

FILED FOR RECORD  
 ROCKWALL CO.  
 07 JUL 10 PM 2:38  
 LISA CONSTANT  
 COUNTY CLERK  
 DEPUTY

FINAL PLAT  
**ELSEY ADDITION**

2 LOTS  
 1.22 ACRES  
 53,027 S.F.

REPLAT PART OF LOT 6, LOT 7 & LOT 8  
 GREEN VALLEY SUBDIVISION  
 J.H.B. JONES SURVEY, ABSTRACT NO. 124  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

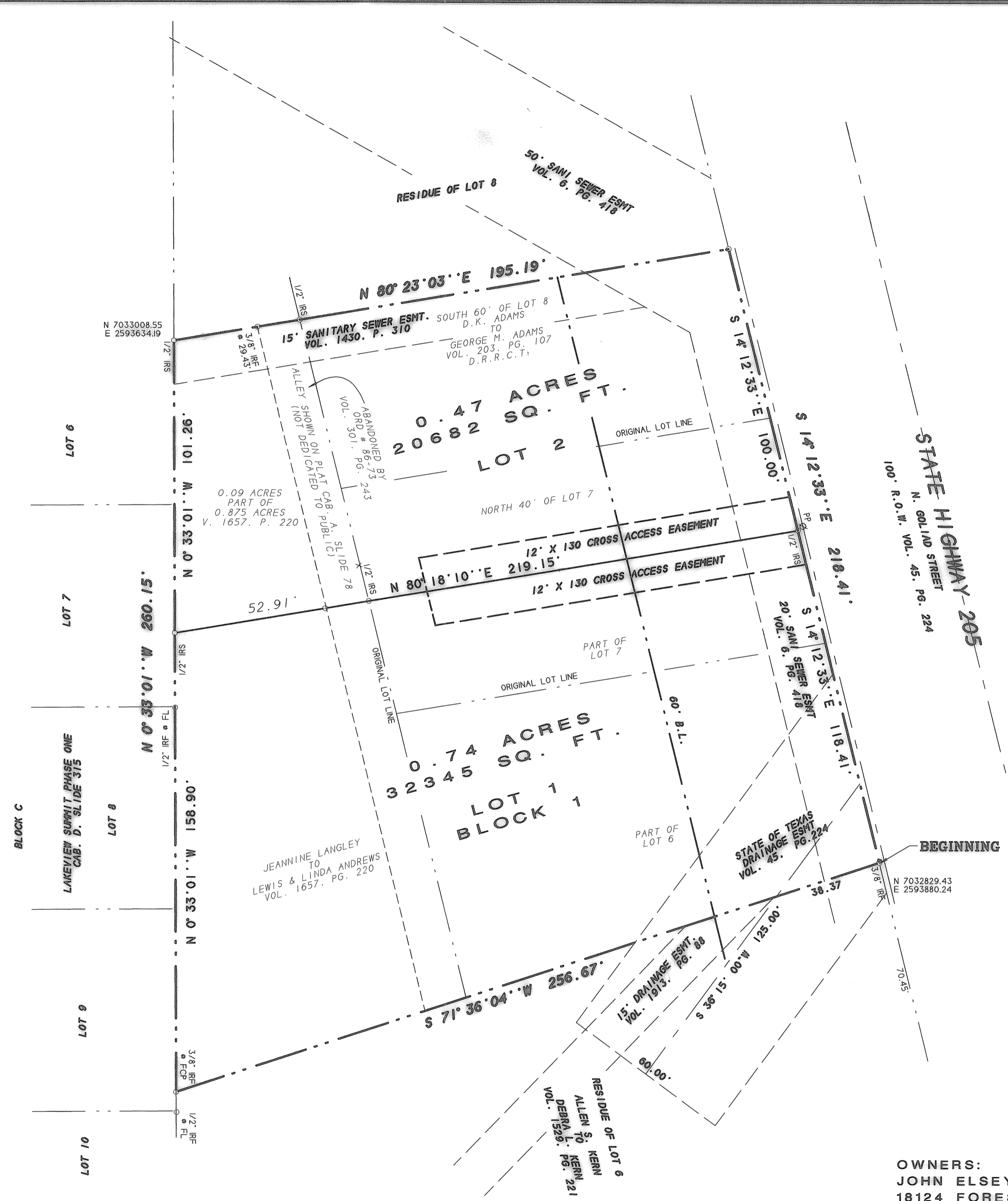
**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE FEBRUARY 27, 2002  
 SCALE 1" = 30' FILE # 20020015RP  
 CLIENT ELSEY

OWNERS:  
 JOHN ELSEY  
 18124 FOREST GLEN CIRCLE  
 FLINT, TEXAS 75762  
 (972) 832-5938

LEWIS ANDREWS  
 972-249-6789

GEORGE ADAMS  
 2110 CASTLEFORD LN.  
 GARLAND, TX 75040  
 972-530-6154



G-167

Elsley Addition 2

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOHN ELSEY, LEWIS ANDREWS & GEORGE M. ADAMS, BEING THE OWNERS OF A TRACT OF land in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being a part of Lot 6, Lot 7, and Lot 8 of GREEN VALLEY SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas, and being a part of that 2.55 acres tract and a part of a 15 foot alley for future development if needed, but not formally dedicated, as shown on the plat thereof recorded in Cabinet A, Slide 106 of the Plat Records of Rockwall County, Texas, and being all of that 0.875 acres tract of land as described in a Warranty deed from Jeanine Langley to Lewis Andrews and wife, Linda Andrews, dated June 18, 1999 and being recorded in Volume 1657, Page 220 of the Real Property Records of Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from D.K. Adams to George M. Adams, as recorded in Volume 203, Page 107 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the Southwest right-of-way line of State Highway 205 (N. Goliad Street) at the Southeast corner of said 0.875 acres tract, said point being N. 14 deg. 12 min. 23 sec. W., 70.45 feet from the Southeast corner of said Lot 6, said point being at the Northeast corner of a tract of land as described in a Warranty deed from Allen S. Kern to Debra L. Kern as recorded in Volume 1529, Page 221 of the Real Property Records of Rockwall County, Texas;

THENCE S. 71 deg. 36 min. 04 sec. W. a distance of 256.67 feet to a 3/8" iron rod found for corner at the base of a fence corner post at the Southwest corner of said 0.875 acres tract;

THENCE N. 00 deg. 33 min. 01 sec. W. a distance of 260.15 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 80 deg. 18 min. 10 sec. E., passing at a distance of 29.43 feet to a 3/8" iron rod found for corner at the West edge of said alley, and continuing for a total distance of 195.19 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set found corner at the Northwest corner of said Adams tract and being in the Southwest right-of-way line of State Highway 205 (N. Goliad Street);

THENCE S. 14 deg. 12 min. 33 sec. E. (Controlling bearing line) along said right-of-way line, a distance of 218.41 feet to the POINT OF BEGINNING and containing 53,027 square feet or 1.22 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 ELSEY ADDITION, 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.

John Elsey  
JOHN ELSEY

Lewis Andrews  
LEWIS ANDREWS

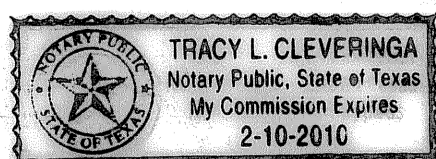
George M. Adams  
GEORGE M. ADAMS

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN ELSEY, 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 16 day of May 2007

Tracy L. Cleveringa  
Notary Public in and for the State of Texas  
My Commission Expires: 2-10-2010

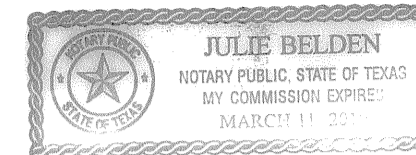


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LEWIS ANDREWS, 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 23 day of May 2007

Julie Belden  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-10

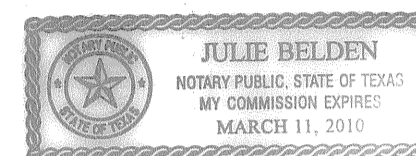


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GEORGE M. ADAMS, 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 23 day of May 2007

Julie Belden  
Notary Public in and for the State of Texas  
My Commission Expires: 3-11-10



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  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

CW Bricker  
Planning and Zoning Commission

6-12-07  
Date

APPROVED

I hereby certify that the above and foregoing plat of ELSEY ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21st day of May, 2007.

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 21st day of June, 2007

William R. Cecil  
Mayor, City of Rockwall

Dorothy Brooks  
City Secretary City of Rockwall



Chuck Jadd  
City Engineer

6-22-07  
Date

FINAL PLAT

ELSEY ADDITION

2 LOTS  
1.22 ACRES  
53,027 S.F.

REPLAT PART OF LOT 6 AND LOT 7  
GREEN VALLEY SUBDIVISION

J.H.B. JONES SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS:  
JOHN ELSEY  
18124 FOREST GLEN CIRCLE  
FLINT, TEXAS 75762  
(972) 832-5938

LEWIS ANDREWS  
972-249-6789

GEORGE ADAMS  
2110 CASTLEFORD LN.  
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ROCKWALL SURVEYING CO., INC. LAND SURVEYING

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SHEET 2 OF 2

SURVEY DATE FEBRUARY 27, 2007  
SCALE 1" = 30' FILE # 20020015RP  
CLIENT ELSEY

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