

STATE HIGHWAY 205  
N. GOLIAD STREET  
50' R.O.W.

NORTH TOWNE ADDITION  
CAB. D. SLIDE 105

POINT OF BEGINNING

N 0° 22' 15\"/>

LOT 16  
BLOCK A  
0.31 ACRES  
13,409 S.F.

LOT 2-R  
0.45 ACRES  
19,670 SQ. FT.  
REPLAT W.D. AUSTIN ADDITION  
PART OF LOT 2  
CAB. F. SLIDE 211

0.750 ACRES PART OF LOT 3  
JANET C WINTERS REUCK  
& LEE REUCK  
TO  
MARY A STACEY  
VOL. 763. PG. 13

PART OF LOT 1  
CORY & KENDALL WILSON  
VOL. 1768. PG. 36

0.23 ACRES  
PART OF LOT 1  
JOHN BENEDETTO  
VOL. 1969. PG. 137

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED DEED IN VOL. 612, P. 209, R.P.R.C.T.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:  
MARK STEELE  
SHARON STEELE  
906 N. GOLIAD  
ROCKWALL, TX 75087  
972-249-7301

FINAL PLAT  
**STEELE ADDITION**  
A REPLAT  
W.D. AUSTIN ADDITION  
PART OF LOT 2

0.32 ACRES ( 1 LOT )  
S.S. MCCURRY SURVEY, A-146  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 1 OF 2  
SURVEY DATE AUGUST 18, 2006  
SCALE 1" = 30' FILE# 991085-RP  
CLIENT STEELE

FOR RECORD  
AUG 15 2006  
LISA A. GOSWAMI  
COUNTY CLERK  
ROCKWALL, TEXAS  
DEPUTY

1121

Steele Addition

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MARK E. STEELE and SHARON K. STEELE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2 of W.D. AUSTIN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume O, Pages 536 and 537 of the Plat Records of Rockwall County, Texas, and being known as that tract of land as described in a Substitute Trustees Deed from Leo and Guadalupe Chavez to Senovio Flores, dated December 4, 1984 and being recorded in Volume 213, Page 651 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of said Flores tract, in the East right of way line of State Highway 205 ( N. Goliad Street ) and being at the Northwest corner of a tract of land as described in a Warranty deed from Joe Frank Spafford and wife, Christine Spafford to Russell Wylie and wife, Cynthia Wylie, dated March 23, 1956 and being recorded in Volume 53, page 445 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 22 min. 15 sec. E. along the East right-of-way line of N. Goliad Street, a distance of 59.15 feet to a 1/2" iron rod found for corner at the Southwest corner of a tract of land as described in a Warranty deed from Michael Allen Hogue to James F. Bowen as recorded in Volume 612, Page 209 of the Real Property Records of Rockwall County, Texas;

THENCE N. 86 deg. 19 min. 40 sec. E. a distance of 227.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West boundary line of Lot 21, Block A of NORTH TOWN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 105 of the Plat Records of Rockwall County, Texas;

THENCE S. 02 deg. 32 min. 32 sec. W. along the West boundary line of said NORTH TOWN ADDITION, a distance of 64.00 feet to a 1/2" iron rod found for corner in the North line of said Wylie tract;

THENCE S. 87 deg. 30 min. 28 sec. W. along the North line of said Wylie tract, a distance of 224.41 feet to the POINT OF BEGINNING and containing 0.32 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as STEELE ADDITION A REPLAT W.D. AUSTIN ADDITION, PART OF LOT 2 an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do 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.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 at all times 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations 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, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

*Mark E. Steele*  
MARK E. STEELE

*Sharon K. Steele*  
SHARON K. STEELE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARK E. STEELE 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 stated.

Given upon my hand and seal of office this 28 day of February, 2007.

*Karen D. Taylor*  
Notary Public in and for the State of Texas

12-3-08  
My Commission Expires:

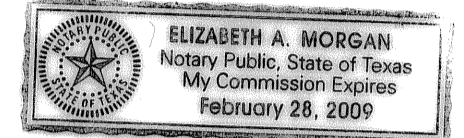
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SHARON K. STEELE 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 stated.

Given upon my hand and seal of office this 28 day of Feb, 2007.

*Elizabeth A. Morgan*  
Notary Public in and for the State of Texas

2-25-09  
My Commission Expires:



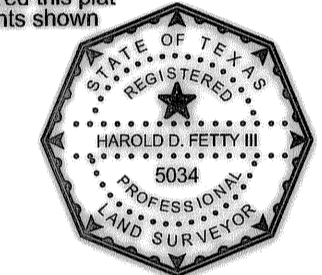
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*Sharon K. Steele*  
Planning and Zoning Commission

3-13-07  
Date

APPROVED

I hereby certify that the above and foregoing plat of STEELE ADDITION A REPLAT W.D. AUSTIN ADDITION, PART OF LOT 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of September, 2006.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 14th day of March, 2007.

*William R. Cecil*  
Mayor, City of Rockwall

*Dorothy Brooks*  
City Secretary City of Rockwall



*Chuck Todd*  
City Engineer

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SHEET 2 OF 2  
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9122