



LEGAL DESCRIPTION

BEING 7.421 acres or 323,260 square feet of land, more or less, situated in the B.F. Boydston Survey, Abstract Number 14, Town of Rockwall, Rockwall County, Texas and being all of the tracts of land conveyed to the Town of Rockwall by Deed as recorded in Volume 9, Page 276, Volume 1395, Page 9 of the Deed Records of said County, and being all of Lots 1 through 8, Block R and Lots 1 through 4, Block Y of the Original Town of Rockwall, said 6.6844 acres or 291,173 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the intersection of the east right-of-way line of State Highway Number 205 (variable width public right-of-way) and the south right-of-way line of Washington Avenue (25 foot public right-of-way), said point being the northwest property corner of Lot 2, Block R of said Original Town of Rockwall:

- (1) THENCE North 88 degrees 21 minutes 07 seconds East, leaving the east right-of-way line of said State Highway Number 205 and along the south right-of-way line of said Washington Avenue, for a distance of 200.09 feet to the west right-of-way line of San Jacinto Street (60 foot public right-of-way);
 - (2) THENCE South 01 degrees 32 minutes 19 seconds East, leaving the south right-of-way line of said Washington Avenue and along the west right-of-way line of said San Jacinto Street, for a distance of 230.29 feet to the intersection of said west right-of-way line with the south right-of-way line of Houston Street (30 foot public right-of-way);
 - (3) THENCE North 88 degrees 19 minutes 35 seconds East, along the south right-of-way line of said Houston Street, for a distance of 60.45 feet to the northwest property corner of Lot 2, Block X of said Original Town of Rockwall;
 - (4) THENCE South 01 degrees 40 minutes 25 seconds East, along the west property line of Block X of said Original Town of Rockwall, passing at a distance of 100.00 feet the northwest property corner of the tract of land conveyed to Thomas P. Hughes by Deed as recorded in Volume 114, Page 216 of the Deed Records of said County and continuing along the west property line of said Thomas P. Hughes tract of land for a total distance of 182.81 feet to the north property line of the tract of land conveyed to Juliette Neil Haneby by Deed as recorded in Volume 51, Page 244 of the Deed Records of said County;
 - (5) THENCE North 88 degrees 55 minutes 06 seconds East, along the common property line of said Juliette Neil Haneby and Thomas P. Hughes tracts of land, for a distance of 202.81 feet to the northeast property corner of said Haneby tract of land;
 - (6) THENCE South 01 degrees 56 minutes 12 seconds East, along the common property line of said Town of Rockwall and Juliette Neil Haneby tracts of land, for a distance of 121.82 feet to the north property line of the tract of land conveyed to the Town of Rockwall by Deed as recorded in Volume 1395, Page 9 of the Deed Records of said County;
 - (7) THENCE North 88 degrees 55 minutes 06 seconds East, along the common property line of said Town of Rockwall and Juliette Neil Haneby tracts of land, for a distance of 388.58 feet to the west right-of-way line of Fannin Street (60 foot public right-of-way);
 - (8) THENCE South 01 degrees 38 minutes 32 seconds East, along the west right-of-way line of said Fannin Street, for a distance of 199.61 feet to the northeast property corner of Lot 9, Block E of the Epstein Addition, an Addition to the Town of Rockwall as recorded in Volume L, Page 397 of the Deed records of said County;
 - (9) THENCE South 87 degrees 40 minutes 10 seconds West, leaving the west right-of-way line of said Fannin Street and along the common property line of said Town of Rockwall tract of land and Block E of said Epstein Addition, for a distance of 126.58 feet;
 - (10) THENCE South 01 degrees 10 minutes 47 seconds East, along the common property line of said Town of Rockwall tract of land and said Epstein Addition, for a distance of 180.64 feet to the northeast property corner of the tract of land conveyed to CKS Joint Venture No. 1, Tract 2 by Deed as recorded in Volume 413, Page 02 of the Deed Records of said County;
 - (11) THENCE South 90 degrees 00 minutes 00 seconds West, leaving the west property line of said Epstein Addition and along the common property line of said Town of Rockwall and CKS Joint Venture tracts of land, for a distance of 386.77 feet to the east right-of-way line of State Highway Number 205 (variable width public right-of-way);
- THENCE with the following calls along the east right-of-way line of said State Highway Number 205:
- (12) North 03 degrees 15 minutes 52 seconds West, leaving the common property line of said Town of Rockwall and CKS Joint Venture tracts of land, for a distance of 146.86 feet;
 - (13) North 11 degrees 45 minutes 17 seconds West for a distance of 239.47 feet;
 - (14) North 03 degrees 50 minutes 00 seconds West, for a distance of 195.98 feet;
 - (15) South 88 degrees 19 minutes 36 seconds West, for a distance of 20.08 feet;
 - (16) North 01 degrees 40 minutes 25 seconds West, for a distance of 330.38 feet to the POINT OF BEGINNING and containing 7.421 acres or 323,260 square feet of land, more or less.

FINAL PLAT
ROCKWALL CITY HALL ADDITION

B.F. BOYDSTON SURVEY ABSTRACT No. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
PHONE: (972) 494-5031
FAX: (972)-487-2270

OWNER:
CITY OF ROCKWALL
205 W. RUSK ST.
ROCKWALL, TEXAS 75087
(972) 771-7700

FEBRUARY 2001

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