

HIGH SCHOOL DRIVE

SOUTH 20.00'

743.40'

EAST 1077.90'

Tommy Singleton

NOTE: Owner will Dedicate Street R.O.W. Across 20' Strip Per Approved Concept Plan When Required

Vaughn

Approximate Location R.O.W. For 60' Street

SOUTH 255.00'

10' Utility Esmt.

1.8441 Ac.

EAST 134.58'

WEST 10' Utility Esmt.

MISSOURI

N40°45'00"E 10.12'

KANSAS

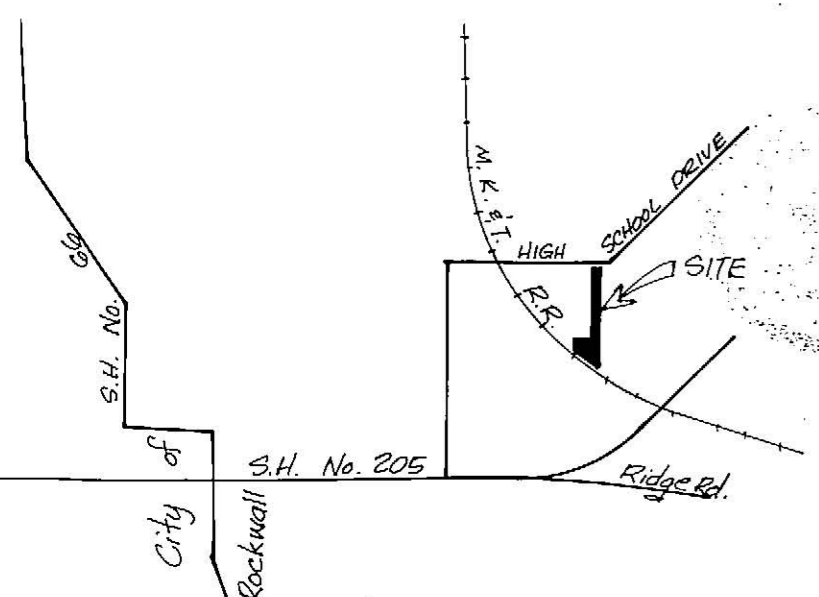
N57°00'00"E 136.00'

TEXAS

N33°45'00"E 125.00'

RAILROAD

POINT OF BEGINNING



LOCATION MAP

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

SCALE	DATE	JOB NO.
1"=100'	9-24-84	8442

HERRING ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER ~ JIM HERRING

OWNERS CERTIFICATE

WHEREAS, Jim Herring is the owner of a tract of land situated in the County of Rockwall and being out of the B.F. Boydston Survey, Abstract No. 52, the A. Hanna Survey, Abstract No. 99, and the B.J.T. Lewis Survey, Abstract No. 225, also being part of a 12.007 acre tract of land conveyed by Warranty Deed to James Henry Vaughn and wife, Virginia Frances Vaughn, by deed dated July 9, 1956, and recorded in Volume 54, Page 445, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of said 12.007 acre tract, said iron rod also being in the East line of the M.K. & T. Railroad R.O.W.;
THENCE: North 33° 45' East along said East line of M.K. & T. Railroad a distance of 125.00 feet to an iron rod for a corner;
THENCE: North 37° 00' 00" East along said East line of M.K. & T. Railroad a distance of 196.00 feet to an iron rod for a corner;
THENCE: North 40° 45' 00" East along said East line of M.K. & T. Railroad a distance of 19.19 feet to an iron rod for a corner;
THENCE: East, leaving said East line of M.K. & T. Railroad a distance of 134.58 feet to an iron rod for a corner;
THENCE: South a distance of 255.00 feet to an iron rod for a corner;
THENCE: East a distance of 743.40 feet to an iron rod for a corner in the West line of High School Drive;
THENCE: South along said West line of High School Drive a distance of 20.00 feet to an iron rod for a corner;
THENCE: West, leaving said West line of High School Drive a distance of 1077.90 feet to the Point of Beginning and Containing 1.8441 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Jim Herring, the owner of said tract, does hereby adopt this plat designating the hereinabove described property as HERRING 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 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 purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or 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.


WITNESS MY HAND at Rockwall, Texas, this 15th day of January, 1985.

Jim Herring
JIM HERRING

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 15th day of January, 1985, by Jim Herring.

Marka L. Herring
Notary Public
Commission expires 4-16-85

 MARKA L. HERRING
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 4-16-85

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 Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12 day of January, 1985, by Harold L. Evans.

Gay Whitten
Notary Public
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

William E. ...
City Administrator

Date: December 13, 1984

Thomas E. ...
Chairman, Planning and Zoning Commission

Date: December 13, 1984

I hereby certify that the above and foregoing plat of HERRING ADDITION, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 7 day of January, 1985.

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.

[Signature]
Mayor, City of Rockwall

[Signature]
Asst City Secretary, City of Rockwall




"The Owner hereby agrees to dedicate the necessary easement for Street Right-of-Way purposes, as approximately shown on this plat, to the City of Rockwall at such time when the said easement for Right-of-Way purposes is required by the City of Rockwall."

Jim Herring
JIM HERRING

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 15th day of January, 1985, by Jim Herring.

Marka L. Herring
Notary Public
Commission expires 4-16-85

 MARKA L. HERRING
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 4-16-85

Filed 1/23/85
B-177,178

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1"=100' DATE 9-24-84 JOB NO. 8442

HERRING ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER - JIM HERRING

Herring Add.

2052