

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Mrs. Fay Adams, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the S.S. Mc Curry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and also being that tract as recorded in Volume 41, Page 61, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the West line of N. Goliad Street, said point being North, a distance of 505.00 feet from the North line of Heath Street, an iron stake for corner;

THENCE, West, leaving the said West line of N. Goliad Street, a distance of 208.72 feet to a point on the East line of N. Alamo Street, an iron stake for corner;

THENCE, North, along the East line of N. Alamo Street, a distance of 104.20 feet to an iron stake for corner;

THENCE, East, leaving the East line of N. Alamo Street, a distance of 208.72 feet to a point on the West line of N. Goliad Street, a R.O.W. Marker for corner;

THENCE, South, along the West line of N. Goliad Street, a distance of 104.20 feet to the PLACE OF BEGINNING and containing 0.499 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Mrs. Fay Adams, being owner, does hereby adopt this plat designating the herein above described property as Adams Addition, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the Public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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 systems on any of the right-of-way and easement strips: and any public utility shall have the right of ingress and egress to, from, and upon the said right-of-way and easement strips for the purpose of construction reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition.

WITNESS our hand at Rockwall, Texas this 20 day of Feb. A.D. 1984.

BY: Mrs. Fay Adams  
Mrs. Fay Adams Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Mrs. Fay Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 20<sup>th</sup> day of Feb. A.D. 1984.

Delva L. Brown  
Notary Public for the State of Texas  
My Commission Expires 6/7/87

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown  
Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 herein expressed.

GIVEN under my hand and seal of office this 22 day of Feb. A.D. 1984.

Delva L. Brown  
Notary Public in and for the State of Texas  
My Commission Expires 6/7/87

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
City Administrator Date 1/12/84

APPROVED  
[Signature]  
Chairman Planning and Zoning Commission Date 1/12/84

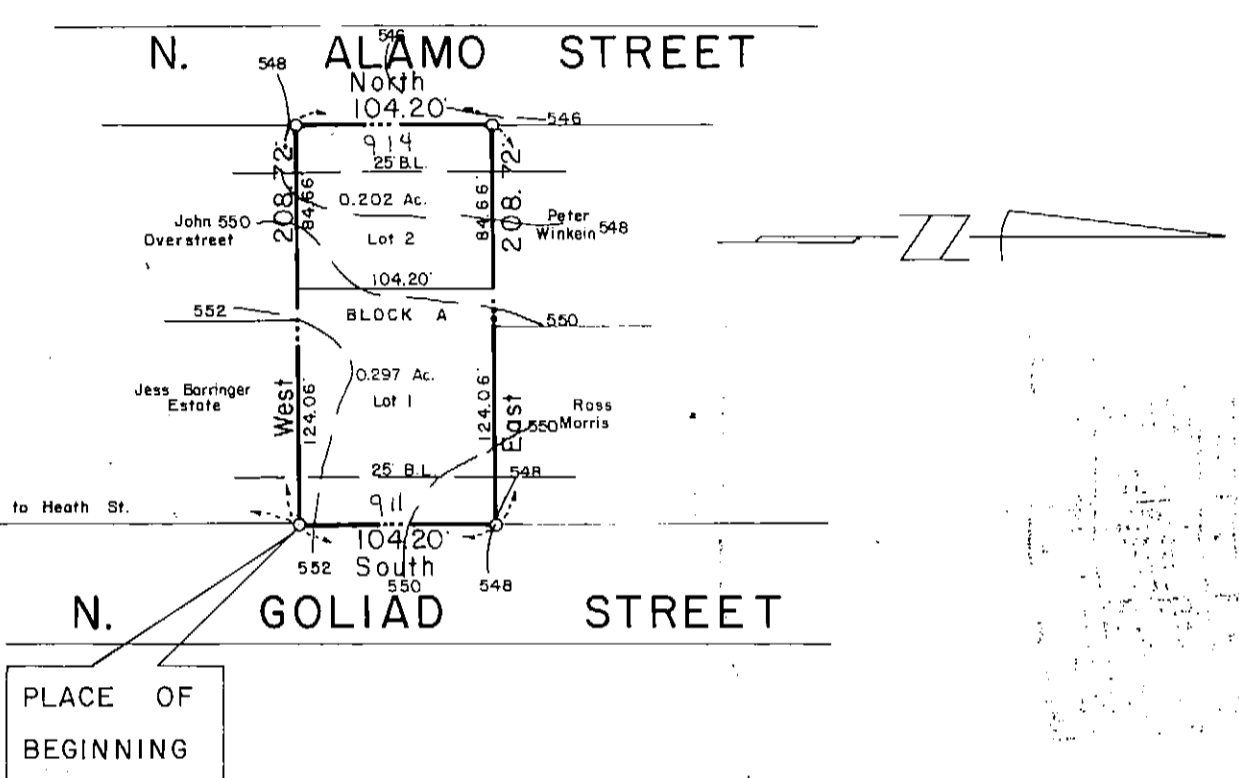
I hereby certify that the above and foregoing plat of the Adams Addition, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

6 day of February A.D. 1984.

WITNESS our hand this 27 day of February A.D. 1984.

[Signature]  
Mayor  
[Signature]  
City Secretary

Adams Add.



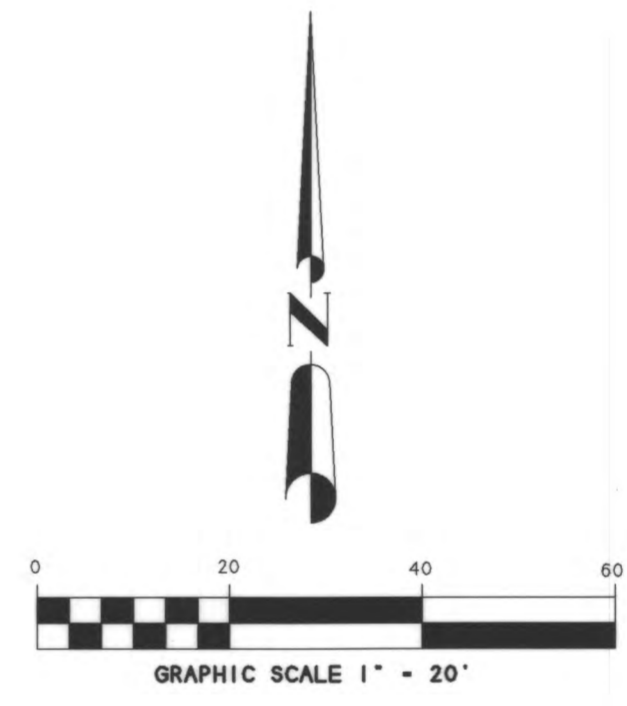
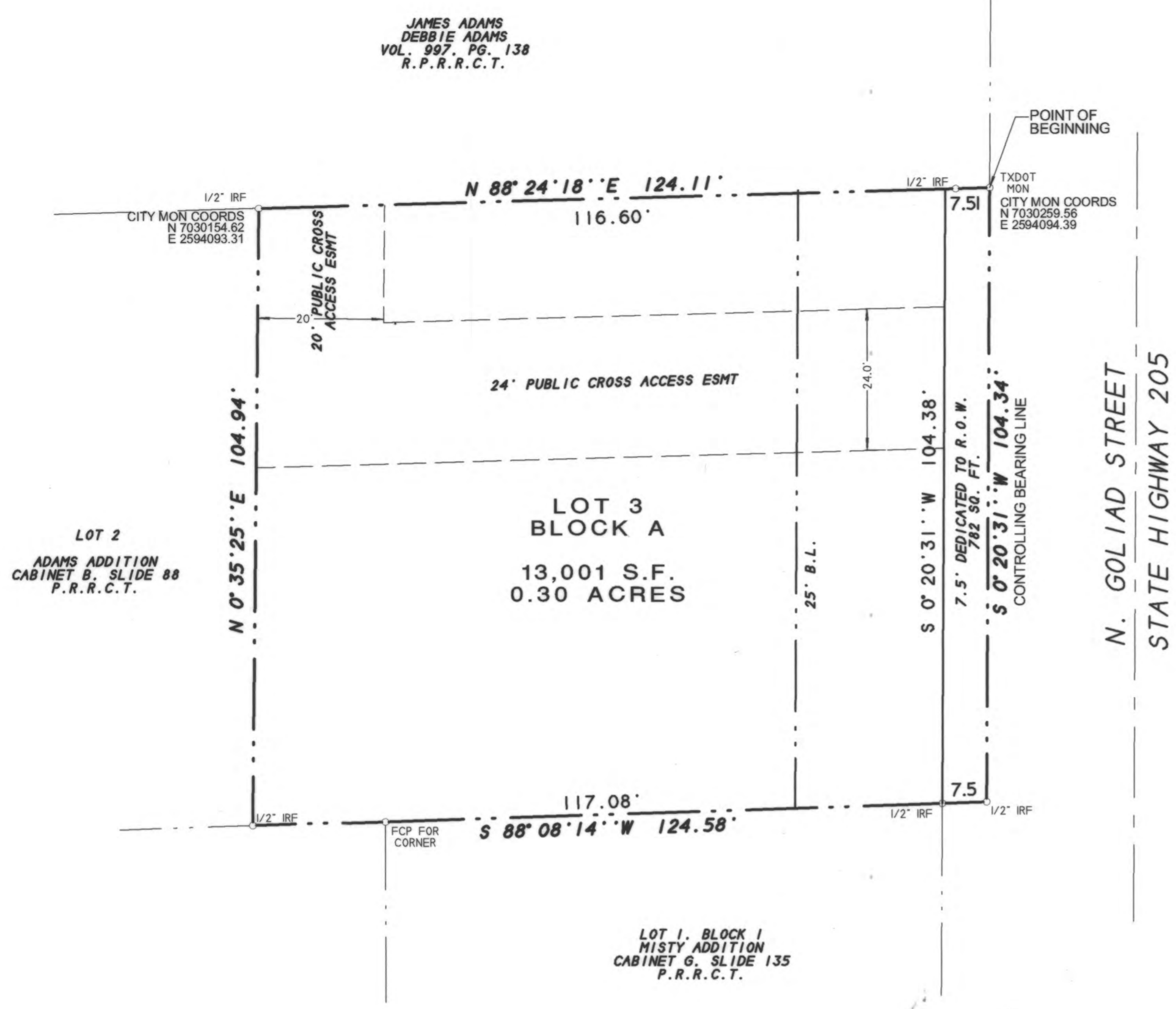
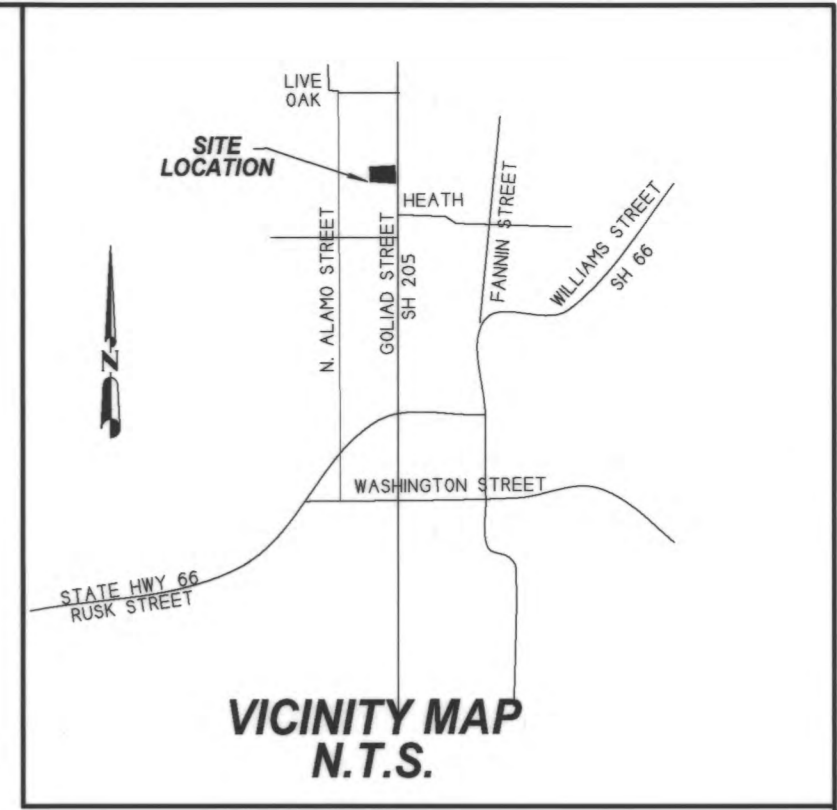
FINAL PLAT

ADAMS ADDITION  
CITY OF ROCKWALL  
S.S. McCURRY SURVEY- ABSTRACT NO. 146  
ROCKWALL COUNTY, TEXAS

Mrs. FAY ADAMS OWNER  
911 N. GOLIAD ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS  
304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS  
SCALE 1" = 100' DECEMBER 16, 1983

3/13/84  
B-88



I-177  
FINAL PLAT  
**ADAMS ADDITION**  
**LOT 3. BLOCK A**

13,001 S.F. OR 0.30 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ADAMS ADDITION  
A PART OF THE S.S. McCURRY  
SURVEY, ABSTRACT NO. 146  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER:  
R.D. VANDERSLICE  
1408 S. LAKESHORE DRIVE  
ROCKWALL, TEXAS 75087  
972-989-1069

SHEET 1 OF 2

SURVEY DATE JULY 18, 2014  
SCALE 1" = 20' FILE # 20140267-RP  
CLIENT VANDERSLICE GF# NONE

**H.D. Fetty Land Surveyor, LLC**  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2014-028

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

Adams Addition  
Lot 3, Block A  
Final Plat

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, R.D. VANDERSLICE, BEING THE OWNER OF A TRACT OF land in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY ABSTRACT NO. 146, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, ADAMS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 88, of the Plat 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 Lot 1, Block A, said point being in the west right-of-way line of State Highway 205 N. Goliad Street (50' R.O.W.);

THENCE S. 00 deg. 20 min. 31 sec. W. along the west line of said State Highway 205 N. Goliad Street, a distance of 104.34 feet to a 1/2" iron rod found for corner at the northeast corner of MISTY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 135 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 08 min. 14 sec. W. along the north line of said Misty Addition, a distance of 124.58 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2, Block A, Adams Addition;

THENCE N. 00 deg. 35 min. 25 sec. E. along the east line of Lot 2, a distance of 104.94 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, of said Adams Addition;

THENCE N. 88 deg. 24 min. 18 sec. E. along the north line of said Adams Addition, a distance of 124.11 feet to the POINT OF BEGINNING and containing 13,001 square feet or 0.30 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ADAMS ADDITION, LOT 3, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

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

*R.D. Vanderslice*  
R.D. VANDERSLICE

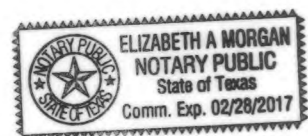
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared R.D. VANDERSLICE, 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 2nd day of April, 2015

*Elizabeth A Morgan*  
Notary Public in and for the State of Texas

01-28-17  
My Commission Expires:



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 I, 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

*[Signature]*  
Planning and Zoning Commission

9-30-2014  
Date

APPROVED

I hereby certify that the above and foregoing plat of ADAMS ADDITION, LOT 3, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 13 day of May, 2015.

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 (180) 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 13 day of May, 2015.

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary, City of Rockwall



*[Signature]*  
City Engineer

5-13-2015  
Date

I-178  
FINAL PLAT

ADAMS ADDITION  
LOT 3. BLOCK A

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
05/20/2015 11:59:36 AM  
\$100.00  
2015000007127



*[Signature]*

13,001 S.F. OR 0.30 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ADAMS ADDITION

A PART OF THE S.S. McCURRY  
SURVEY, ABSTRACT NO. 146  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER:  
R.D. VANDERSLICE  
1408 S. LAKESHORE DRIVE  
ROCKWALL, TEXAS 75087  
972-989-1069

SHEET 2 OF 2

SURVEY DATE JULY 18, 2014  
SCALE 1" = 20' FILE # 20140267-RP  
CLIENT VANDERSLICE GF # NONE

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2014-028

Adams Addition  
Lot 3, Block A  
Final Plat