

WHEREAS, G.M. Houser, Inc. is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being a part of that 10.50 acre tract of land conveyed to Robert J. Evans, Jr., by deed recorded in Volume 164, Page 497, Deed Records, Rockwall County, Texas, and being that 6.1898 acre tract of land conveyed to G.M. Houser, Inc by deed recorded in Volume 103, Page 791, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the North line of State Highway 276 and at the Southeast corner of said 10.50 acre tract;  
THENCE: South 87° 49' 41" West a distance of 79.12 feet along the North line of said highway to an iron rod found for a corner of said 10.50 acre tract;  
THENCE: North 2° 35' 41" West a distance of 185.00 feet to an iron rod found for a corner of said 10.50 acre tract;  
THENCE: South 87° 19' 26" West a distance of 286.84 feet along the most Northerly South line of said 10.50 acre tract to an iron rod set for a corner;  
THENCE: North 0° 21' 16" East leaving said South line, traversing said 10.50 acre tract, and passing at 640.00 feet an iron rod set as a reference point and continuing a total distance of 679.98 feet to an iron rod set for a corner on the North line of said 10.50 acre tract and in the center of Buffalo Creek;  
THENCE: With the meanders of Buffalo Creek and the North lines of said 10.50 acre tract as follows: North 86° 58' 02" East a distance of 100.39 feet to an iron rod set for a corner; South 62° 29' 12" East a distance of 114.34 feet to an iron rod set for a corner; North 59° 58' 38" East a distance of 55.78 feet to an iron rod set for a corner; North 19° 17' 07" East a distance of 61.05 feet to an iron rod set for a corner; North 67° 02' 01" East a distance of 68.09 feet to an iron rod set for a corner; and South 72° 52' 50" East a distance of 44.49 feet to an iron rod set at the Northeast corner of said 10.50 acre tract;  
THENCE: South 0° 21' 16" West a distance of 899.90 feet along the East line of said 10.50 acre tract to the Point of Beginning and Containing 6.1898 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT G.M. Houser, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as HOUSER ADDITION, 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 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;

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.

WITNESS MY HAND at Rockwall, Texas, this 9 day of January, 1985.

By: Gerald Houser  
Gerald Houser, President

G.M. HOUSER, INC.

Attest: Jane Green Watson  
Notary Public  
Rockwall County, 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  
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 December, 1984, by Harold L. Evans.

Gay Whitton  
Notary Public  
Commission expires 5-26-85

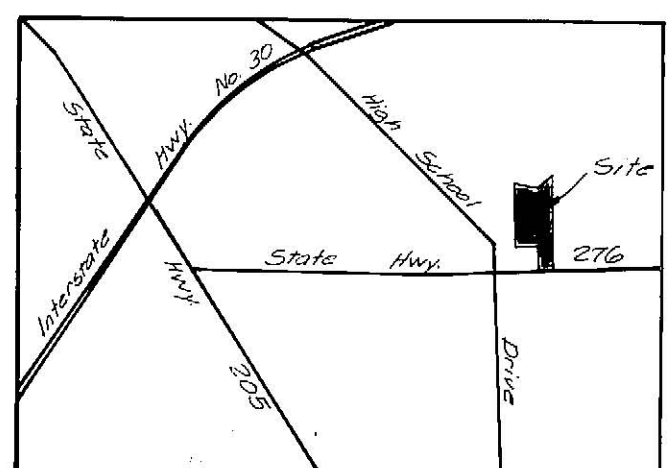
RECOMMENDED FOR FINAL APPROVAL:

William E. ...  
City Administrator

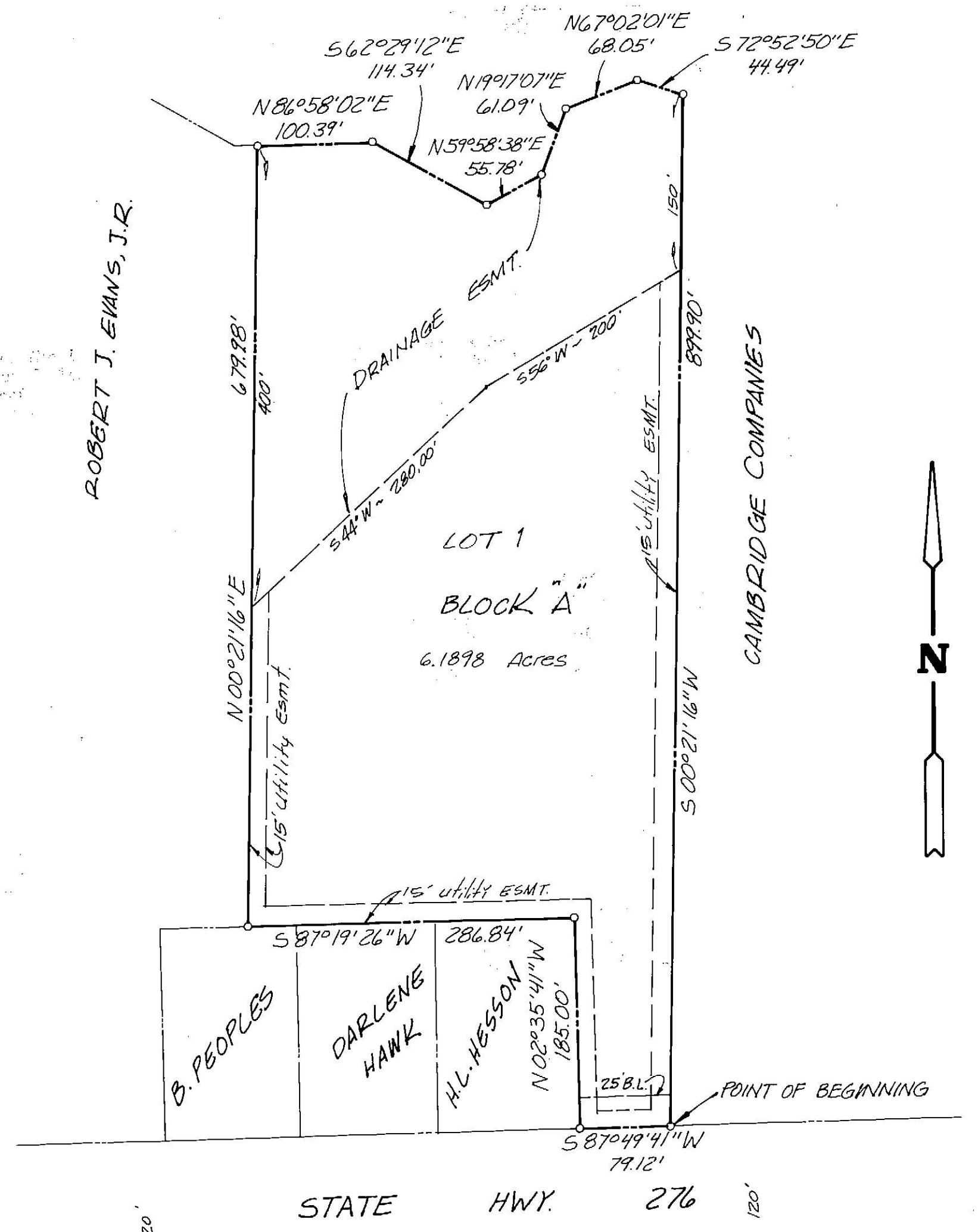
Date: 11/8/84

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 permitted therefor located, 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.

Filed 1/15/85  
B-174



MAX SCHEID Location Map



ROBERT J. EVANS, J.R.

CAMBRIDGE COMPANIES



APPROVED: TEC  
Chairman, Planning and Zoning Commission

Date: 11/8/84

I hereby certify that the above and foregoing plat of HOUSER ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3 day of December, 1984.

WITNESS OUR HANDS this 11 day of December, 1984.

Tom ...  
MAYOR

Julie ...  
CITY SECRETARY, CITY OF ROCKWALL



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

SCALE	DATE	JOB NO.
1"=100'	9/13/84	84241

**HOUSER ADDITION**  
N.M. BALLARD SURVEY ABST. NO. 24  
OWNER: G.M. HOUSER INC. P.O. Box 748 Rockwall, TX. 75087  
ROCKWALL, ROCKWALL COUNTY, TEXAS



