



HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	10-15-84	84253

Rockwall School Addition No. 1 - Cullins Replat
 B.F. Boynton Survey Abstract No. 14
 City of Rockwall, Rockwall County, Texas
 Richard Cullins
 PO Box 7104
 OWNER
 Annual Fee 75.00

OWNERS CERTIFICATE

WHEREAS, Richard Cullins is the owner of a tract or parcel of land situated in the B.F. Boydston Survey, Abstract No. 14, also being part of the Rockwall School Addition No. 1, according to the deed recorded in Slide B at Pages 11 & 12 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner being the Northwest corner of said Rockwall School Addition No. 1;
THENCE: North 89° 35' 07" East a distance of 100.91 feet along the North line of said Rockwall School Addition No. 1 to an iron rod for a corner;
THENCE: South 00° 09' 06" East a distance of 15.99 feet to an iron rod for a corner;
THENCE: South 89° 24' 36" East a distance of 32.02 feet to an iron rod for a corner in the Northwest line of Nash Street, also being in a circular curve to the left having a central angle of 42° 06' 14" and a radius of 210.56 feet, with a chord bearing that bears South 21° 38' 14" West a distance of 151.27 feet;
THENCE: Along said curve with Nash Street an arc distance of 154.73 feet to an iron rod for a corner;
THENCE: South 00° 35' 03" West a distance of 63.22 feet to an iron rod for a corner;
THENCE: South 89° 35' 07" West a distance of 75.00 feet to an iron rod for a corner in the West line of said Rockwall School Addition No. 1;
THENCE: North 00° 24' 10" West a distance of 219.97 feet along said Rockwall School Addition No. 1 line to the Point of Beginning and Containing 19,675 Square Feet or 0.4517 Acres of Land.

I hereby certify that the above and foregoing plat of ROCKWALL SCHOOL ADDITION NO. 1 - CULLINS REPLAT, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5 day of November, 1984.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Richard Cullins is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as ROCKWALL SCHOOL ADDITION

NO. 1 - CULLINS REPLAT, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does 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. 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. 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 this subdivision;

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 has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 4 day of December, 1984.

[Signature]
RICHARD CULLINS
Kym

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 4th day of December, 1984, by Richard Cullins.
Kym

[Signature]
Notary Public
Commission expires 9-14-85

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, 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.

[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of November, 1984, by Harold L. Evans.

[Signature]
Notary Public
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

[Signature]
City Manager

Date: 10/11/84

APPROVED

[Signature]
Chairman, Planning and Zoning Commission

Date: 10/11/84

Filed 12/18/84
B-170, 171

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-15-84	84053

Rockwall School Addition No. 1 - Cullins Replat	
B.F. Boydston Survey Abstract No. 14	
City of Rockwall	Rockwall County, Texas
Richard Cullins	OWNER
P.O. Box 704	Rockwall, Tx. 75087

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