

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
 SHIRLEY M. BLACK
 5704 SOUTHERN CROSS
 ROCKWALL, TEXAS 75032
 972-772-9152

FINAL PLAT
**BLACK'S COLLECTABLES
 ADDITION**

0.68 ACRES (1 LOT)
 B.F. BOYDSTUN SURVEY, A-14
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

R.S.C.I.
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING

F243

SHEET 1 OF 2
 SURVEY DATE APRIL 15, 2005
 SCALE 1" = 30' FILE #20021224RP
 CLIENT BLACK

05 JUN 29 PM 2:10
 ROCKWALL CO. CLERK
 ALLETTE BURNS
 CO. CLERK
 DEPUTY

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SHIRLEY M. BLACK, BEING THE OWNER OF A TRACT
OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT
NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as
described in a Warranty deed from Greg Dean to Eddie Walker and Sarah Walker, dated January
25, 2001 and being recorded in Volume 2054, Page 130 of the Real Property Records of
Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for
corner in the East right-of-way line of N. Goliad Street (State Highway 205) at the
Northwest corner of said Walker tract, said point also being at the Southwest corner of
Tract One as described in a Warranty deed from Frank Stevenson Crawford to William E.
Crawford, dated December 2, 1985 and being recorded in Volume 243, Page 756 of the Deed
Records of Rockwall County, Texas;

THENCE EAST (Controlling bearing line) along the South line of Tract One and Tract Two in
said Crawford deed, a distance of 242.03 feet to a 1/2" iron rod with yellow plastic cap
stamped "R.S.C.I. RPLS 5034" set for corner at the base of a fence corner post;

THENCE S. 18 deg. 53 min. 10 sec. W. a distance of 30.00 feet to a 1/2" iron rod with yellow
plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 79 deg. 07 min. 38 sec. W. a distance of 43.00 feet to a 1/2" iron rod with yellow
plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 12 deg. 00 min. 00 sec. W. a distance of 44.00 feet to a 1/2" iron rod with yellow
plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner to said
Walker tract;

THENCE WEST along the South line of said Walker tract, a distance of 180.00 feet to a 1/2"
iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East
right-of-way line of N. Goliad Street (State Highway 205) ;

THENCE N. 00 deg. 40 min. 36 sec. W. along said right-of-way line, a distance of 79.54 feet
to the POINT OF BEGINNING and containing 0.38 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
BLACK'S COLLECTABLES ADDITION
an Addition to the City of Rockwall, Texas, and 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 the subdivision
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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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 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.

I further acknowledge that the dedications and/or exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Shirley M. Black
SHIRLEY M. BLACK

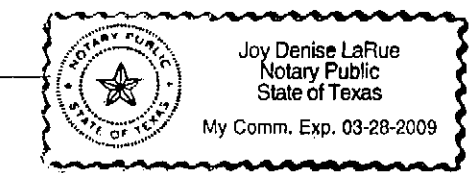
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SHIRLEY M. BLACK 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 14th day of June, 2005.

Joy Denise LaFue
Notary Public in and for the State of Texas

My Commission Expires: 3-28-09



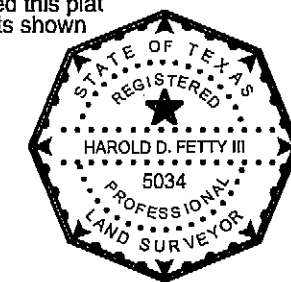
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Jean Bullock
Planning and Zoning Commission

6/28/05
Date

APPROVED

I hereby certify that the above and foregoing plat of BLACK'S COLLECTABLES ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of May, 2005.

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 eighty (180) 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 29 day of June, 2005.

William R. Cecil
Mayor, City of Rockwall

Norothy Brooks
City Secretary City of Rockwall



Chuck Todd 6-15-05
CITY ENGINEER

FINAL PLAT
BLACK'S COLLECTABLES
ADDITION

0.68 ACRES (1 LOT)
B.F. BOYDSTUN SURVEY, A-14
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
SHIRLEY M. BLACK
5704 SOUTHERN CROSS
ROCKWALL, TEXAS 75032
972-772-9152

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

F244
P2005-017

SHEET 2 OF 2
SURVEY DATE APRIL 15, 2005
SCALE 1" = 30' FILE #20021224R
CLIENT BLACK