SCALE 1"=40'

SCALE 1"=100'

VICINITY MAP

NORTH

BLOCK 40

CARL BROOKS | MICHAEL STEPHENSON | GORE MCKEE

BLOCK 3
ST MARY'S PLACE ADDITION
RECORDED CLIDE B, PAGE 40
M.R.R.C.T.

S 89°32'55" E - 97.85'

N 89°17'36" E - 99.26'

S 89°20'03" E - 256.87'

S 89°20'03" W - 224.48'

LOT 1, BLOCK A
53,783 SQ.FT.
1.234 AC.

LOT 1, BLOCK A
CENTRAL FIRE STATION/LODGE
CITY OF ROCKWALL

GOLIAD ST. (VAR. WIDTH R.O.W.)

FANNIN ST (50' R.O.W.)

SOUTH - 815'

570'

POINT OF BEGINNING

BOYDSTUN AVE. (100' R.O.W.)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Peter F. Hennessey, 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.

Given under my hand and seal of office this the 4th day of January, 1987.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared W.M. McMillian, Jr. Branch Manager, Real Estate, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the United States Postal Service, and he executed the same as the act of such agency for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 27th day of January, 1987.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

I, Peter F. Hennessey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Ordinance of the City of Rockwall, Texas.

Peter F. Hennessey
Registered Public Surveyor # 1240

BENCHMARK
IRON CHISELED "X" ON TOP
OF SIDEWALK ON EAST SIDE
OF GOLIAD ST. 200' NORTH
OF BOYDSTUN AVE.

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the UNITED STATES POSTAL SERVICE is the owner of a tract of land situated in the W.S.T. Lewis Survey, Abstract No. 323, and the G.P. Boydstun Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, having been conveyed by Warranty Deed from Billy W. Peoples and Wife, Bernice Peoples dated November 2, 1984 and recorded in Volume 343, Page 515, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a "X" chiselled in concrete at the intersection of the north right-of-way line of Boydstun Avenue (a 60' R.O.W.) the east right-of-way line of Goliad Street (a 100' R.O.W.);

THENCE, S 89°32'55" E, along the said east right-of-way line of Goliad Street a distance of 329.96 feet to an iron pin set in concrete;

THENCE, leaving said east right-of-way line S 89°20'03" E, a distance of 227.85 feet to an iron pin set in concrete;

THENCE, N 89°17'36" E, a distance of 161.26 feet to an iron pin set in concrete;

THENCE, N 89°20'03" E, a distance of 256.87 feet to an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.);

THENCE, South, along the west right-of-way line of said Fannin Street a distance of 91.5 feet to an iron pin set in concrete;

THENCE, leaving said west right-of-way line S 89°20'03" W, a distance of 224.48 feet to an iron pin set in concrete;

THENCE, South, a distance of 145.0 feet to an iron pin set in concrete in the north right-of-way line of said Boydstun Avenue;

THENCE, S 89°32'55" W, along said north right-of-way line a distance of 348.61 feet to the POINT OF BEGINNING and containing 93,783 square feet or 2.152 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Peter F. Hennessey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Platting Ordinance of the City of Rockwall, Texas.

Peter F. Hennessey
Registered Public Surveyor # 1240

KNOW ALL MEN BY THESE PRESENTS:

That, the UNITED STATES POSTAL SERVICE, acting herein by and through its duly authorized representative does hereby adopt this plat designating the herein described property as Rockwall Main Post Office, an addition to the City of Rockwall, Texas; and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same; all and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or incidentally pertinent by that utility.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, 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 of water for personal use and fire protection within such plat; as required under Ordinance 83-28.

This plat approved subject to all platting ordinances, rules, regulations of the City of Rockwall, Texas.

WITNESS our hands at Dallas, Texas, this the 27th day of January, 1987.

United States Postal Service

By approving this plat, the United States Postal Service does not waive its sovereign immunity under the Constitution of the United States.

W. M. McMillian, Jr., Branch Manager, Real Estate

Received for Preliminary Approval: 12-9-87

Planning & Zoning Commission Chairman — Date

Approved for Preparation of Final Plat:

Mayor, City of Rockwall — Date

A public meeting upon the above and foregoing Plat of [illegible] addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of January, 1987.

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 days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this 20th day of January, 1987.

City Secretary, City of Rockwall, Texas

SEAL

Received for Final Approval: 1-29-87

Engineer, Planning Director Surveyor — Date

Mayor, City of Rockwall, Texas — Date

[illegible] UNITED STATES POSTAL SERVICE
[illegible]
[illegible]
[illegible]

FINAL PLAT
ROCKWALL MAIN POST OFFICE
HENNESSEY ENGINEERING, INC.
[illegible]

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

[illegible]	[illegible]	1-29-87	1"=40'		87-05	