

OWNERS CERTIFICATE:

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS, C. RAY WARDEN, is the owner of a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, Rockwall County, Texas and being a part of Lots 6, 7, and 8 and a part of Block "B" of the Canup Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, as shown by plat of said subdivision of record in Volume 39, Page 244, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning on the North line of Block "B" of said addition, said point being on the South line of Emma Jane Street and 230.02 feet North 89 deg. 53 min. 40 sec. West of the West line of Houston Street;

Thence South 23 deg. 14 min. 12 sec. East, 78.5 feet to a point for corner;

Thence South 68 deg. 13 min. 09 sec. West, 160.0 feet to the East line of State Highway No. 205, said point being in a curve to the right;

Thence, with said curve to the right having a central angle of 4 deg. 14 min. 34 sec., a radius of 1444.95 feet, for a distance of 107.00 feet to an iron rod for corner in the East line of State Highway No. 205 and the South line of Emma Jane Street;

Thence North 77 deg. 33 min. 28 sec. East, with said South line of Emma Jane Street, 140.16 feet to an iron rod for angle corner;

Thence South 89 deg. 53 min. 40 sec. East, with the South line of Emma Jane Street, 15.0 feet to the place of beginning and containing 0.340 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C. Ray Warden does hereby adopt this plat designating the herein described property as WARDEN 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 purpose 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 or 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 28 day of July, 1976.

C. Ray Warden
C. Ray Warden, 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 C. Ray Warden, 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 28 day of July, 1976.

Daquell Williams
Notary Public, Rockwall County, 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 that all corners are marked as shown and there are no apparent conflicts or encroachments other than shown.

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 instruments and acknowledged 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 _____ day of _____, 1976.

Notary Public, Rockwall County, Texas

RECOMMENDED FOR FINAL APPROVAL:

Kenneth Glascock
Chairman, Planning and Zoning Commission
7/28/76
Date

APPROVED:
Harry Myers
Mayor
City of Rockwall
8/3/76
Date

Daquell Williams
City Secretary
City of Rockwall
8/3/76
Date

WARDEN SUBDIVISION

Rockwall, Texas

C. RAY WARDEN — OWNER
P.O. Box 1751 Greenville, Texas

PRESLEY LAND SURVEYORS

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

JULY 21, 1976 0776-159

