

LOCATION MAP
Scale: 1" = 2,000'

Surface Adjusted Coordinates

Pt. No.	Northing	Easting
1	7,040,637.3240	2,592,982.3689
2	7,040,623.9941	2,592,271.8055
3	7,041,025.7082	2,592,266.1338
4	7,041,039.0704	2,592,978.4152
5	7,040,867.5363	2,592,981.4676
6	7,040,647.5165	2,592,981.7714



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

SCALE	DATE	JOB NO.
1"=100'	10-23-92	92108

DIRKWOOD ESTATES 8
W.G. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Rick Dirkse ~ 207 E.I.H. 30 - owners - Nick Woodall ~ 500 Turtle Cove - Suite 100
Rockwall, Texas 75087 Tel. 771-1040 Nick Woodall ~ 500 Turtle Cove - Suite 100
Rockwall, Texas 75087 Tel. 771-1441

C-170
C-171

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: Richard P. Dirkse and wife, Tamara Dirkse, and Nick Woodall and wife, Nancy Woodall, are the owners of a tract of land situated in the W. G. Deweese Survey, Abstract No. 71, Rockwall County, Texas, and being those two tracts of land described in Deed to Richard P. Dirkse and wife, Tamara Dirkse, recorded in Volume 337, Page 269, and described in Deed to Nick Woodall and wife, Nancy Woodall, recorded in Volume 346, Page 254, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the West line of State Highway 205, a variable width right-of-way, at the South-east corner of said Dirkse tract and at the Northeast corner of that 10 foot wide right-of-way dedication as dedicated by Plat of Smith Addition, an addition to the City of Rockwall recorded in Slide B, Page 289, Plat Records, Rockwall County, Texas;
THENCE: South 88° 55' 31" West, passing at 10.01 feet the Northeast corner of Lot 1, Block A of said Addition and continuing a total distance of 710.69 feet with the North line of said Addition to a 1/2" iron rod found at the South-west corner of said Dirkse tract;
THENCE: North 0° 48' 32" West, passing at 201.06 feet the Northwest corner of said Dirkse tract and the Southwest corner of said Woodall tract and continuing a total distance of 401.75 feet to a 1/2" iron rod found at the Northwest corner of said Woodall tract;
THENCE: North 88° 55' 31" East a distance of 712.41 feet to a 1/2" iron rod found at the Northeast corner of said Woodall tract and on the West line of State Highway 205;
THENCE: South 1° 01' 10" East a distance of 171.56 feet with said West line to a 1/2" iron rod found at an angle point;
THENCE: South 0° 04' 45" East, passing at 29.13 feet the Southeast corner of said Woodall tract and the Northeast corner of said Dirkse tract and continuing a total distance of 220.02 feet with said West line to a 1/2" iron rod found at an angle point;
THENCE: South 3° 21' 18" East a distance of 10.21 feet to the Point of Beginning and containing 6.5674 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Richard P. Dirkse and wife Tamara, Nick Woodall and wife Nancy do hereby adopt this plat, designating the hereinabove described property as Dirkwood Estates, an addition to the City of Rockwall, Texas, and hereby dedicates for public use forever the street Right of Way shown hereon, and hereby reserves the easement strips shown on this plat for the purposes stated, and for the mutual use and accommodation of all utilities using or desiring to use the 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 the easement strips shown hereon; any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or any part of their respective systems without the necessity of, at any time, procuring the permission of anyone.

WITNESS OUR HANDS this 22nd day of DECEMBER, 1992.

Richard P. Dirkse
RICHARD P. DIRKSE

Nick Woodall
NICK WOODALL

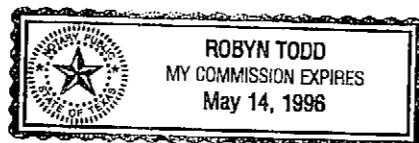
Tamara Dirkse
TAMARA DIRKSE

Nancy Woodall
NANCY WOODALL

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 22nd day of December, 1992, by Richard P. Dirkse and Tamara Dirkse.

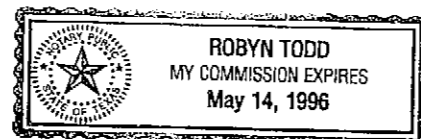
Robyn Todd
Notary Public



STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 22nd day of December, 1992, by Nick Woodall and Nancy Woodall.

Robyn Todd
Notary Public



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.

Harold L. Evans
Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12 day of December, 1992, by Harold L. Evans.

Notary Public

APPROVED

Robert B. Jackson
Chairman, Planning and Zoning Commission

1-5-93
Date

I hereby certify that the above and foregoing Plat of Dirkwood Estates ~~Mason Steed Subdivision~~ was approved by the City Council of the City of Rockwall on the 16th day of November, 1992.

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 twenty (120) 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 OUR HANDS this 5th day of January, 1992.

Janis M. Smith
Mayor, City of Rockwall

Hilda C. Sample
City Secretary, City of Rockwall

C-170
C-171

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HAROLD L. EVANS
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