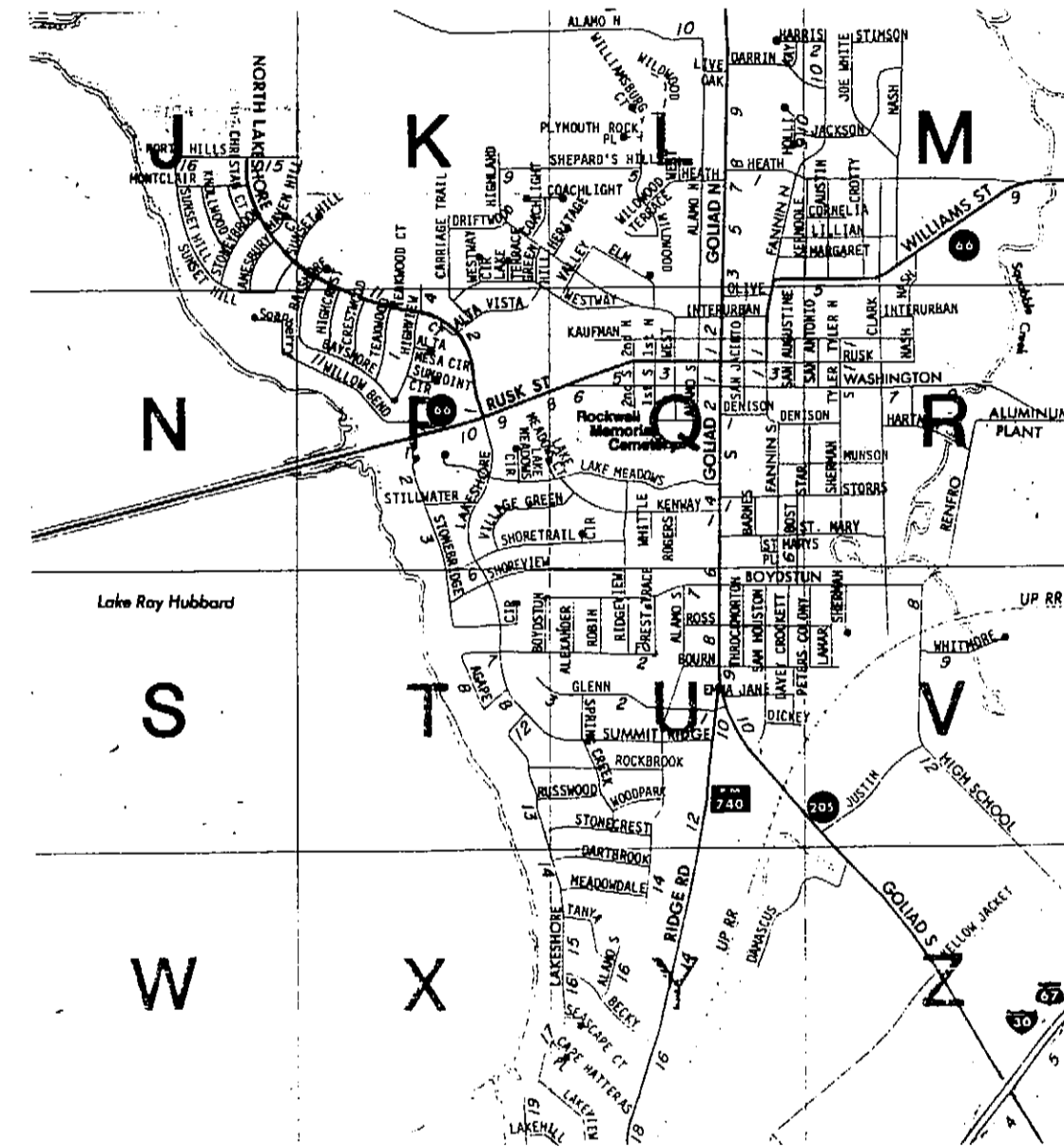
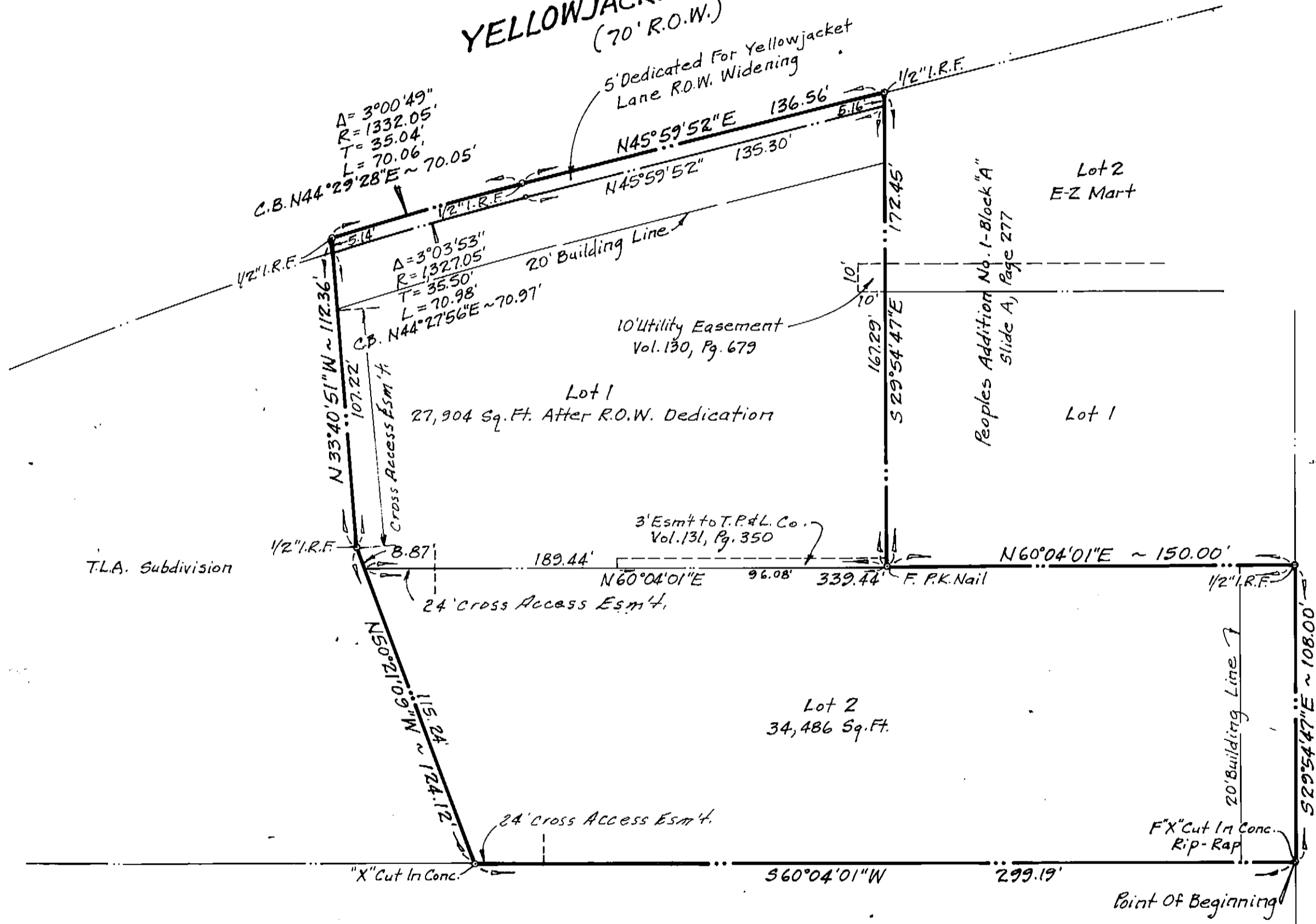
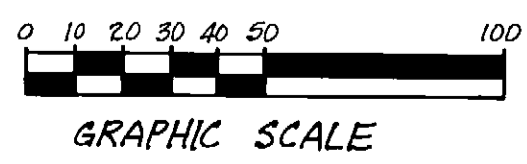


# YELLOWJACKET LANE (70' R.O.W.)



STATE HIGHWAY NO. 205  
(100' R.O.W.)

C 153-154



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

SCALE	DATE	JOB NO.
1"=40'	4-06-92	9233

**LORETTA ANDERSON ADDITION 26**  
 JOSEPH CADLE SURVEY-ABSTRACT NO. 65  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 ALLEN ANDERSON - OWNER  
 1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2528

Loretta Anderson

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Allen Anderson is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by Warranty Deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being Lot 3, Block A of Peoples Addition No. 1, an addition to the City of Rockwall, recorded in Slide A, Page 277, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

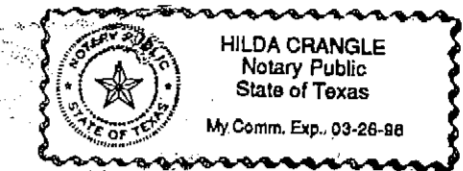
BEGINNING at a cross found cut in concrete on the Southwesterly line of Hwy. 205, at the North corner of I.H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;

THENCE: South 60°04'01" West, a distance of 299.19 feet along the Northwest line of said I.H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.00 acre tract to a cross cut in concrete for a corner;  
THENCE: North 50°21'09" West, a distance of 124.12 feet to a 1/2" iron rod found for a corner;  
THENCE: North 33°40'51" West, a distance of 112.36 feet to a 1/2" iron rod found for a corner on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a curve to the right having a central angle of 3°00'49", a radius of 1332.05 feet, and a chord that bears North 44°29'28" East, a distance of 70.05 feet;  
THENCE: Along said curve and with said Southeast line an arc distance of 70.06 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve;  
THENCE: North 45°59'52" East continuing along said Southeast line, passing at 37.44 feet a 1/2" iron rod found at the West corner of the above mentioned Lot 3, and continuing a total distance of 136.56 feet to a 1/2" iron rod found at the North corner of said Lot 3;  
THENCE: South 29°54'47" East, a distance of 172.45 feet along the Northeast line of said Lot 3, and the Southwest lines of Lot 2 and Lot 1 of said Peoples Addition to a P. K. nail found at the East corner of said Lot 3 and the South corner of said Lot 1, and on the most Easterly Northwest line of said 2.00 acre tract;  
THENCE: North 60°04'01" East, a distance of 150.00 feet along the Southeast line of said Lot 1 and said Easterly Northwest line to a 1/2" iron rod found on the Southwesterly line of Hwy. 205 and at the East corner of said Lot 1 and the most Easterly North corner of said 2.00 acre tract;  
THENCE: South 29°54'47" East, a distance of 108.00 feet along the Southwesterly line of Hwy. 205 to the POINT OF BEGINNING, and containing 63,422 square feet or 1.4560 acres of land.

THE STATE OF TEXAS  
COUNTY OF

THIS instrument was acknowledged before me on the 23rd day of June, 1992, by Allen Anderson.

*Hilda Crangle*  
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, Registered Professional Land Surveyor, No. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

THIS instrument was acknowledged before me on the 11 day of June, 1992 by Harold L. Evans.

*Ernie White*  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

*William Eisen*  
CITY MANAGER

June 24, 1992  
DATE

APPROVED

*Neil B. Marshall*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

June 25, 1992  
DATE

I hereby certify that the above and foregoing plat of Loretta Anderson Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of May, 1992.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this 25 day of June, 1992.

*Hal Meech*  
MAYOR, CITY OF ROCKWALL

*Hilda Crangle*  
CITY SECRETARY, CITY OF ROCKWALL

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Allen Anderson is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as Loretta Anderson Addition, a plat and re-plat of Lot 3, Block A of Peoples Addition No. 1, 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 removing all 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 addition.

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 the availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

*Allen Anderson*  
ALLEN ANDERSON

C-153-154

2  
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	4-06-92	9233

LORETTA ANDERSON ADDITION 26	
JOSEPH CADLE SURVEY, ABSTRACT NO. 65	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
ALLEN ANDERSON - OWNER 1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2598	