

OWNERS CERTIFICATE:

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

WHEREAS, F. L. MASSIE, is the owner of a tract of land situated in Rockwall County, Texas, in the B.F. Boydston Survey, City of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the North line of Boydston Street East 348.00 feet from the East line of Bost Street;

THENCE West with the North line of Boydston Street 179.0 feet to an iron rod for corner;

THENCE North 232 feet to an iron rod for a corner in a fence;

THENCE East with said fence 179.0 feet to an iron rod for a corner;

THENCE South 232 feet to the point of beginning and containing 0.953 acre of land, more or less, and being the same and identical tract as conveyed by Clyde Smith et ux to Roy Smith et ux by deeds, recorded in Volume 98, Page 637 and Volume 101, Page 612, Deed Records, Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That F. L. Massie does hereby adopt this plat designating the herein described property as MASSIE 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 hereon 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 same. Any public utility shall have the right to remove and keep removed all or part of any building, 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 and egress to, from, and upon the said easement strips for the purposes of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective systems with the necessity of, at any time, procuring the permission of anyone. This plat approved subject to all platting ordinances, rules and regulations of the City of Rockwall, Texas.

Witness my hand at Rockwall, Texas, this 20<sup>th</sup> day of August, 1976.

*F. L. Massie*

F. L. Massie, Owner

STATE OF TEXAS:

COUNTY OF ROCKWALL:

Before me, a Notary Public in and for the said County and State on this day personally appeared F. L. Massie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 20<sup>th</sup> day of August, 1976.

*Louis H. Willess*

Louis H. Willess, Notary Public, Rockwall, Texas

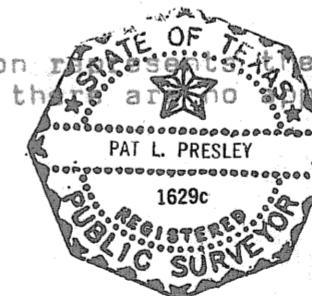
Note:

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 and/or owner has complied with all requirements of the platting ordinances of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving, curbs and gutter, drainage structures, and storm sewers and alleys, all according to the specifications of the City of Rockwall. These restrictions with respect to street improvements are made to insure the installation of such street improvements to give notice to each owner and to each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said street improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein. No claim shall be made against the City for damages caused by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in this subdivision.

SURVEYORS CERTIFICATE:

I do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and all corners are marked as shown and there are no apparent conflicts or encroachments other than shown.

*Pat L. Presley*  
Pat L. Presley  
Registered Public Surveyor



STATE OF TEXAS:

COUNTY OF ROCKWALL:

Before me, a Notary Public in and for the said County and State on this day personally appeared Pat L. Presley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 24<sup>th</sup> day of August, 1976.

*Pat L. Presley*

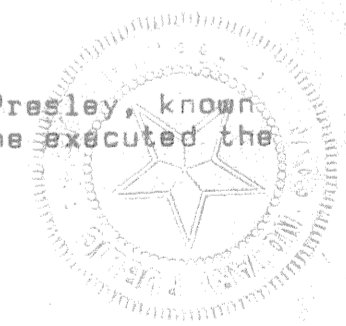
Pat L. Presley, Notary Public, Rockwall County, Texas

RECOMMENDED FOR FINAL APPROVAL:

*H. L. Glasscock* 8/25/76  
Chairman, Planning & Zoning Commission Date

APPROVED:

*Harry J. Myers* 9/7/76  
Mayor, City of Rockwall Date  
*Dennis Williams* 9/7/76  
City Secretary, Rockwall Date



**MASSIE SUBDIVISION**  
Rockwall, Texas

**F. L. MASSIE — OWNER**  
314 Summit Ridge Rockwall, Texas

**PRESLEY LAND SURVEYORS**

P.O. Box 618 Rockwall, Texas  
722-3036 226-7522

August 18, 1976 0876-189