

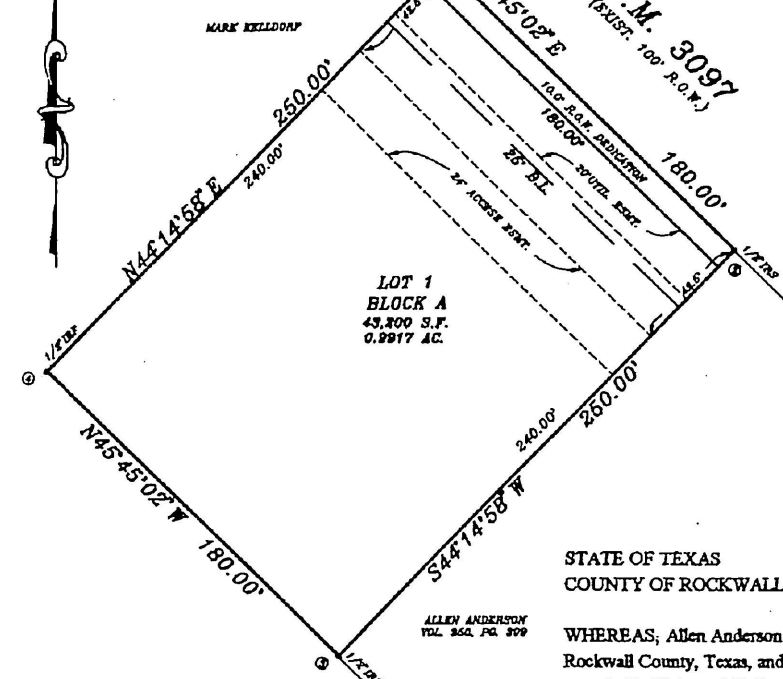
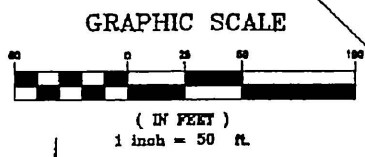
FILED FOR RECORD
ROCKWALL COUNTY

99 NOV 17 AM 10:45

LAURETTE BURKS
CO. CLERK

BY: _____ DEPUTY

D211



OUR SAVIOR LUTHERAN CHURCH
SLIDE 8, PAGE 147

LOT 1
BLOCK A
43,800 S.F.
0.9917 AC.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Allen Anderson is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 6.494 acre tract of land conveyed to Allen Anderson by Deed recorded in Volume 950, Page 309, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Southwest line of FM Road 3097, a 100-foot right-of-way, at the North corner of said 6.494 acre tract;
THENCE: South 45° 45' 02" East a distance of 180.00 feet with said Southwest line to a 1/2" iron rod set for a corner,
THENCE: South 44° 14' 58" West a distance of 250.00 feet to a 1/2" iron rod set for a corner on the most northerly Southwest line of said 6.494 acre tract;
THENCE: North 45° 45' 02" West a distance of 180.00 feet to a 1/2" iron rod found at the most Northerly West corner of said 6.494 acre tract;
THENCE: North 44° 14' 58" East a distance of 250.00 feet to the Point of Beginning and containing 1.0331 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ALLEN ANDERSON, Owner of said tract does hereby adopt this plat designating the hereinabove described property as MARK CARSON ADDITION, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does reserve the easement strips shown on this plat for the purposes stated and for the normal use and accommodation of all utilities desiring to use or using same. 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 have the right to public ingress or egress to, from and upon the said easement strips for the 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. 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 this subdivision.

No house, dwelling unit, or other structure 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 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

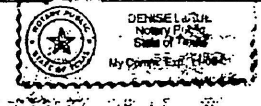
WITNESS MY HAND, at Rockwall, Texas, this the 27 day of October, 1999.

Allen Anderson
ALLEN ANDERSON

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of October, 1999,

by, *Allen Anderson*
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.



Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20 day of October, 1999,
by Harold L. Evans.

Greg Whitten
Notary Public



RECOMMENDED FOR FINAL APPROVAL

John A. ...
Chairman Planning & Zoning Commission

DATE: 11-17-99

APPROVED

I hereby certify that the above and foregoing plat of Mark Carson Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 12th day of November, 1999.

Sam L. ...
Mayor, City of Rockwall

Betinda Page
City Secretary, City of Rockwall



210790

FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28365
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	6/3/95	9643

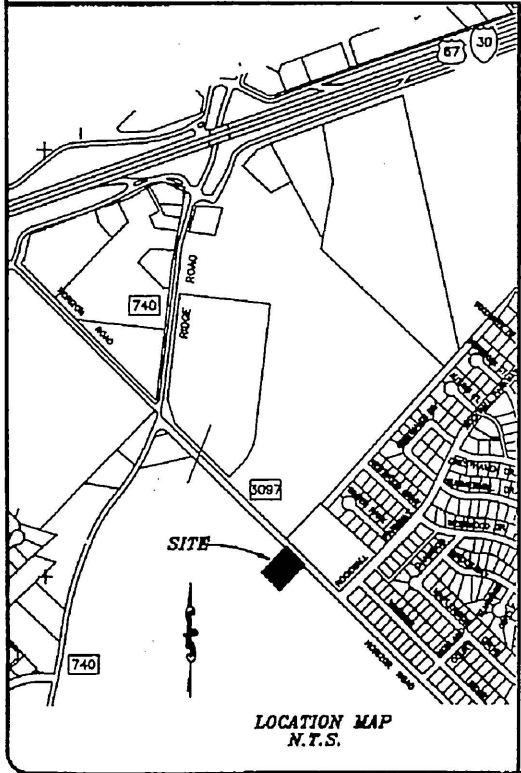
MARK CARSON ADDITION
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLEN ANDERSON
1206 LAKESHORE, ROCKWALL, TEXAS 75087 771-2598

7-21-99

SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7013483.1856886	2592409.5475029
2	7013387.5846163	2592538.8830514
3	7013168.5074656	2592384.4371454
4	7013284.1095179	2592236.5075969



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