00 feet to the POINT OF BEGINNING, said sidewalk easement containing 24.5 square feet (0.001 acres) of land.



*GCH*  
8/31/04

GREGORY S.  
HORN  
VOL. 1999, PG. 65

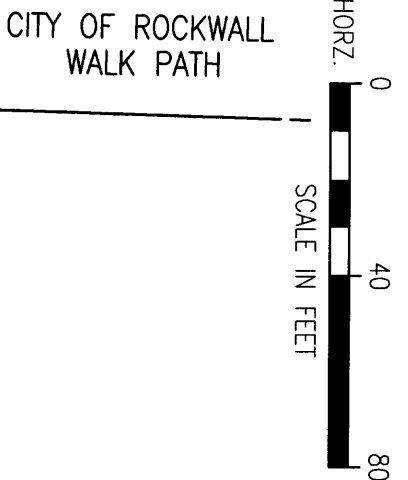
KAUFMAN ST.

60' F. R.O.W.

RICHARD &  
JUDY HARRIS  
VOL. 1940, PG. 271

CLIFFORD  
CORNELIUS  
VOL. 1196, PG. 317

CLIFFORD C. CORNELIUS  
AND WIFE  
JEANETTE L. CORNELIUS  
VOL. 871, PG. 47



CLARK ST.

42' F. R.O.W.

24.5 S.F.  
0.001 AC.

POINT OF BEGINNING

S 88°47'44" W  
7.00'

N 01°29'00" W - 7.00'

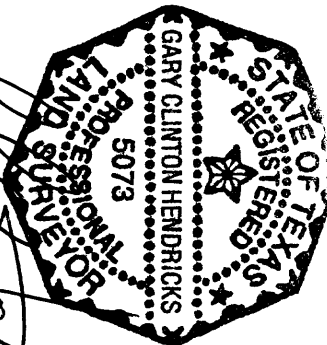
S 01°29'00" E - 99.78'

S 46°20'38" E - 9.92'

49' F. R.O.W.

DONALD KIRK RAGSDALE  
AND WIFE,  
FRANCES PALMER  
KELLEY RAGSDALE  
VOL. 661, PG. 204

ROBERT & MICHELE McDONALD  
VOL. 1729, PG. 204



INTERURBAN ST.

44' F. R.O.W.

CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.

DONALD & FRANCES RAGSDALE-SIDEWALK EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004

B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT  
ACROSS THE PROPERTY OF  
BETTY J. DAWSON**

BEING over and being over, under and across a 0.27-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas conveyed to Betty J. Dawson by a deed now of record in Volume 834, Page 168 of the Deed Records of Rockwall County, Texas, said strip of land being more particularly described as follows:

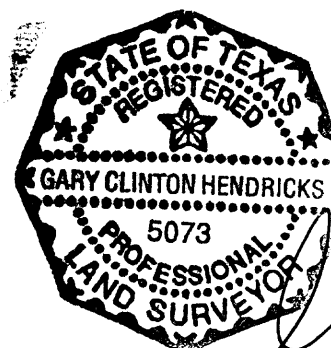
BEGINNING at a 1/2 inch iron rod found for corner, said point being in the east right-of-way line of Clark Street (generally 60 feet in width) and the southwest property corner of said Dawson tract, said point also being the northwest property corner of a tract of land, conveyed to Sidney A. Tanner by a deed now of record in Volume 1518, Page 102 of the Deed Records of Rockwall County, Texas, and said point being N 02°57'59" W, a distance of 68.10 feet from a 1/2 inch iron rod found in the east right-of-way line of said Clark Street and the southwest property corner of said Tanner tract;

THENCE, N 02°57'59" W, along the west property line of said Dawson tract and the east right-of-way line of said Clark Street, a distance of 65.00 feet to a point for a corner, said point being S 02°57'59" E, a distance of 19.08 feet from a 1/2 inch iron rod found in the east right-of-way of said Clark Street and south right-of-way line of a public alley (more or less 26-feet wide) and the northwest property corner of said Dawson tract;

THENCE, N 89°02'07" E, a distance of 3.00 feet to a point for a corner;

THENCE, S 02°57'59" E being at all times 3-feet perpendicular distance from and parallel with the east right-of-way line of said Clark Street and with the west property line of said Dawson tract, for a distance of 65.00 feet to a point for a corner, said point being in the south property line of said Dawson tract and in the north property line of said Tanner tract;

THENCE, S 89°02'07" W along the south property line of said Dawson tract and along the north property line of said Tanner tract, a distance of 3.00 feet to the POINT OF BEGINNING, said sidewalk easement containing 195.0 square feet (0.005 acres) of land.



*[Handwritten Signature]*  
8/31/04

LEWIS R. AND WIFE MARGARITA C. JOHNSTON VOL. 933, PG. 250	ANNETTA M. WIKANDER VOL. 1661, PG. 220	JEAN KOCH VOL. 2185, PG. 197	JEAN KOCH VOL. 2317, PG. 304	RICKY L. AND WIFE, ISABELL WILLIAMS VOL. 618, PG. 30	TODD LERE AND WIFE TONDA LEE HARGROVE VOL. 621, PG. 315
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CLARK ST.

TO WASHINGTON ST.

HARTMAN ST.

44' ±  
R.O.W.

1/2" R.F.  
BILLY RAY  
AND LINDA  
K. CRAWFORD  
VOL. 104, PG. 498

1/2" R.F.  
SIDNEY A.  
TANNER  
VOL. 1518, PG. 102

BETTY J. DAWSON  
VOL. 834, PG. 168

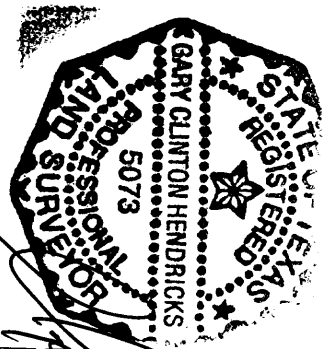
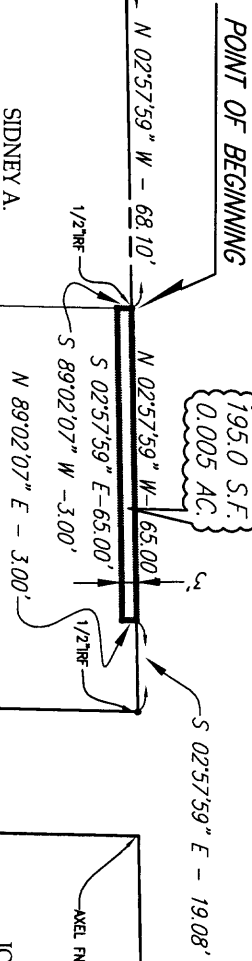
B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

26' ± ALLEY

AXEL RFD.  
JOHNNY W.  
AND SANDRA KAY  
COX  
VOL. 164, PG. 248

60' ±  
R.O.W.

195.0 S.F.  
0.005 AC.

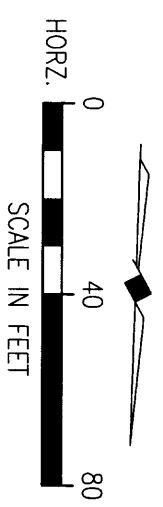


CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
BETTY J. DAWSON-SIDEWALK EASEMENT

**BIRKHOFF, HENDRICKS & CONWAY, L.L.P.**  
CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004





**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT  
ACROSS THE PROPERTY OF  
SIDNEY A. TANNER**

BEING over, under and across a 0.21-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas, conveyed to Sidney A. Tanner by a deed now of record in Volume 1518, Page 102 of the Deed Records of Rockwall County, Texas, said strip of land being more particularly described as follows:

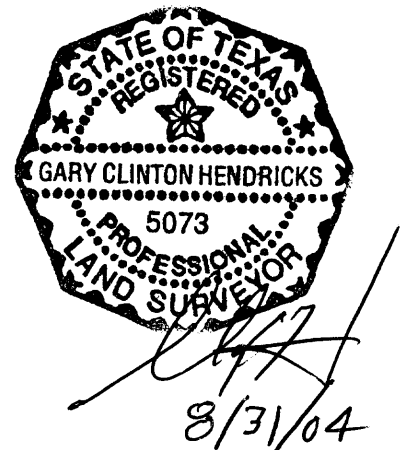
BEGINNING at a 1/2 inch iron rod found for corner, said point being in the east right-of-way line of Clark Street (generally 60 feet in width) and being the northwest property corner of said Tanner tract, said point also being the southwest property corner of a tract of land conveyed to Betty J. Dawson by a deed now of record in Volume 834, Page 168 of the Deed Records of Rockwall County, Texas;

THENCE, N 89°02'07" E along the north property line of said Tanner tract and along the south property line of said Dawson tract, a distance of 2.00 feet to a point for a corner;

THENCE, S 02°57'59" E being at all times 2-feet perpendicular distance from and parallel with the east right-of-way line of said Clark Street and with the west property line of said Tanner tract, for a distance of 24.93 feet, to a point for a corner;

THENCE, S 87°02'01" W, a distance of 2.00 feet to a point for a corner in the east right-of-way line of said Clark Street and in the west property line of said Tanner tract, said point being N 02°57'59" W, a distance of 43.10 feet from a 1/2 inch iron rod found in the east right-of-way line of said Clark Street and being the southwest property corner of said Tanner tract and the northwest property corner of a lot, parcel or tract of land conveyed to Billy Ray and wife, Linda K. Crawford by a deed now of record in Volume 104, Page 498 of the Deed Records of Rockwall County, Texas;

THENCE, N 02°57'59" W, along the west property line of said Tanner tract and along the east right-of-way line of said Clark Street, a distance of 25.00 feet to the POINT OF BEGINNING, said sidewalk easement containing 49.9 square feet (0.001 acres) of land.



LEWIS R. AND WIFE  
MARGARITA C. JOHNSTON  
VOL. 933, PG. 250

ANNETTA M.  
WIKANDER  
VOL. 1661, PG. 220

JEAN KOCH  
VOL. 2185, PG. 197

JEAN KOCH  
VOL. 2317, PG. 304

RICKY L. AND WIFE,  
ISABELL WILLIAMS  
VOL. 618, PG. 30

TODD LERE  
AND WIFE  
TONDA LEE HARGROVE  
VOL. 621, PG. 315

CLARK ST.

60' ±  
R.O.W.  
TO WASHINGTON ST.

HARTMAN ST.

44' ±  
R.O.W.

BILLY RAY  
AND LINDA  
K. CRAWFORD  
VOL. 104, PG. 498

SIDNEY A. TANNER  
VOL. 1518, PG. 102

B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

BETTY J. DAWSON  
VOL. 834, PG. 168

JOHNNY W.  
AND SANDRA KAY  
COX  
VOL. 164, PG. 248

POINT OF BEGINNING

N 02°57'59" W  
43.10'

N 02°57'59" W  
25.00'

S 87°02'01" W  
2.00'

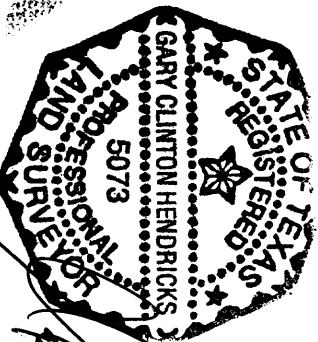
N 89°02'07" E  
2.00'

S 02°57'59" E  
24.93'

26' ± ALLEY

ALLEY END.

49.9 S.F.  
0.001 AC.



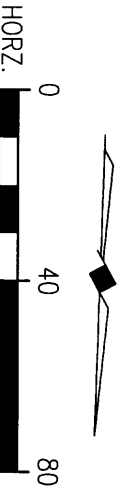
CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
SIDNEY A. TANNER-SIDEWALK EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004



**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT  
  
ACROSS THE PROPERTY OF  
  
GREGORY S. HORNE**

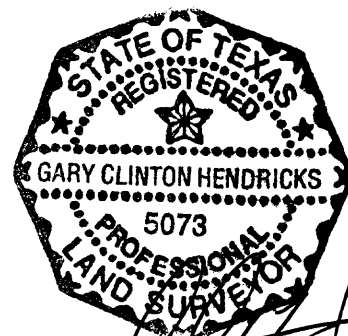
BEING over, under and across a 0.217-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas conveyed to Gregory S. Horne, by a deed now of record in Volume 1999, Page 65 of the Deed Records of Rockwall County, Texas, said parcel of land being more particularly described as follows:

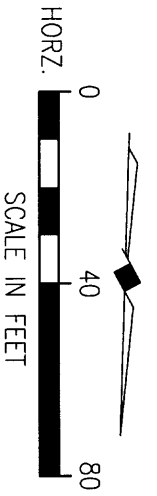
BEGINNING at a point for a corner, said point being in the west right-of-way of Clark Street (generally 60 feet in width) and the south right-of-way of Rusk Street, (generally 52 feet in width) said point also being the northeast property corner of said Horne tract, said point being S 43°25'49" W, a distance of 66.02 feet, from a 1-inch iron rod found in the east right-of-way of said Clark Street and the southwest property corner of a tract of land conveyed to Robert V. Gates and wife, Christi C. Gates, by a deed now of record in Volume 2957, Page 95 of the Deed Records of Rockwall County;

THENCE, S 2°59'24" W along the west right-of-way line of said Clark Street and along the east property line of said Horn tract, for a distance of 10.00 feet, to a point for a corner;

THENCE, N 46°51'42" W, a distance of 14.42 feet to a point for a corner in the north property line of said Horne tract and the south right-of-way line of said Rusk Street, said point being S 4°50'34" W, a distance of 52.84 feet from a 3/4-inch iron rod found in the north right-of-way of said Rusk Street, the west right-of-way line of said Clark Street and the southeast corner of Block 120, Lot C of the original donation to the City of Rockwall;

THENCE, N 89°16'00" E, along the north property line of said Horne tract and the south right-of-way line of said Rusk Street, a distance of 10.00 feet to the POINT OF BEGINNING, said sidewalk easement containing 50.0 square feet (0.001 acres) of land.





WASHINGTON ST.

CLARK ST.

FREDERICK  
W. CHAPMAN  
VOL. 1542, PG. 278

GREGORY S. HORNE  
VOL. 1999, PG. 65

50.0 S.F.  
0.001 AC.

RUSK ST.

CITY OF ROCKWALL  
BLOCK 120  
LOT C

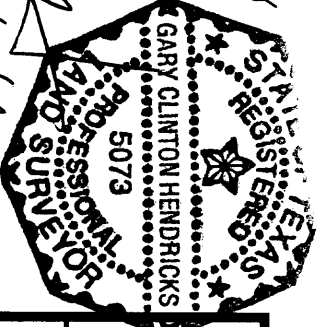
ROCKWALL I.S.D.  
VOL. 308, PG. 26

B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

3/8" R.F.  
N 46°51'42" W - 14.42'  
N 02°59'24" W - 97.54'  
S 02°59'24" E - 10.00'  
POINT OF BEGINNING  
60' ± R.O.W.

52' ± R.O.W.  
N 89°16'00" E  
10.00'  
S 04°50'34" W  
52.84'  
S 43°25'49" W  
66.02'  
51.13'

1" R.F. - BENT  
ROBERT V. & WIFE, CHRISTI C. GATES  
VOL. 2957, PG. 95



CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
GREGORY S. HORNE-SIDEWALK EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75251 214-361-7900

AUG. 2004

**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT  
ACROSS THE PROPERTY OF  
ROBERT V. GATES AND WIFE, CHRISTI C. GATES**

BEING over, under and across a 1.37-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas, conveyed to Robert V. Gates and wife, Christi C. Gates by a deed now of record in Volume 2957, Page 95 of the Deed Records of Rockwall County, Texas, said parcel of land being more particularly described as follows:

BEGINNING at a 1 inch iron rod found for corner, said point being in the east right-of-way line of Clark Street (variable in width) and the southwest property corner of said Gates tract, said point being S 84°51'44" E, a distance of 51.13 feet from a 3/4 inch iron rod found in the north right-of-way line of Rusk Street, (generally 52 feet in width) and in the west right-of-way line of said Clark Street and the southeast corner of Block 120, Lot C of the original donation to the City of Rockwall;

THENCE, N 03°13'12" W along the east right-of-way line of said Clark Street and along the west property line of said Gates tract, for a distance of 193.30 feet, to a point for a corner, said point being S 66°52'19" E, a distance of 47.82 feet, from a 3/4-inch iron rod found in the west right-of-way line of said Clark Street and the south right-of-way line Kaufman Street, (generally 60 feet in width) and the northeast corner of said Block 120, Lot C of the original donation to the City of Rockwall;

THENCE, N 86°46'48" E, a distance of 4.00 feet to a point for a corner;

THENCE, S 03°13'12" E, being at all times parallel with, four (4) feet perpendicular distance from the said east right-of-way line of Clark Street, a distance of 175.88 feet to a point for a corner;

THENCE, S 25°41'32" E, a distance of 19.28 feet to a point for a corner in the south property line of said Gates tract and the north right-of-way line of said Rusk Street;

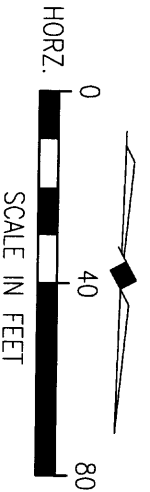
THENCE, S 88°47'44" W, along the south property line of said Gates tract and the north right-of-way line of said Rusk street, a distance of 11.38 feet to the POINT OF BEGINNING, said sidewalk easement containing 0.019 acres of land, more or less.



GREGORY S.  
HORNE  
VOL. 1999, PG. 65

52' ±  
R.O.W.

RUSK ST.



CITY OF ROCKWALL  
BLOCK 120  
LOT C

CLARK ST.

KAUFMAN ST.

60' ±  
R.O.W.

POINT OF BEGINNING

S 88°47'44" W - 11.38'  
1" IRF (BENT)

S 84°51'44" E  
51.13'

3/4" I.P.F.

S 25°41'32" E  
19.28'

N 03°13'12" W - 193.30'

S 03°13'12" E - 175.88'  
838.2 S.F.  
0.019 AC.

N 86°46'48" E  
4.00'

S 66°52'19" E  
47.82'

3/4" I.P.F.

49' ±  
R.O.W.

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
ROCKWALL SCHOOL ADDITION #1  
VOL. 308, PG. 26

ROBERT V. AND WIFE, CHRISTI C. GATES

B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

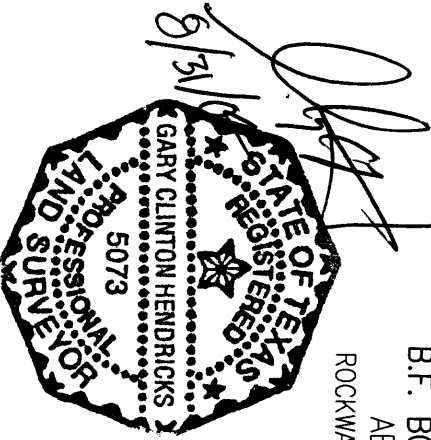
CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
ROBERT & CHRISTI GATES-SIDEWALK EASEMENT

BIKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004



**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT  
  
ACROSS THE PROPERTY OF  
  
ROCKWALL INDEPENDENT SCHOOL DISTRICT**

BEING a parcel of land for a sidewalk easement, generally a nine by nine (9x9) feet over, under and across a 19.108-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas and being Lot 1 in Block A of the Rockwall School Addition No. 1 an addition in Rockwall County, conveyed to Rockwall Independent School District, (R.I.S.D.) by a deed now of record in Volume 308, Page 26 of the Deed Records of Rockwall County, Texas, said parcel p of land being more particularly described as follows:

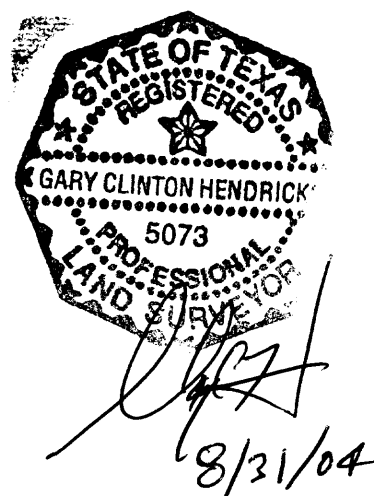
BEGINNING at a 1/2 inch iron rod found for corner, said point being in the east right-of-way line of Clark Street (generally 60 feet in width) and the north right-of-way line of Washington Street, (generally 50 feet in width) and being the southwest property corner of said R.I.S.D. tract;

THENCE, N 3°12'54" W along the east right-of-way line of said Clark Street and along the west property line of said R.I.S.D. tract, for a distance of 9.00 feet, to a point for a corner said point being S 35°25'59" E, a distance of 112.16 feet, from a 3/8-inch iron rod found in the west right-of-way line of said Clark Street and the northeast property corner of a tract of land conveyed to Frederick W. Chapman, by a deed now of record in Volume 1542, Page 278 of the Deed Records of Rockwall County;

THENCE, N 89°03'15" E, a distance of 9.36 feet to a point for a corner;

THENCE, S 00°56'45" E, a distance of 8.99 feet to a point for a corner in the south property line of said R.I.S.D. tract and the north right-of-way line of said Washington Street;

THENCE, N 89°03'15" W, along the south property line of said R.I.S.D. tract and the north right-of-way line of said Washington Street, a distance of 9.00 feet to the POINT OF BEGINNING, said sidewalk easement containing 82.5 square feet (0.002 acres) of land.

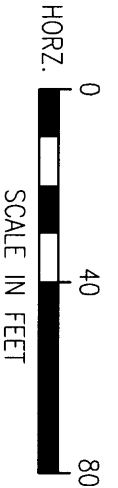


NANLEE  
ALEXANDER  
VOL. 197, PG. 299

WASHINGTON ST.

FREDERICK  
W. CHAPMAN  
VOL. 1542, PG. 278

GREGORY S.  
HORNE  
VOL. 1999, PG. 65



CLARK ST.

RUSK ST.

POINT OF BEGINNING

MICHAEL J.  
AND ROSEMARY  
HANRAHAN  
VOL. 1293, PG. 252

50' ± R.O.W.

82.5 S.F.  
0.0002 AC

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
VOL. 308, PG. 26  
ROCKWALL SCHOOL ADDITION #1

B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS

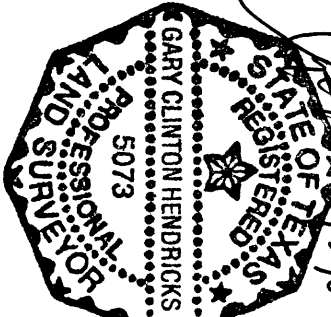
CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
ROCKWALL ISD-SIDEWALK EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.

CONSULTING ENGINEERS  
7502 GREENVILLE AVE., #220  
DALLAS, TEXAS 75231 214-361-7900

AUG. 2004





**FIELD NOTE DESCRIPTION  
FOR  
SIDEWALK EASEMENT**

**ACROSS THE PROPERTY OF  
RANDALL E. BRYANT**

BEING over, under and across a 0.56-acre tract of land located in the B.F. Boydston Survey, Abstract 14, Rockwall County, Texas, conveyed to Randall E. Bryant by a deed now of record in Volume 505, Page 61 of the Deed Records of Rockwall County, Texas, said parcel of land being more particularly described as follows:

BEGINNING at a point for corner, said point being in the east right-of-way line of Clark Street (generally 40 feet in width) and the north right-of-way line of Interurban Street, (generally 44 feet in width) said point being the southwest property corner of said Bryant tract, said point also being N 00°46'17" W, a distance of 44.00 feet from a 1/2 inch iron rod found in the north right-of-way line of said Interurban Street in the east right-of-way line of said Clark Street and the northwest property corner of a tract of land conveyed to Robert G. and Michele A. McDonald, by a deed now of record in Volume 1729, Page 204 of the Deed Records of Rockwall County;

THENCE, N 0°46'17" W along the east right-of-way line of said Clark Street and along the west property line of said Bryant tract, for a distance of 10.00 feet, to a point for a corner, said point being S 00°46'17" E, a distance of 340.63 feet, from a 1/2-inch iron rod found in the east right-of-way line of said Clark Street and the northwest corner of a tract of land conveyed to Scott W. and wife, Jansy J. Wentzel, by a deed now of record in Volume 1872, Page 256 of the Deed Records of Rockwall County, Texas;

THENCE, S 45°50'09" E, a distance of 14.17 feet to a point for a corner in the south property line of said Bryant tract and the north right-of-way line of said Interurban Street;

THENCE, S 89°16'00" W, along the south property line of said Bryant tract and the north right-of-way line of said Interurban Street, a distance of 10.03 feet to the POINT OF BEGINNING, said sidewalk easement containing 50.2 square feet (0.001 acres) of land.



*[Handwritten Signature]*  
8/31/04

CLIFFORD C. CORNELIUS  
AND WIFE  
JEANETTE L. CORNELIUS  
VOL. 871, PG. 47

JOHNNY L. JOHNSON  
AND WIFE  
JANICE W. JOHNSON &  
JENNIFER L. JOHNSON  
VOL. 1013, PG. 18

GLEN A. SMITH  
VOL. 847, PG. 36

CITY OF ROCKWALL  
WALK PATH

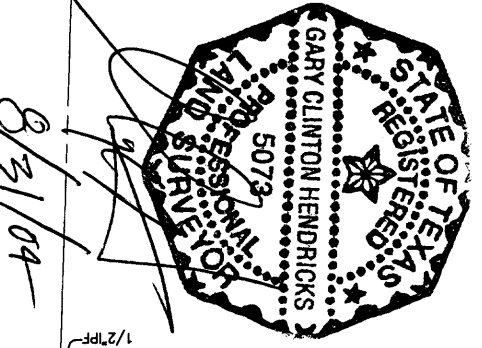
CLARK ST.

TO WILLIAMS ST. (S.H. 66)

ROBERT & MICHELE McDONALD  
VOL. 1729, PG. 204

RANDALL E. BRYANT  
VOL. 505, PG. 61

SCOTT W. WENTZEL  
AND WIFE  
JANSY J. WENTZEL  
VOL. 1872, PG. 256



B.F. BOYDSTUN SURVEY  
ABST. NO. 14  
ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL, TEXAS

CLARK STREET-BOYDSTUND ST. TO HEATH ST.  
RANDALL E. BRYANT-SIDEWALK EASEMENT

BIRKHOFF, HENDRICKS & CONWAY, L.L.P.  
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7502 GREENVILLE AVE., #220  
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AUG. 2004