

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Harold Chenault Company is the owner of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the intersection of the East line of State Highway No. 205 with the North Line of Storrs Street;
THENCE: North 88° 36' 09" West, a distance of 27.57 feet along said West line to an iron rod;
THENCE: North 01° 04' 10" East, a distance of 90.92 feet along said West line to an iron rod;
THENCE: South 88° 21' 38" East, a distance of 177.17 feet to an iron rod;
THENCE: South 00° 12' 20" West, a distance of 257.35 feet to an iron rod in the North line of Storrs Street;
THENCE: North 89° 50' 41" West, a distance of 191.27 feet along said North line to the Point of Beginning and Containing 45,016 Square Feet or 1.0334 Acres of Land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Harold Chenault Company is the owner of said tract, and do hereby adopt this plat designating the hereinabove described property as Rockwall Retail Strip Center Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does 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 and 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 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 at any time of 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 OUR HAND, at _____, Texas, this the _____ day of _____, 19____.

HAROLD CHENAULT

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold Chenault.

Notary Public
My Commission Expires _____

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 thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
My Commission Expires _____

OWNER

HAROLD CHENAULT COMPANY
12900 PRESTON ROAD SUITE 1212
DALLAS, TEXAS 75230
PHONE 934-3422

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and forgoing plat of Rockwall Retail Strip Center, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 1986.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT
FOR

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HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ROCKWALL RETAIL STRIP CENTER 1.0334 ACRES B.F. BOYDSTON SURVEY - ABSTRACT 14 CITY OF ROCKWALL, ROCKWALL CO, TEXAS
SCALE	DATE	JOB NO.	
1" = 40'	5-8-86	85193	