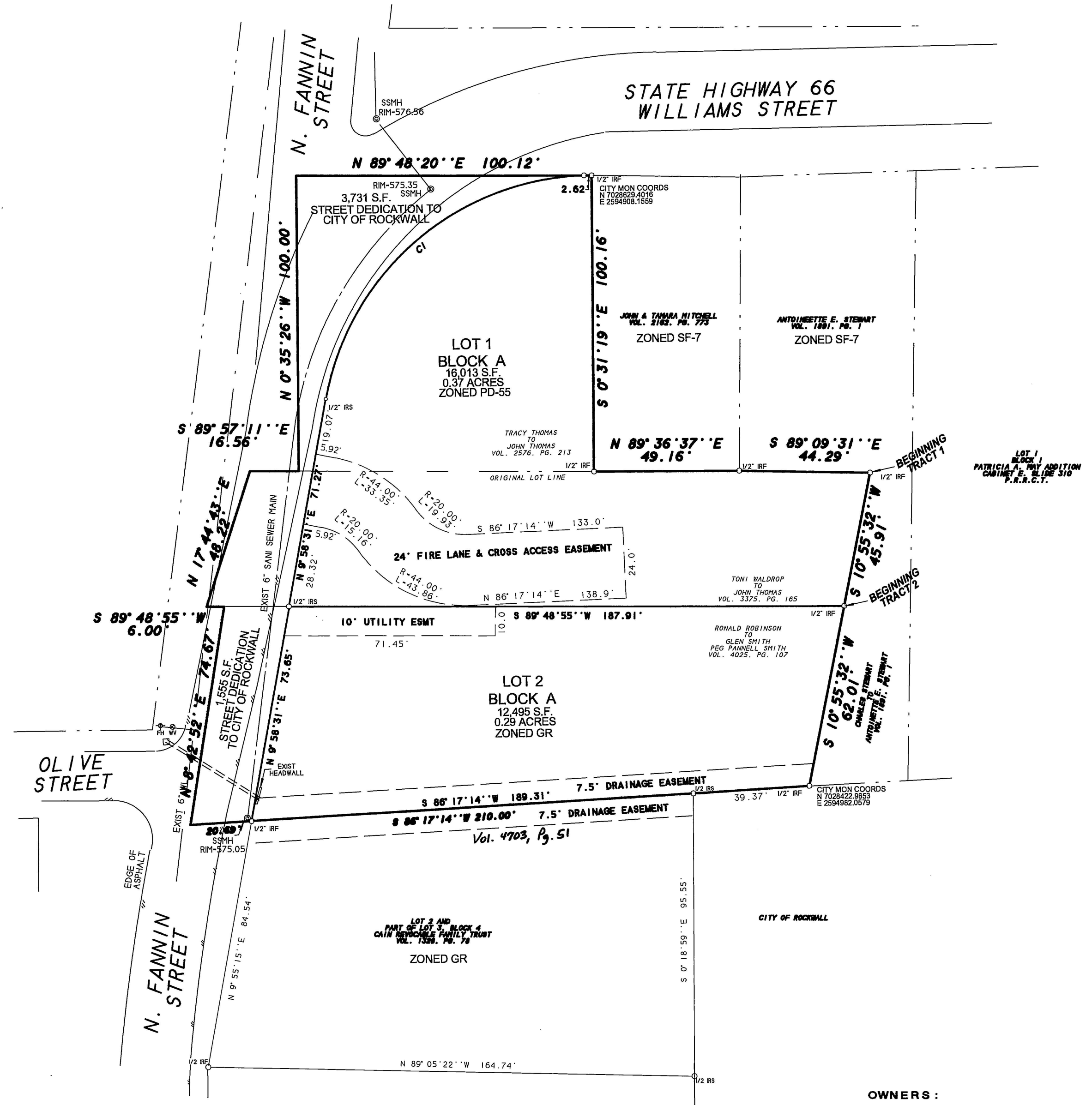


VICINITY MAP
N.T.S.



CURVE DATA						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	78°04'19"	91.86	125.17	74.48	115.71	N 48°58'18"E



FILED FOR RECORD
ROCKWALL COUNTY
06 SEP -5 AM 11:56
FAULETTE BURNS
CO-CLERK
DEPUTY

FINAL PLAT

THOMAS & SMITH ADDITION

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
JOHN THOMAS
302 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(214) 629-2249

GLEN A. SMITH
PEG PANSELL SMITH
602 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(214) 850-2114

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 PLAT OF ORIGINAL TOWN OF ROCKWALL.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

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 NOVEMBER 16, 2005
SCALE 1" = 30' FILE # 20032003-FP
CLIENT THOMAS SMITH

Thomas & Smith Addition

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN THOMAS , BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Deed from Tracy Thomas to John Thomas, as recorded in Volume 2576, Page 213 of the Real Property Records of Rockwall County, Texas, and being all of a tract as described in a Warranty deed from Toni Waldrop to John Thomas, as recorded in Volume 3375, Page 165 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northeast corner of said Tracy Thomas to John Thomas tract, said point being at the inner "L" corner of a tract of land as described in a Quit Claim deed from Charles Stewart to Antoinette Stewart, as recorded in Volume 1892, Page 1 of the Real Property Records of Rockwall County, Texas;

THENCE S. 10 deg. 53 min. 32 sec. W. along the East line of said Tract I and a West boundary line of said Stewart tract, a distance of 45.91 feet to a 1/2" iron rod found for corner at the Northeast corner of a 0.30 acres tract as described in a Deed from Scott Richardson to Ronald Robinson, as recorded in Volume 3129, Page 50 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 48 min. 55 sec. W. at 180.79 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness in hackberry tree stump, and continuing for a total distance of 216.00 feet to a point in N. Fannin Street (prescriptive right-of-way not formally dedicated);

THENCE N. 17 deg. 44 min. 43 sec. E. a distance of 48.22 feet to a point for corner in N. Fannin Street, at the Northwest corner of said Waldrop to Thomas tract;

THENCE S. 89 deg. 57 min. 11 sec. E. a distance of 16.56 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southwest corner of said Thomas to Thomas tract;

THENCE N. 00 deg. 35 min. 26 sec. E. a distance of 100.00 feet to a 1/2" iron rod found for corner at the Northwest corner of Thomas to Thomas tract;

THENCE N. 89 deg. 48 min. 20 sec. E. along the North line of said tract, a distance of 100.12 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 31 min. 19 sec. E. a distance of 100.16 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 36 min. 37 sec. E. a distance of 49.16 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 09 min. 31 sec. E. a distance of 44.29 feet to the POINT OF BEGINNING and containing 19,750 square feet or 0.45 acres of land.

WHEREAS GLEN SMITH & PEG PANNELL SMITH, BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Ronald Robinson to Glen Smith and Peg Pannell Smith, dated May 25, 2005 and being recorded in Volume 4025, Page 107 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northeast corner of said Smith tract, said point being at the Southeast corner of a 0.22 acres tract of land as described in a Warranty deed from Lloyd and Toni Waldrop to John Thomas, as recorded in Volume 3375, Page 165 of the Real Property Records of Rockwall County, Texas;

THENCE S. 10 deg. 53 min. 32 sec. W. a distance of 62.01 feet to a 1/2" iron rod found for corner at the Southeast corner of said Robinson to Smith tract;

THENCE S. 86 deg. 17 min. 14 sec. W., at 189.31 feet pass a 1/2" iron rod found for corner in the East line of N. Fannin Street, and continuing for a total distance of 210.00 feet to a point in the pavement of N. Fannin Street at the Southwest corner of said Robinson to Smith tract;

THENCE N. 08 deg. 42 min. 52 sec. E. along and in the pavement of N. Fannin Street, a distance of 74.67 feet to a point for corner at the Northwest corner of said Robinson to Smith tract and in the South line of said Thomas tract;

THENCE N. 89 deg. 48 min. 55 sec. E., at 29.21 feet pass a 1/2" iron rod found in a tree stump for witness in the East line of said street, and continuing along the South line of said Thomas tract for a total distance of 210.00 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

WE the undersigned owners of the land shown on this plat, and designated herein as THOMAS & SMITH ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We 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.

We 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 occasional 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 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

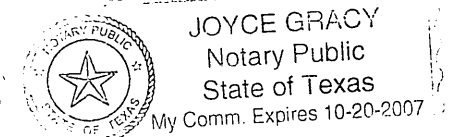
John Thomas
JOHN THOMAS
Peg Pannell Smith
PEG PANNELL SMITH
Glen A. Smith
GLEN A. SMITH

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN THOMAS, 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 30 day of June, 2006.

Joyce Gracy
Notary Public in and for the State of Texas
My Commission Expires: 10-20-07

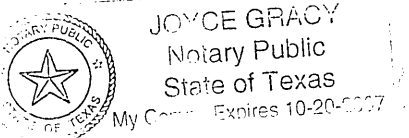


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN A. SMITH, 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 30 day of June, 2006.

Joyce Gracy
Notary Public in and for the State of Texas
My Commission Expires: 10-20-07

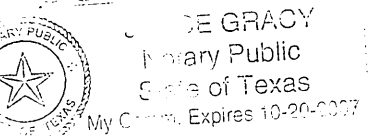


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PEG PANNELL SMITH, 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 30 day of June, 2006.

Joyce Gracy
Notary Public in and for the State of Texas
My Commission Expires: 10-20-07



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, 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

Gina Burdman
Planning and Zoning Commission
Date 8/29/06

APPROVED

I hereby certify that the above and foregoing plat of THOMAS & SMITH ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of May, 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 twenty (120) 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 24 day of August, 2006.

William R. Cecil
Mayor, City of Rockwall
Dorothy Brooks
City Secretary, City of Rockwall



Chuck Fidd
City Engineer
Date 8-23-06

FINAL PLAT

THOMAS & SMITH ADDITION

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYSTUN SURVEY
ABSTRACT NO. 14

OWNERS :

JOHN THOMAS
302 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(214) 629-2249

GLEN A. SMITH
PEG PANNELL SMITH
602 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(214) 850-2114



LAND SURVEYING

SHEET 2 OF 2

SURVEY DATE NOVEMBER 16, 2005
SCALE 1" = 30' FILE #20032003-FF
CLIENT THOMAS\SMITH

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

Thomas & Smith Addition

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