

VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

	POWER POLE
	WATER VALVE
	TELEPHONE RISER
	TREE
	WATER METER
	STREET SIGN
	1/2" I.R.F.
	1/2" I.R.S.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF UNIVERSITY PARK COMMUNITY PANEL NO. 480547 0005 C, MAP DATED 6/16/82 (ZONE "X").

	NORTHING	EASTING
1	7,028,148.8292	2,585,944.7342
2	7,028,008.7831	2,585,947.9887
3	7,028,008.6013	2,585,907.0048
4	7,280,010.7023	2,585,908.9355
5	7,028,004.8813	2,585,857.9900
6	7,028,138.8290	2,585,854.8201

FILED FOR RECORD  
ROCKWALL, TEXAS  
54 NOV 30 PM 2:54  
COUNTY CLERK  
DEPUTY

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROBERT C. STARK, BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING all of Lots 7, 8, 9 and 10, and the North 35 feet of Lots 6 and 11 of the Eppstein Addition, an addition to the City of Rockwall according to the plat recorded in Volume L, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South right-of-way line of Denison Street (50' Right-of-Way) with the West right-of-way line of Tyler Street (50' Right-of-Way), said iron rod being the northeast corner of said Lot 8;

THENCE South 01°20'38" West, 137.90 feet with the West right-of-way of Tyler Street to a 1/2 inch iron rod set, being North 01°20'38" East, 12.09 feet from the northeast corner of a Lot 5 of said Eppstein Addition;

THENCE North 89°46'26" West, 40.96 feet departing the West right-of-way line of said Tyler Street and parallel to the North line of said Lot 5 to a 1/2 inch iron rod found;

THENCE North 01°20'38" East, 2.10 feet to a 1/2 inch set;

THENCE North 88°39'23" West, 249.04 feet parallel to the North line of said Lot 5 to a 1/2 inch iron rod set, said iron rod being in the West right-of-way line of Star Street (50' Right-of-Way);

THENCE North 01°20'38" East, 135.00 feet with the West right-of-way line of said Star Street to the POINT OF BEGINNING and containing 0.901 acres of land, more or less.

Bearings based on plat Vol. L, Page 386, D.R.R.C.T.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT C. STARK, being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOTS 7, 8, 9, 10 and 35' OF LOTS 11 and 6, BLOCK "B", EPPSTEIN ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicates to the public use forever the streets, and alleys shown thereon, and hereby reserves 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 dealing 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; 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, inspecting, 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 on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

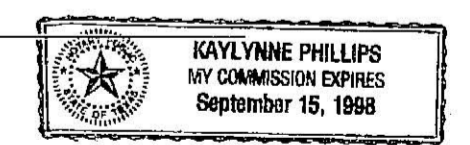
WITNESS MY HAND, this 18 day of Nov 1994.

*Robert C. Stark*  
BY ROBERT C. STARK

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared ROBERT C. STARK known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this 18 day of November 1994.

*Kaylynne Phillips*  
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL APPROVED

*Pat Friend*  
CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT OF LOTS 7, 8, 9 & 10, and 35' OF LOTS 6 & 11 OF EPPSTEIN ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 21st day of Nov A.D. 1994.

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 and twenty (120) days from said date of final approval.

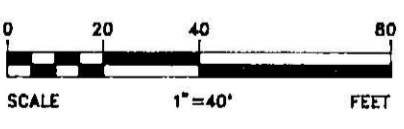
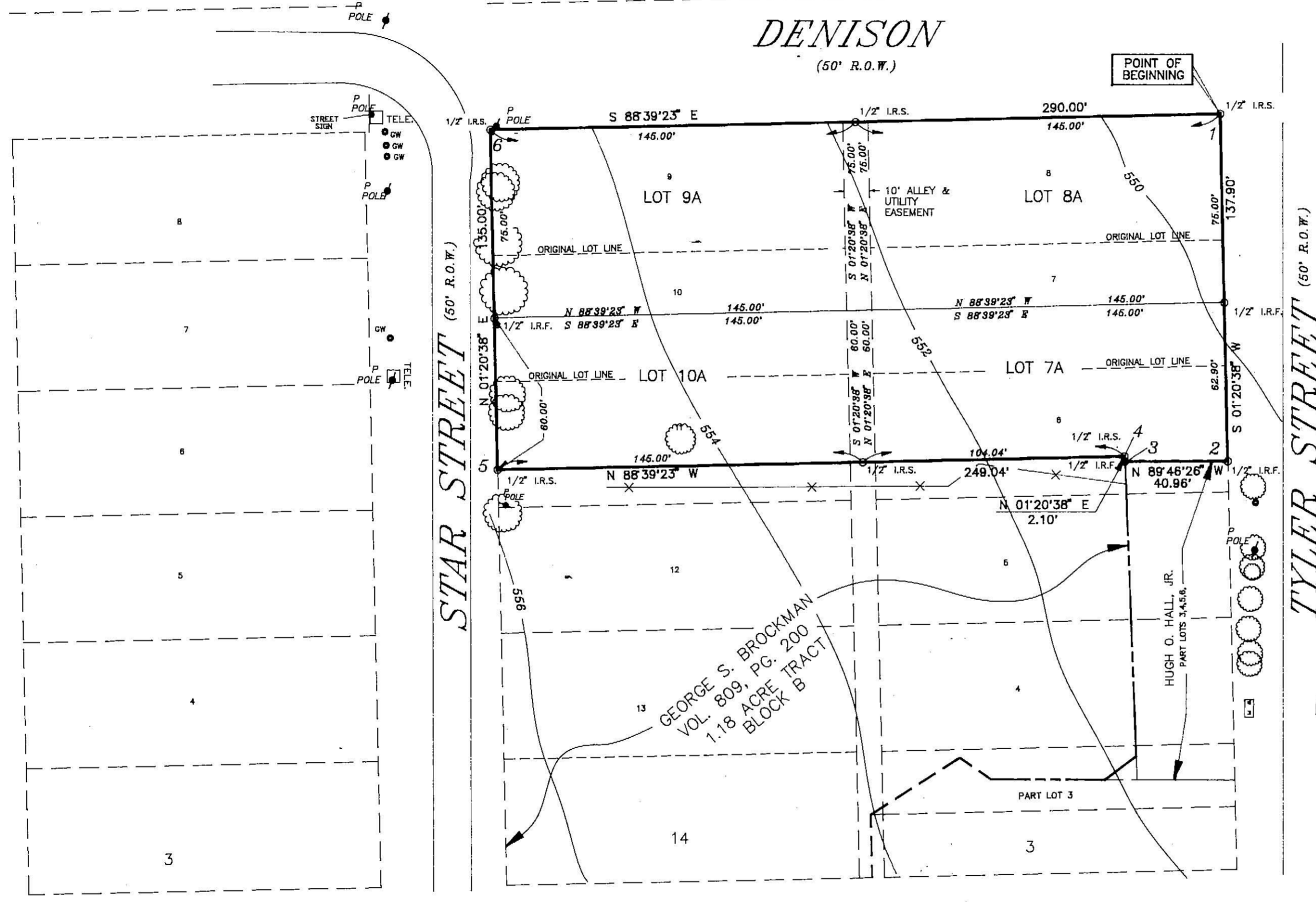
Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

*Alma K. Williams*  
Mayor, City of Rockwall, Texas

*Shirley Robb*  
City Secretary, City of Rockwall, Texas



**DENISON**  
(50' R.O.W.)



**SURVEYOR'S CERTIFICATE**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Daniel A. Smith, 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.

*Daniel A. Smith*  
Daniel A. Smith, R.P.L.S. No. 4645



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Daniel A. Smith, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this 17 day of November 1994.

*Kaylynne Phillips*  
Notary Public in and for the State of Texas

**FINAL PLAT OF**

**EPPSTEIN / STARK ADDITION**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<b>OWNER:</b> ROBERT C. STARK 103 N. FANNIN ROCKWALL, TEXAS 75087 (214) 771-8232	<b>SURVEYOR:</b> PRECISE LAND SURVEYING, INC. 18601 LBJ, SUITE 520 MESQUITE, TEXAS 75150 (214) 681-7072
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DATE: SEPTEMBER 1994

Eppstein / Stark