



CURVE DATA	
Δ	89° 20' 52"
R	79.45'
T	78.55'
L	123.90'

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

4th day of February 1980

WITNESS our hand this 3rd day of March 1980

Larry Meyer
MAYOR
John [Signature]
CITY SECRETARY

APPROVED:
Wayne Rogers
Chairman Planning and Zoning Commission
February 28, 1980
Date

EPPERSON ADDITION

ROCKWALL TEXAS
BE BOYDSTUN SURVEY ABSTRACT NO 14
ROCKWALL COUNTY TEXAS

CELIA E. HAYS OWNER
ROUTE 2 ROCKWALL TEXAS

BROWN LAND SURVEYORS
302 W. RUSK ROCKWALL TEXAS
SCALE 1" = 100' JANUARY 23, 1980

Filed
Rockwall County
MAR. 6, 1980
Slide 364
ETH

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Celia E. Hays is 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 B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of the Estate of A.E. Williams, and being more particularly described as follows;

BEGINNING at the point of intersection of the West line of Nash Street with the Southeast line of Williams Street, an iron stake for corner;
THENCE, S. 1 deg. 29 min. 05 sec. W., along the West line of Nash Street, a distance of 274.00 feet to an iron stake for corner;
THENCE, N. 89 deg. 10 min. 03 sec. W., along the North line of Rockwall Independent School District property, a distance of 78.55 feet to an iron stake for corner;
THENCE, N. 0 deg. 23 min. 30 sec. E., a distance of 213.26 feet to a point on the Southeast line of Williams Street, an iron stake for corner;
THENCE, N. 54 deg. 44 min. 33 sec. E., along the Southeast line of Williams Street, a distance of 103.10 feet to the PLACE OF BEGINNING and containing 0.533 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, Celia E. Hays, being owner, does hereby adopt this plat designating the herein above described property as EPPERSON 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 these 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 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 establishment of grades of streets in this subdivision.

WITNESS my hand at Rockwall, Texas this 24th day of January A.D. 1980.

By Celia E. Hays
Celia E. Hays Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Celia E. Hays, 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

24th day of January A.D. 1980.

Madeline Brown
Notary Public in and for Rockwall County, Texas

My Commission Expires 4-4-81

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 said County and State, 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 therein expressed.

GIVEN under my hand and seal of office, this

24th day of January A.D. 1980

Nova L. Webb
Notary Public in and for Rockwall County, Texas

My Commission Expires 3-3-80

RECOMMENDED FOR FINAL APPROVAL:

CITY ADMINISTRATOR _____ DATE 3/3/80

Epperson Add

Epperson Addition