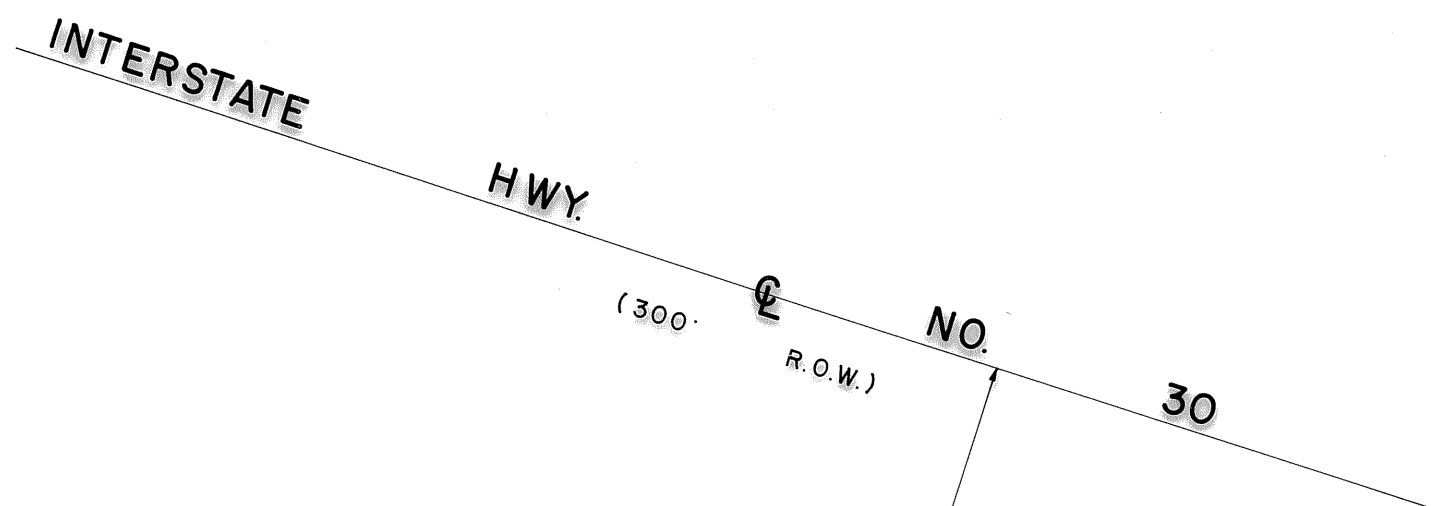
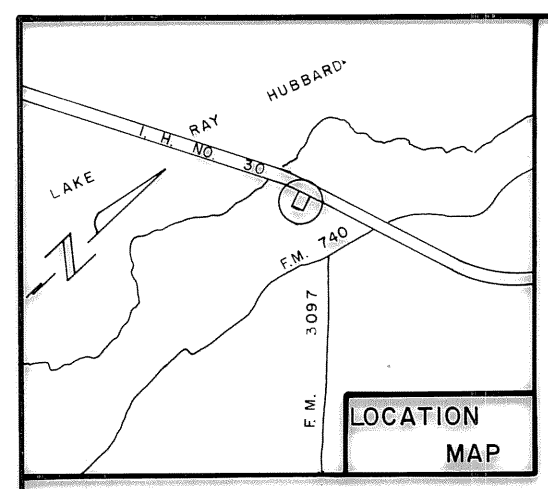
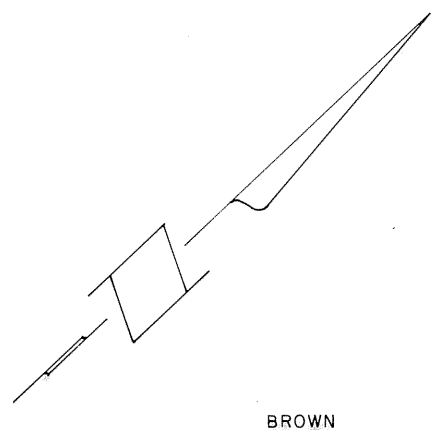


Henry Africa



PLACE OF BEGINNING

$\Delta = 1^{\circ}02'10''$
 $R = 11,309.20'$
 $T = 102.24'$
 $L = 204.48'$



273.85'
N 30°13'41" W

Lot 1, Block A
1.202 Ac.

199.60'

CULPEPPER CATTLE & CATERING CO.
Lot 1, Block A

S 43°05'42" W 165.00' S 41°52'20" W 79.62'

STEPHENSON

FINAL PLAT

HENRY AFRICA SUBDIVISION
CITY OF ROCKWALL
M. J. BARKSDALE SURVEY - ABSTRACT NO. 11
ROCKWALL COUNTY, TEXAS

MICHAEL A. STEPHENSON OWNER
452 B YACHT CLUB DRIVE ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
304 W. RUSK, P.O. BOX 65 (722-3036) ROCKWALL, TEXAS 75087
SCALE 1" = 30' JULY 25, 1986

Replatted
10/7/91

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Michael A. Stephenson, is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING, a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being those tracts as conveyed to Michael A. Stephenson, as recorded in Volume 166, Page 42, Volume 177, Page 346, and Volume 3 Page 595, Deed Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING, at a point on the Southeast line of Interstate Highway No. 30, said point being the West corner of said tract as corded in Volume 166, Page 42, a 1/2" iron stake found for corner.
THENCE, along the Southeast line of Interstate Highway No. 30, and around a curve to the right in a Northeasterly direction, having a central angle of 1° 02' 10", a radius of 11,309.20 feet, a distance of 204.48 feet to the end of said curve, a 1/2" iron stake found for corner.
THENCE, S. 38° 41' 58" E., leaving the said Southeast line of Interstate Highway No. 30, a distance of 199.60 feet to a 1/2" iron stake for corner.
THENCE, S. 41° 52' 20" W., a distance of 79.62 feet to a 1/2" iron stake found for corner.
THENCE, S. 43° 05' 42" W., a distance of 165.00 feet to a 1/2" iron stake found for corner.
THENCE, N. 30° 13' 41" W., a distance of 273.85 feet to the PLACE OF BEGINNING and containing 1.202 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Michael A. Stephenson, being owner, does hereby adopt this plat designating the herein above described property as Henry Africa Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets, and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 of efficiency of their respective systems on any of the right of way and easement strips: any any public utility shall have the right of ingress and egress to, from and upon the said right of way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition. (A) 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. (B) 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 therefor 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.

WITNESS my hand at Rockwall, Texas this 17 day of Feb A.D. 1986
BY: Michael A. Stephenson Owner

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Michael A. Stephenson, 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 herein expressed.

Christina DeWay Pass
Notary Public for the State of Texas
My Commission Expires 10-15-89

GIVEN under my hand and seal of office this 17 DAY OF Feb A.D. 1986

SURVEYORS CERTIFICATE

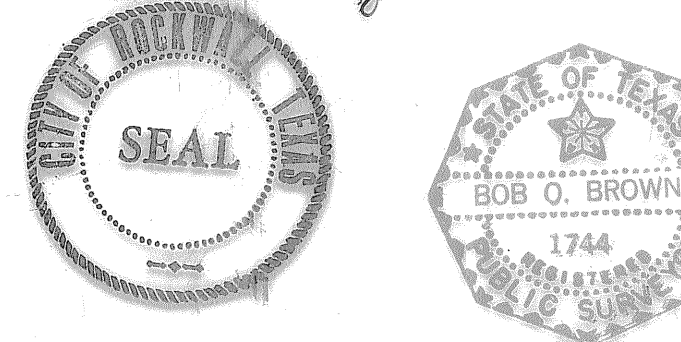
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.
Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 expressed.

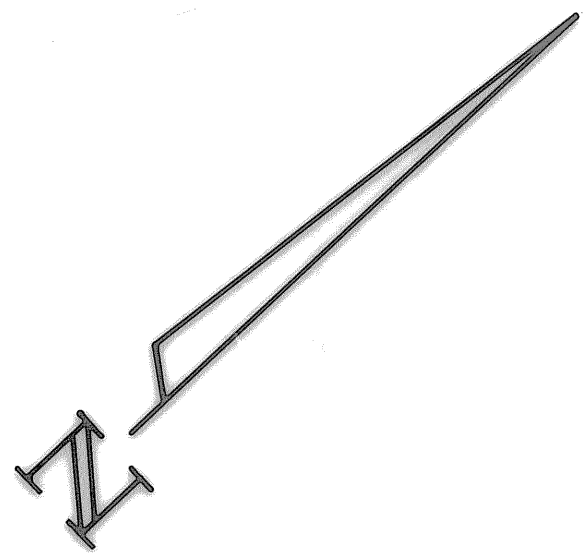
Jennifer Conder
Notary Public for the State of Texas
My Commission Expires 3-4-89

GIVEN under my hand and seal of office this 18 DAY OF February A.D. 1986

RECOMMENDED FOR FINAL APPROVAL
William E. ... 2-21-86
City Manager Date
APPROVED:
Thomas E. O...
Chairman Planning and Zoning Commission Date

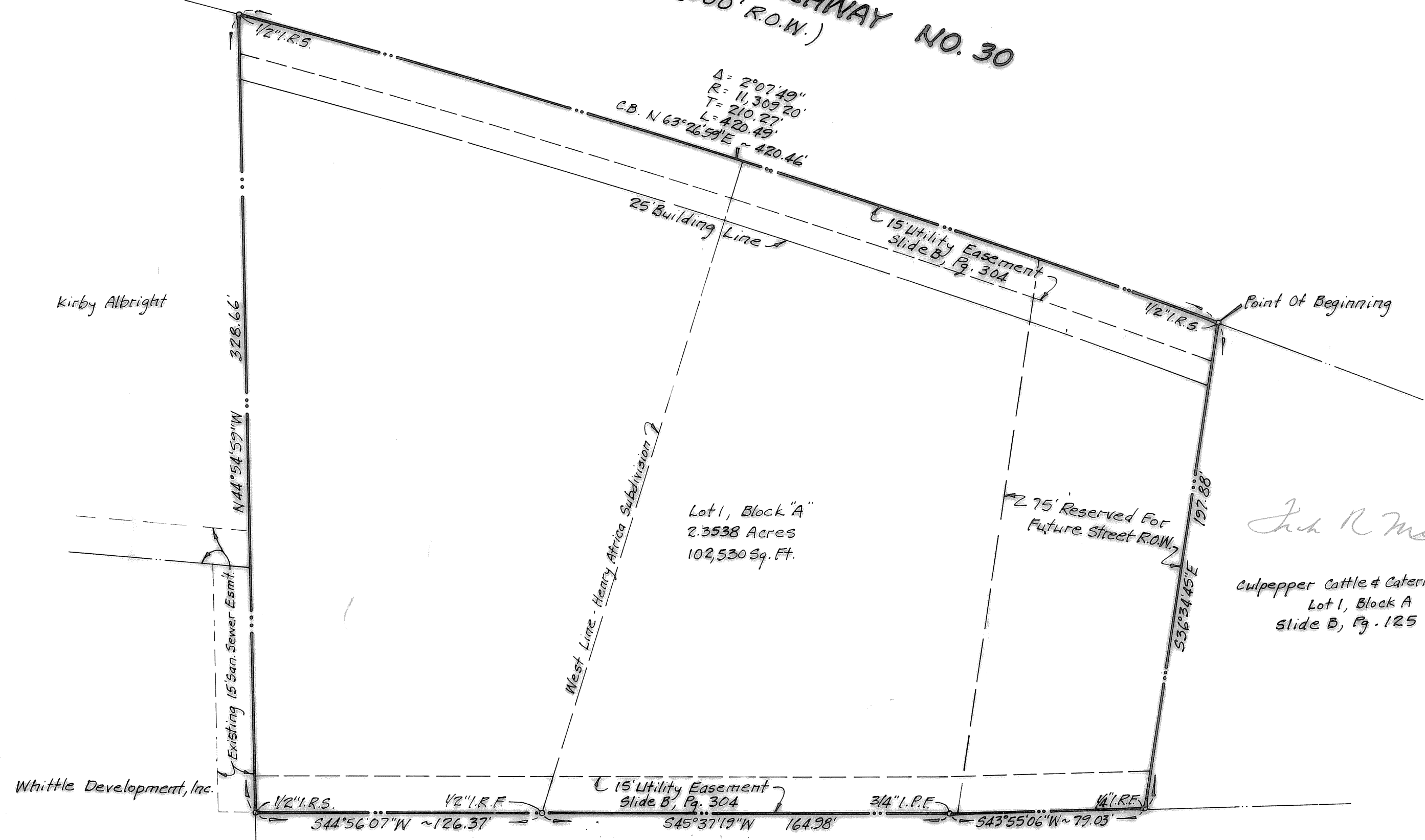


I hereby certify that the above and foregoing plat of the Henry Africa Subdivision to the City of Rockwall, Texas, was approved by The City Council of the City of Rockwall, Texas, on the 3rd day of December A.D. 1986
WITNESS our hand this 4th day of March A.D. 1986.
... Mayor
... City Secretary



INTERSTATE HIGHWAY NO. 30
(300' R.O.W.)

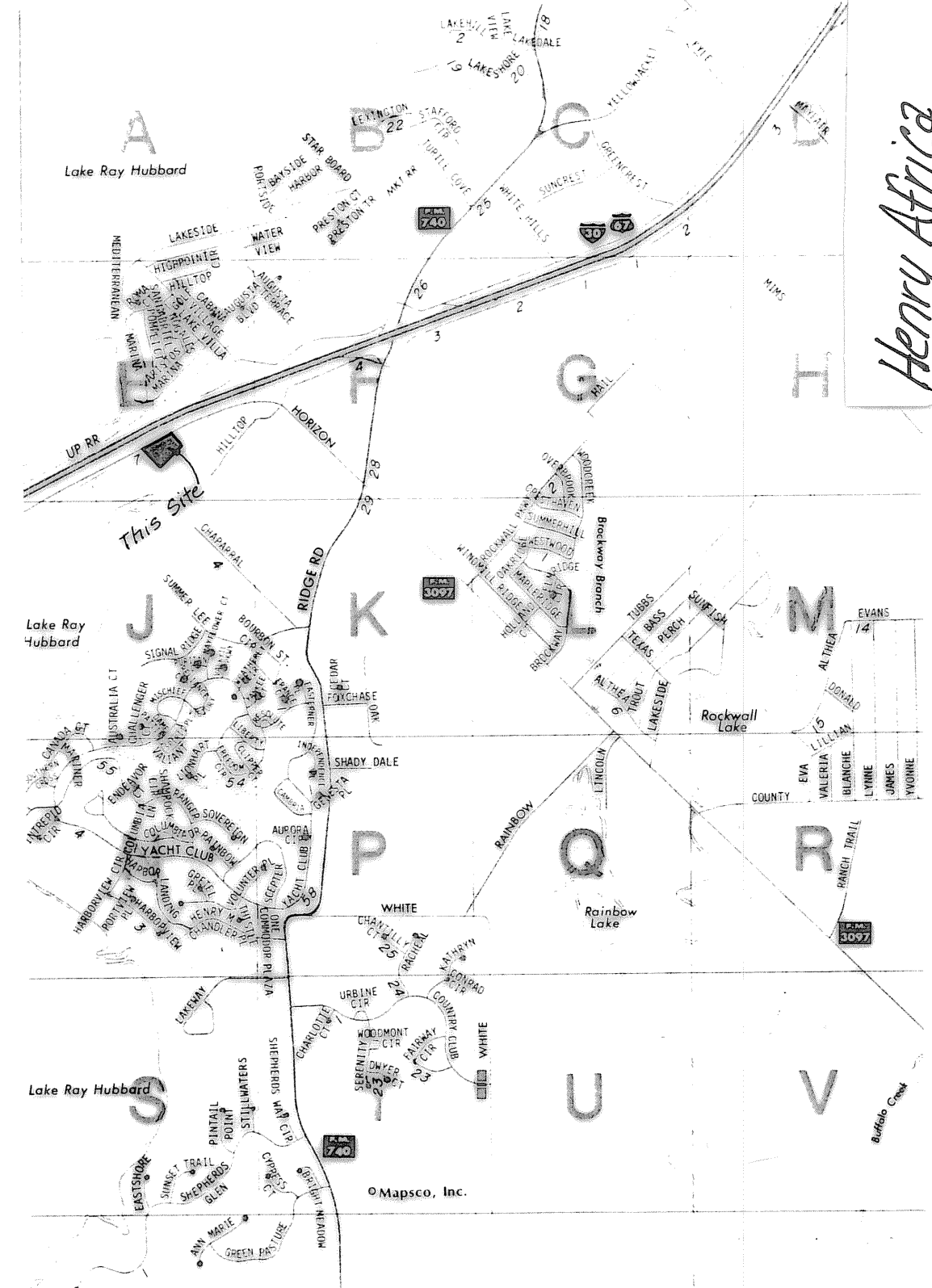
$\Delta = 2^{\circ}07'49''$
 $R = 11,309.20'$
 $T = 210.27'$
 $L = 420.49'$
 C.B. N $63^{\circ}26'59''$ E $\sim 420.46'$



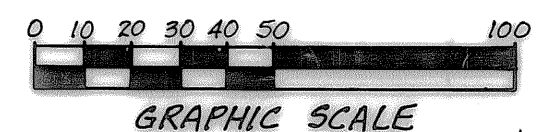
Lot 1, Block "A"
2.3538 Acres
102,530 Sq. Ft.

Jack R Miller
 Culpepper Cattle & Catering Co.
 Lot 1, Block A
 Slide B, Pg. 125

Michael A. Stephenson



LOCATION MAP
Scale: 1" = 2,000'



HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	9-23-91	9193

REVISED HENRY AFRICA SUBDIVISION
 M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Michael A. Stephenson ~ Owner
 303 W.I.H. 30 - Rockwall, Texas 75087 Tel. No. 214-771-1001

Henry Africa

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Michael A. Stephenson is the owner of a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being that tract of land described in deed recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being all of Lot 1, Block A of Henry Africa Subdivision, an addition to the City of Rockwall, recorded in Slide B, Page 304, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set on the Southeast line of I.H. 30, a 300 foot right-of-way, at the West corner of Culpepper Cattle and Catering Co., an addition to the City of Rockwall, recorded in Slide B, Page 125, Plat Records, Rockwall County, Texas, and at the North corner of said Henry Africa;
THENCE: South 36° 34' 45" East a distance of 197.88 feet to a 1/4" iron rod found at the South corner of said Culpepper Cattle and Catering Co. and the East corner of said Henry Africa;
THENCE: South 43° 55' 06" West a distance of 79.03 feet with the Southeast line of said Henry Africa to a 3/4" iron pipe found for a corner;
THENCE: South 45° 37' 19" West a distance of 164.98 feet continuing with said Southeast line to a 1/2" iron rod found for the South corner of said Henry Africa and the East corner of said tract recorded in Volume 585, Page 328;
THENCE: South 44° 56' 07" West a distance of 126.37 feet to a 1/2" iron rod set at an old fence line for the South corner of said tract;
THENCE: North 44° 54' 59" West a distance of 328.66 feet with the Southwest line of said tract to a 1/2" iron rod set for a corner of the Southeast line of I.H. 30, said iron rod being on a curve to the right having a central angle of 2° 07' 49", a radius of 11,309.20 feet, and a chord that bears North 63° 26' 59" East a distance of 420.46 feet;
THENCE: Along said curve and said Southeast line an arc distance of 420.49 feet to the Point of Beginning and Containing 102,530 Square Feet or 2.3538 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Michael A. Stephenson, being owner does hereby adopt this plat designating the hereinabove described property as Revised Henry Africa Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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 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 of 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, storm sewers, water, sanitary sewer and alleys, 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 11th day of October, 1991.

Michael A. Stephenson
Michael A. Stephenson

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 11th day of October, 1991, by Michael A. Stephenson.

Louise Mitchell
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 thereon 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 14 day of October, 1991, by Harold L. Evans.

Gary Whitmore
Notary Public



APPROVED

Nell B. Walborn
Chairman, Planning and Zoning Commission

December 31, 1991
Date

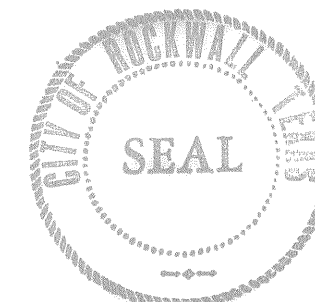
I hereby certify that the above and foregoing Revised Henry Africa Subdivision, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7th day of October, 1991.

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.

WITNESS OUR HANDS this 31st day of December, 1991.

Joe A. Miller
Mayor, City of Rockwall

Jala Lof
City Secretary, City of Rockwall



filed 12-31-91
C 132, 133

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	9-23-91	9193

REVISED HENRY AFRICA SUBDIVISION	
M.J.BARKSDALE SURVEY, ABSTRACT NO. 11	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
Michael A. Stephenson ~ Owner 303 W. I.H. 30 - Rockwall, Texas 75087 Tel. No. 214-771-1001	

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