

Muckleroy Add

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Robert G. Muckleroy 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 a part of 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 further being all of Lot 1, of the Loretta Anderson Addition, and being more particularly described as follows:

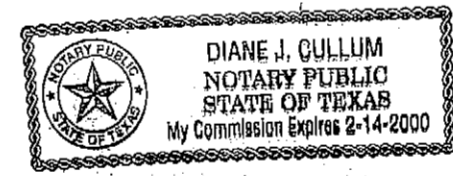
BEGINNING at a cross cut found, cut in concrete, at the North corner of said Lot 1, said point also being on the Southeast Right-of-way line of Yellowjacket Lane;
THENCE: South 29° 54' 47" East a distance of 167.29 feet to a 1/2" iron rod found for a corner;
THENCE: South 60° 04' 01" West a distance of 189.44 feet to an X found cut in concrete;
THENCE: North 50° 21' 09" West a distance of 8.87 feet to an X found cut in concrete;
THENCE: North 33° 40' 51" West a distance of 107.22 feet to an X found cut in concrete on the Southeast Right-of-way line of Yellowjacket Lane and the beginning of a circular curve to the right, said curve having a central angle of 03°03'53", a radius of 1,327.05 feet, and a chord that bears North 44° 27' 56" East, a distance of 70.97 feet;
THENCE: Along said said curve and said Right-of-way line, an arc distance of 70.98 feet to a 1/2" iron rod found for a corner;
THENCE: North 45° 59' 52" East, along said Right-of-way line, a distance of 135.30 feet to the Point of Beginning and containing 27,904 square feet or 0.64 Acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT G. MUCKLEROY, being owner, does hereby replat said Lot 1 and replat said lots to be Muckleroy Addition, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

WITNESS MY HAND at Grandbury Texas, this 16th day of June, 1999

BY: Robert G. Muckleroy
Robert G. Muckleroy



STATE OF TEXAS Hood
COUNTY OF Hood
This instrument was acknowledged before me on the 16th day of June

1999 by Robert G. Muckleroy

Diane J. Cullum
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 8 day of June 1999 by Harold L. Evans.

[Signature]

Notary Public

APPROVED

RECOMMENDED FOR FINAL APPROVAL

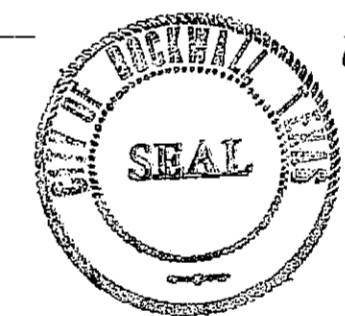
Ron L. Ransom
Chairman Planning & Zoning Commission

DATE: 13 July 99

I hereby certify that the above and foregoing Muckleroy Addition, an addition to the City of Rockwall, Texas, Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the 19 day of July, 1999.

Scott L. H. [Signature]
Mayor, City of Rockwall

Cindy Kinsred
City Secretary, City of Rockwall



FINAL PLAT

2/2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	March, 1999	9927

MUCKLEROY ADDITION

JOSEPH CADLE SURVEY, ABSTRACT NO. 65

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROBERT G. MUCKLEROY - OWNER
P.O. BOX 5335 GRANDBURY, TEXAS 76049 TEL.(817)-326-5070