



Bench Mark: \square cut in end of conc. walk E. side of San Augustine, 45' S. of Kaufman St.
Elev. = 580.20'

Southwestern Bell Telephone Co. Addition
B.F. Boydston Survey Abstract No. 14
City of Rockwall Rockwall County, Texas

OWNER
Southwestern Bell Telephone Co.
308 S. Akard St. Room 804 Dallas, Texas 75202
J.T. Tyrrell 745-7143

Harold W. Robertson Registered Public Surveyor
10626 Shiloh Road Dallas, Texas 75228
750-0095

Scale: 1" = 40' Date: 4/19/78

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Whereas Southwestern Bell Telephone Co. is the owner of a tract of land in the B.F. Boydston Survey, No. 14; City of Rockwall, Rockwall County, Texas and being part of a tract of land conveyed to J.R. Dumas by J. Maddox by deed recorded in Volume E, Page 429, Deed Records of Rockwall County, Texas and being more particularly described as follows:
BEGINNING at the intersection of the South line of Kaufman Street and the East line of San Augustine Street at the Northwest corner of a tract of land conveyed to Southwestern Bell Telephone Co. and recorded in Volume 48, Page 329, Deed Records of Rockwall County, Texas;

THENCE: North 88°54' East with the South line of Kaufman Street 200.00 feet to a monument on the West line of San Antonio Street and the Northeast corner of a tract of land conveyed to Southwestern Bell Telephone Co. and recorded in Volume 74, Page 465, Deed Records of Rockwall County, Texas;
THENCE: South with the West line of San Antonio Street 200.00 feet to a monument on the North line of Rusk Street and the Southeast corner of a tract of land conveyed to Southwestern Bell Telephone Co. and recorded in Volume 111, Page 781, Deed Records of Rockwall County, Texas;
THENCE: South 88°54' West with the North line of Rusk Street 100.00 feet to a monument for a corner;
THENCE: North 153.05 feet to a monument for a corner;
THENCE: South 88°54' West 100.00 feet to a monument on the East line of San Augustine Street;
THENCE: North with the East line of San Augustine Street 46.95 feet to the Point of Beginning and containing 0.5668 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Southwestern Bell Telephone Co. being owner does hereby adopt this plat designating the hereinabove described property as Southwestern Bell Telephone Co. 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 strip 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 grades 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 the 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 our hands at DALLAS, Texas, this 19 day of MAY, 1978.
Southwestern Bell Telephone Co. By J. Trevor Tyrrell
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared J. TREVOR TYRRELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 19 day of MAY A.D., 1978
R. Soloski
Notary Public in and for DALLAS County, Texas, Commission expires 3-1-79

SURVEYORS CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold W. Robertson, 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 W. Robertson
Harold W. Robertson, Registered Public Surveyor No. 1403
STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold W. Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this 31 day of May A.D. 1978.
Doris H. Hillebrand
Notary Public in and for DALLAS County, Texas Commission expires 5/31/78

Recommended for Final Approval:
James H. Hancock 5/31/78
City Administrator Date

Approved: H. S. Hancock 5/31/78
Chairman, Planning & Zoning Commission Date

I hereby certify that the above and foregoing plat of Southwestern Bell Telephone Co. Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10th day of May, 1978.

WITNESS our hands this 31st day of May, 1978.
James H. Hancock Mayor
James H. Hancock City Secretary, City of Rockwall

