

WHITMORE DRIVE

WRAY'S NURSERY

POINT OF BEGINNING

P.K. NAIL FOUND S89°20'19" E 204.07'

CHAIN LINK FENCE CORNER POST

1
22,563 S.F.
0.52 ACRES

BLOCK A

S89°20'19" E
178.76'

127.91'
164.97'
S00°18'26" E

2
19,707 S.F.
0.45 ACRES

2" IRON PIPE FOUND 1/2" IRS
N88°41'48" W 36.26'

127.57'

90.12'
S00°20'09" W

146.17'
N89°38'45" W 176.18'

3/8" IRS

NAN A. SMARTT, W.I. LOFLAND, AND JULIANA BOND
BY DEED DATED JULY 11, 1964

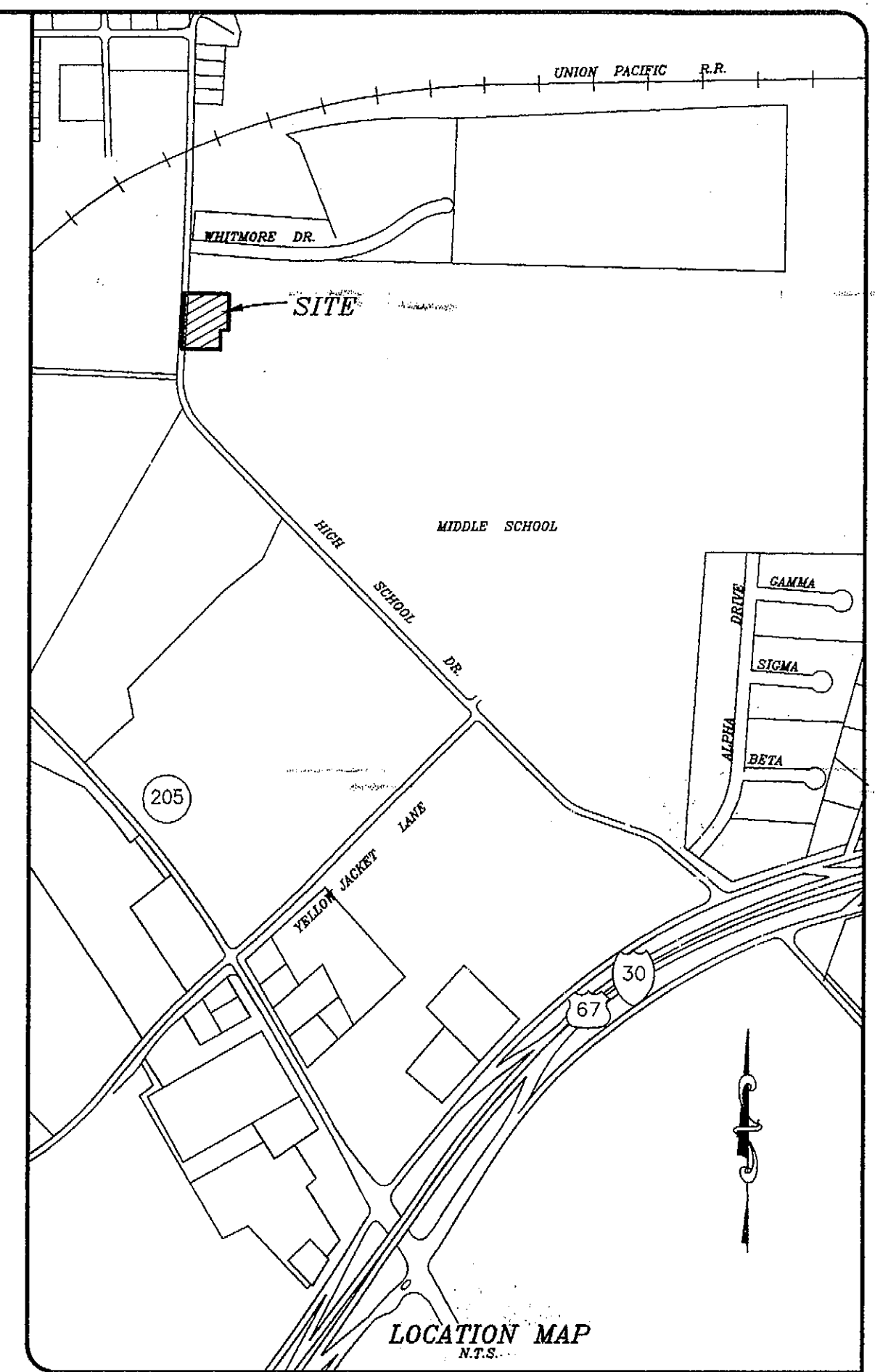
49,937 S.F.
1.15 ACRES
2 LOTS



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LOCATION MAP
N.T.S.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
96 JUN -3 PM 2:50
LAURETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

FINAL PLAT

16

HAROLD L. EVANS

CONSULTING ENGINEER
P.O. BOX 28355

2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	11/26/97	9730

AIMEE ADDITION

A. HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CHRIS WHITE

1407 S. GOLIAD, ROCKWALL, TEXAS 75087 (972) 771-8999

8730PL7

WHEREAS Chris White is the owner of a tract of land out of the A. Hanna Survey of 320 acres, Abstract No. 99, in the City of Rockwall, said tract being a part of a certain 99.958 acre tract conveyed to Newman Lofland by M.F. Blackburn and wife by deed dated November 24, 1917, of record in Volume 14, Page 267, Deed Records of Rockwall County, Texas, and described as follows:

COMMENCING at the Northwest corner of said 99.958 acre tract at a point in the intersection near the center line of T.L. Townsend Drive and Whitmore Drive;
THENCE: South 01° 57' 16" East, 211.20 feet near the center of Townsend Drive in the Place of Beginning a PK nail found for a corner, said point also being the Southwest corner of a called 0.963 acre tract as recorded in Volume 108, Page 987, Deed Records, Rockwall County, Texas;
THENCE: South 89° 20' 19" East, along the South line of said 0.963 acre tract, a distance of 204.00 feet to a fence post for a corner the Southeast corner of said tract;
THENCE: South 00° 18' 26" East, along a fenced line, a distance of 164.97 feet to a 3/8" iron rod found for a corner;
THENCE: North 88° 41' 48" West, along a fenced line, a distance of 36.26 feet to a 2" iron pipe found for a corner;
THENCE: South 00° 20' 09" West, a distance of 90.12 feet to a 3/8" iron rod found for a corner;
THENCE: North 89° 38' 45" West, a distance of 176.18 feet to a PK nail set in the center of said T.L. Townsend Drive;
THENCE: North 01° 47' 45" East, along the center line of said road, a distance of 255.65 feet to the Place of Beginning and containing 49,974.136 square feet or 1.147 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as Aimee Addition, an addition to the City of Rockwall, Texas, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in Holly Addition have been notified and signed this plat.

We 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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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 83-54.

We further acknowledge that the dedications and/or exactions 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Chris White

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Cris White known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 13th day of May, 1998.

Judy Whisenand
Notary Public in and for the State of Texas

Larry Parks
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Larry Parks 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 13th day of May, 1998.

Judy Whisenand
Notary Public in and for the State of Texas

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.

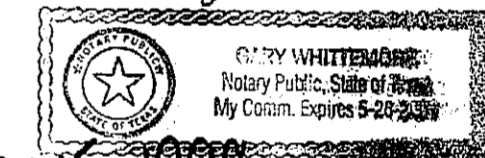
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12 day of May, 1998
Harold L. Evans.

Notary Public
RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission



May 15, 1998

Date

APPROVED

I hereby certify that the above and foregoing Aimee Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of January, 1998.

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 22nd day of May, 1998.

Mayor, City of Rockwall

Cindy Kindred
City Secretary, City of Rockwall



FINAL PLAT

AIMEE ADDITION

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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	11/26/97	9730

Aimee Addition

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