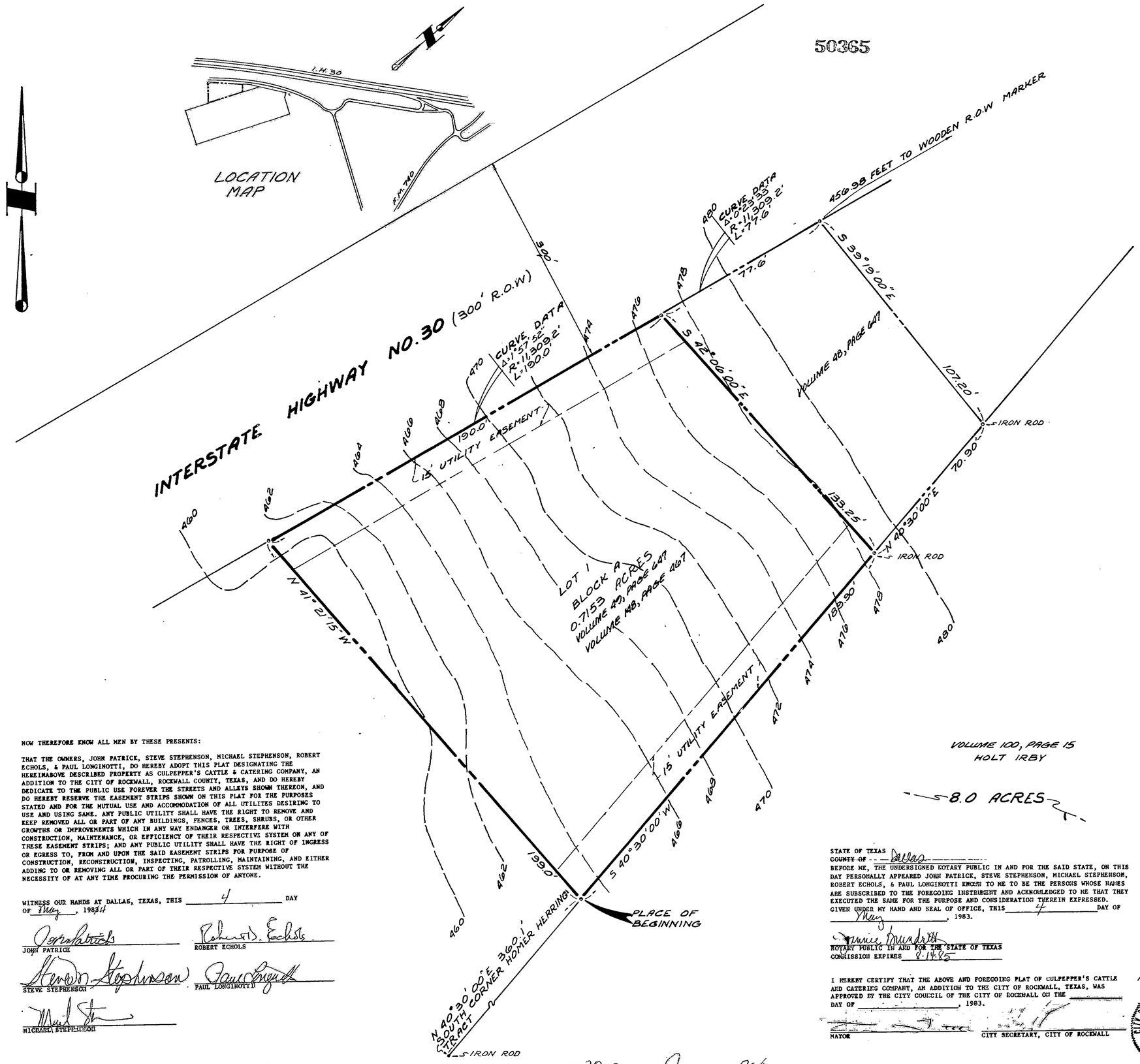
50365



PEPPER

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS, MICHAEL STEPHENSON IS THE OWNER OF A 0.7153 ACRE TRACT OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 OF ROCKWALL COUNTY, TEXAS;

BEING PART OF THE M.J BARKSDALE SURVEY AND OUT OF THE HOMER HERRING TRACT AS SHOWN OF RECORD IN VOL.48 PAGE 647, DEED RECORDS OF ROCKWALL COUNTY TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 360.1 FEET, NORTH 40 DEG. 30 MIN. EAST OF THE SOUTH CORNER OF SAID HOMER HERRING TRACT,

THENCE NORTH 41 DEG. 21 MIN. 15 SEC. WEST 199.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SOUTH-RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 11,309.20 FEET A DISTANCE OF 190.00 FEET;

THENCE SOUTH 42 DEG. 06 MIN. EAST 133.25 FEET TO THE SOUTHEAST LINE OF SAID HOMER HERRING TRACT;

THENCE SOUTH 40 DEG. 30 MIN. WEST 189.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.7153 ACRES OF LAND.

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, MICHAEL STEPHENSON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 4 DAY OF May, 1984 ~~1983.~~

Janice Bauldrick
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, ROBERT M. SKILES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF JULY, 1983. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCPT AS SHOWN.

Robert M. Skiles
ROBERT M. SKILES P.E.
REG. PUBLIC SURVEYOR NO. 3782

STATE OF TEXAS ROBERT M. SKILES 3782 REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, ROBERT M. SKILES, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 20 DAY OF March, 1984 ~~1983.~~

Gladys M. Bills
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

"RECOMMENDED FOR APPROVAL"

CHAIRPERSON
PLANNING AND ZONING
COMMISSION, CITY OF
ROCKWALL, TEXAS.

DATE

"APPROVED AND ACCEPTED"

CITY SECRETARY
CITY OF ROCKWALL, TEXAS

DATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT THE OWNERS, JOHN PATRICK, STEVE STEPHENSON, MICHAEL STEPHENSON, ROBERT ECHOLS, & PAUL LONGINOTTI, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CULPEPPER'S CATTLE & CATERING COMPANY, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITES DESIRING TO USE AND 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 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.

WITNESS OUR HANDS AT DALLAS, TEXAS, THIS 4 DAY OF May, 1984

John Patrick — JOHN PATRICK
Robert D. Echols — ROBERT ECHOLS
Steven Stephenson — STEVE STEPHENSON
Paul Longinotti — PAUL LONGINOTTI
Michael Stephenson — MICHAEL STEPHENSON

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID STATE, ON THIS DAY PERSONALLY APPEARED JOHN PATRICK, STEVE STEPHENSON, MICHAEL STEPHENSON, ROBERT ECHOLS, & PAUL LONGINOTTI KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF May, 1983.

Janice Bauldrick
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRES 8-14-85

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CULPEPPER'S CATTLE AND CATERING COMPANY, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 1983.

MAYOR — CITY SECRETARY, CITY OF ROCKWALL

CITY OF ROCKWALL, TEXAS SEAL

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 therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Robert M. Skiles, Inc.
CONSULTING ENGINEERS
5010 GREENVILLE AVE.
DALLAS, TEXAS 75206

FILE PLAT						
CULPEPPER'S CATTLE & CATERING CO.						
M.J. BARKSDALE SURVEY-ABSTRACT #11						
FOR: MICHAEL STEPHENSON						
CITY OF ROCKWALL, TEXAS.						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
R.M.S. INC.	R.S.	AUG. 1983	1"=20'		D	1043

20 June 84
Paulette Burk

B 125

B-125