

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RODNEY and JANET DANIEL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 13 of FARMERS & MERCHANTS NATIONAL BANK ADDITION, an Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume R, Page 313 of the Deed Records of Rockwall County, Texas, and also being that tract as described in a Deed to Rodney B. Daniel and Janet L. Daniel, as recorded in Volume 2450, Page 198 of the Real Property Records of Rockwall County, Texas, and also being that tract as described in a Deed to Rodney B. Daniel and Janet L. Daniel, as recorded in Volume 2444, Page 10 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the South right-of-way line of Lillian Street (50' R.O.W.) and the East right-of-way line of Austin Street (40' R.O.W.) at the Northwest corner of said Block 13;

THENCE EAST (Controlling bearing line) along the South line of Lillian Street, a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 00 deg. 09 min. 06 sec. W. a distance of 95.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 88 deg. 58 min. 14 sec. W. a distance of 125.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of Austin Street;

THENCE N. 00 deg. 34 min. 36 sec. E. along the East line of Austin Street, a distance of 93.28 feet to the POINT OF BEGINNING and containing 0.27 acres or 11,933 square feet 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 REPLAT FARMERS & MERCHANTS NATIONAL BANK ADDITION BLOCK 13, 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:

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

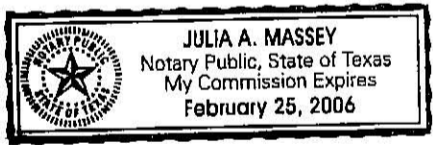
*Rodney B. Daniel*  
Rodney B. Daniel  
*Janet L. Daniel*  
Janet L. Daniel

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rodney B. Daniel, 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 19th day of Sept, 2004

Notary Public in and for the State of Texas  
*Julia A. Massey*  
My Commission Expires: 2-25-06

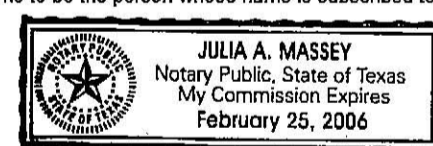


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Janet L. Daniel, 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 therein stated.

Given upon my hand and seal of office this 19th day of Sept, 2004

Notary Public in and for the State of Texas  
*Julia A. Massey*  
My Commission Expires: 2-25-06



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



NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PLAT.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

RECOMMENDED FOR FINAL APPROVAL

*[Signature]*  
Planning and Zoning Commission  
Date: 9/28/04

APPROVED

I hereby certify that the above and foregoing plat of REPLAT FARMERS & MERCHANT NATIONAL BANK ADDITION, BLOCK 13, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17th day of September, 2004

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 19th day of October, 2004

*[Signature]*  
Mayor, City of Rockwall  
*[Signature]*  
City Secretary, City of Rockwall

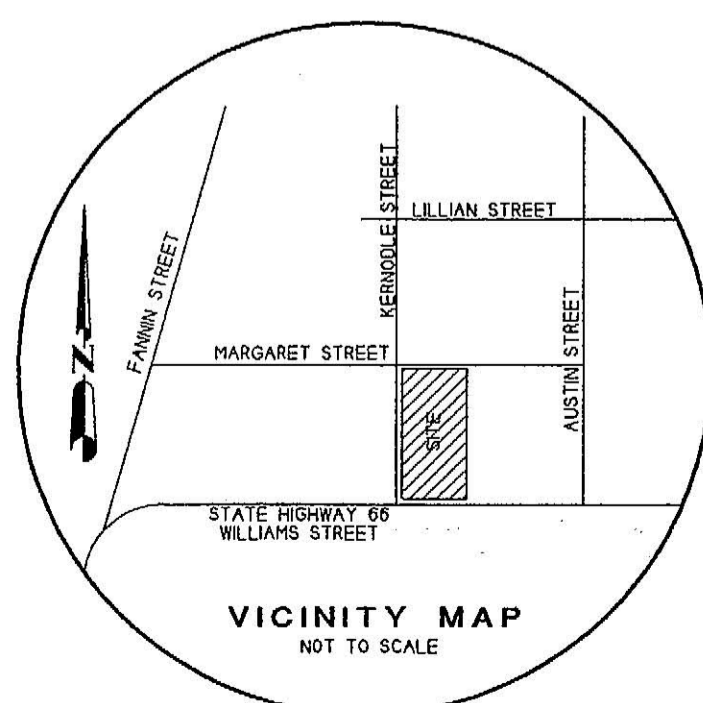
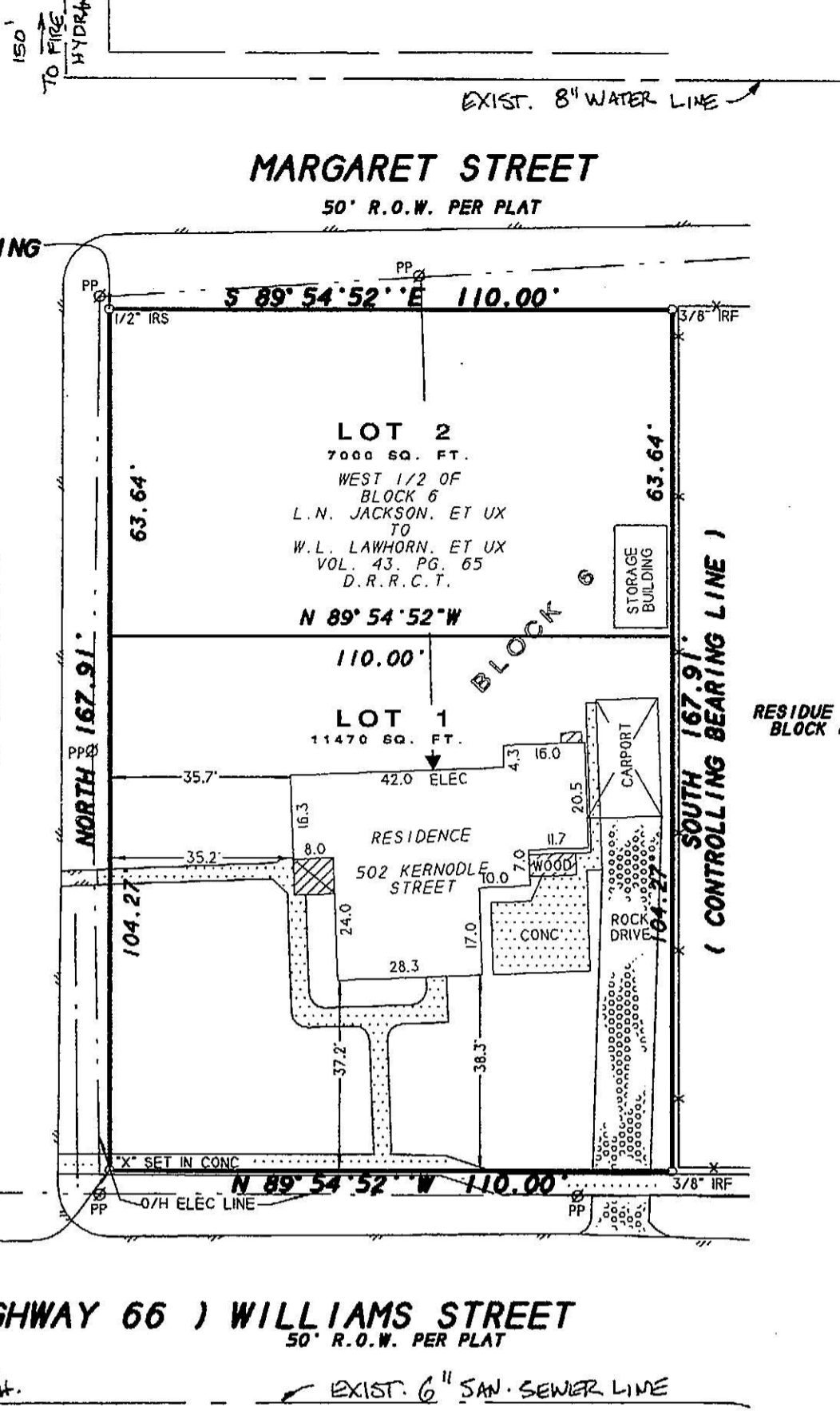
*[Signature]*  
City Engineer  
Date: 9-23-04

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
04 OCT 20 PM 1:12  
JANUETTE BURKS  
CO. CLERK  
DEPUTY

A REPLAT OF  
**FARMERS & MERCHANTS  
NATIONAL BANK ADDITION  
PART OF BLOCK 13**

OWNER:  
RODNEY & JANET DANIEL  
3614 S. FM 551  
ROYSE CITY, TX 75189  
214-683-8424

B.F. BOYDSTUN SURVEY, A-14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



FILED FOR RECORD  
ROCKWALL, TEXAS  
91 FEB 22 PM 1:15  
LAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MAUREEN GREEN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as the West 1/2 of Block 6 of FARMERS & MERCHANTS ADDITION, and being all of that tract of land as described in a Warranty deed from L.N. Jackson and wife, Elinor Jackson to W.L. Lawhorn and wife, Anniece Lawhorn, dated October 24, 1947 and being recorded in Volume 43, Page 65 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" chiseled in concrete sidewalk at the intersection of the North right-of-way line of Williams Street ( State Highway 66 ) and the East right-of-way line of Kernodle Street, said point being at the Southwest corner of Block 6 and the Southwest corner of said Lawhorn tract;

THENCE NORTH along the East right-of-way line of Kernodle Street, a distance of 167.91 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of said line with the South right-of-way line of Margaret Street;

THENCE S. 89 deg. 54 min. 52 sec. E. along the South right-of-way line of said Margaret Street, a distance of 110.00 feet to a 3/8" iron rod found for corner at the Northeast corner of said Lawhorn tract;

THENCE SOUTH, ( Controlling bearing line ) along the East boundary line of said Lawhorn tract, a distance of 167.91 feet to a 3/8" iron rod found for corner in the North right-of-way line of Williams Street ( State Highway 66 );

THENCE N. 89 deg. 54 min. 52 sec. W. along said right-of-way line, a distance of 110.00 feet to the POINT OF BEGINNING and containing 0.42 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 the GREEN'S REPLAT OF BLOCK 6, FARMERS & MERCHANTS ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the 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 (we) 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 (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

*Maureen Green*  
MAUREEN GREEN

OWNER  
MAUREEN GREEN  
3125 RIDGE ROAD  
ROCKWALL, TX 75032  
972-771-6970

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MAUREEN GREEN, 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 7th day of Feb, 2001

*Jenell Lee Strickland*  
Notary Public in and for the State of Texas

2-16-04  
My Commission Expires: February 16, 2004

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



STATE OF TEXAS  
COUNTY OF ROCKWALL  
This instrument was acknowledged before me on the 7th day of Feb, 2001

By  
*Jenell Lee Strickland*  
Notary Public in and for the State of Texas

2-16-04  
My Commission Expires: February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

*[Signature]*  
Planning and Zoning Commission Date 2.21.2001

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18 day of December, 2000.

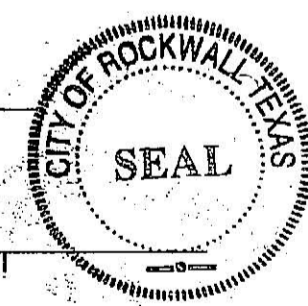
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 20th day of February, 2001

*Scott L. Self*  
Mayor, City of Rockwall

*Belinda Page*  
City Secretary City of Rockwall



NOTES

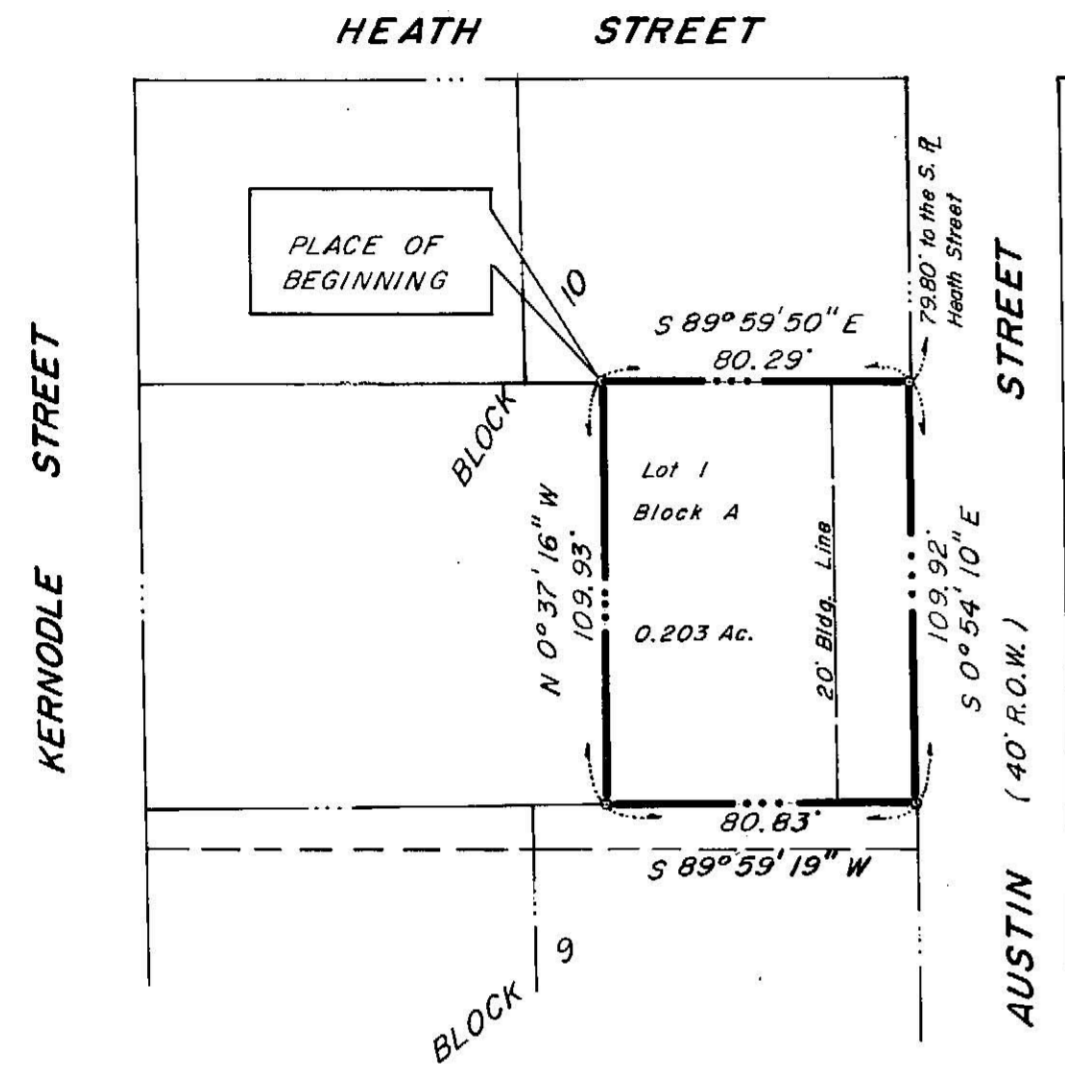
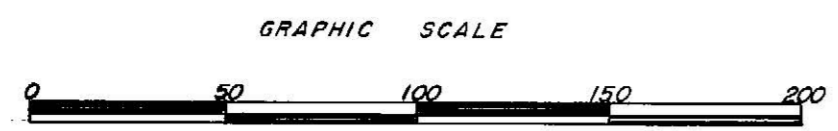
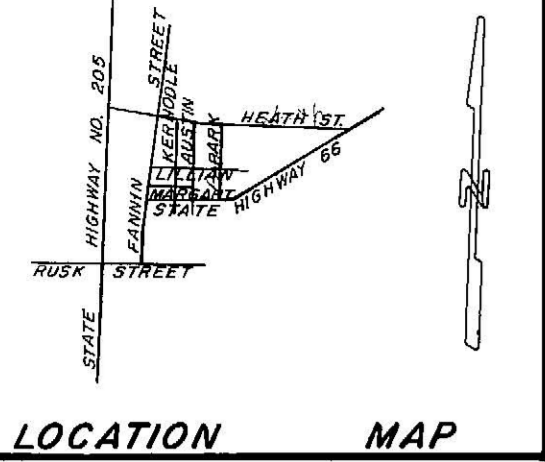
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547.0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PLAT.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**FINAL PLAT**  
**GREEN'S REPLAT OF BLOCK 6,**  
**FARMERS & MERCHANTS ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
0.42 ACRES ( 2 LOTS )

**ROCKWALL SURVEYING COMPANY, INC.**  
308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE NOV. 20, 2000  
SCALE 1" = 30' FILE # 20000518F  
CLIENT GREEN



**FINAL PLAT**  
**REPLAT OF PART OF BLOCK 10**  
**FARMERS & MERCHANTS NATIONAL BANK ADDITION**  
**CITY OF ROCKWALL**

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
ROCKWALL COUNTY, TEXAS

DENNIS ANDERSON OWNER  
P.O. BOX 162 (214-771-8163) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS  
965 SIDS ROAD / P.O. BOX 65 (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 50' APRIL 8, 1991



STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, Dennis Anderson, 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 part of BLOCK 10 of the FARMERS & MERCHANTS NATIONAL BANK ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Volume R, Page 313, Deed Records, Rockwall County, Texas, and being more particularly described as follows;  
 COMMENCING at the point of intersection of the East line of Kernodle Street with the South line of Heath Street, THENCE, S.0°10'53"W., along the East line of Kernodle Street, a distance of 79.80 feet, THENCE, S.89°59'50"E., leaving the said East line of Kernodle Street, a distance of 120.15 feet to the PLACE OF BEGINNING, a ½" iron stake set for corner;  
 THENCE, S.89°59'50"E., a distance of 80.29 feet to a point on the West line of Austin Street, a ½" iron stake set for corner;  
 THENCE, S.0°54'10"E., along the West line of Austin Street, a distance of 109.92 feet to a ½" iron stake set for corner;  
 THENCE, S.89°59'19"W., leaving the said West line of Austin Street, a distance of 80.83 feet to a ½" iron stake set for corner;  
 THENCE, N.0°37'16"W., a distance of 109.93 feet to the PLACE OF BEGINNING and containing 0.203 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 THAT, Dennis Anderson, being owner does hereby adopt this plat designating the herein above described property as REPLAT OF PART OF BLOCK 10 OF FARMERS & MERCHANTS NATIONAL BANK 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 easements 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. A) 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. B) 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 of water for personal use and fire protection within such plat.  
 WITNESS my hand at Rockwall, Texas this 24 day of May A.D. 1991.

By Dennis Anderson  
 Dennis Anderson Owner

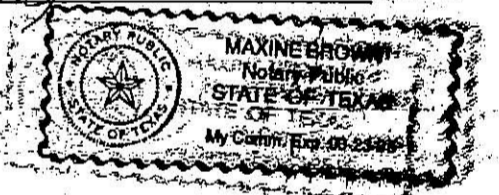
State Of Texas  
 County Of Rockwall

BEFORE ME, a notary public, on this day personally appeared Dennis Anderson, 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 24<sup>th</sup> day of May, 1991.

Maxine Brown  
 Notary Public in and for the State Of Texas

SURVEYORS CERTIFICATION



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.

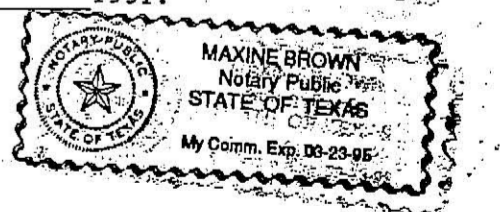
Bob O. Brown  
 Bob O. Brown, Registered Professional Land Surveyor # 1744

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, a notary public, on this day personally appeared Bob O. Brown, 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 24<sup>th</sup> day of May, 1991.

Maxine Brown  
 Notary Public in and for the State Of Texas



RECOMMENDED FOR FINAL APPROVAL

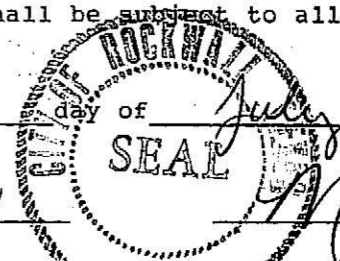
William Eisen Date  
 City Manager

APPROVED: [Signature] Date  
 Chairman Planning and Zoning Commission

I hereby certify that the above and foregoing plat of the REPLAT OF PART OF BLOCK 10 OF FARMERS & MERCHANTS NATIONAL BANK ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 6<sup>th</sup> day of May, A.D. 1991.  
 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.

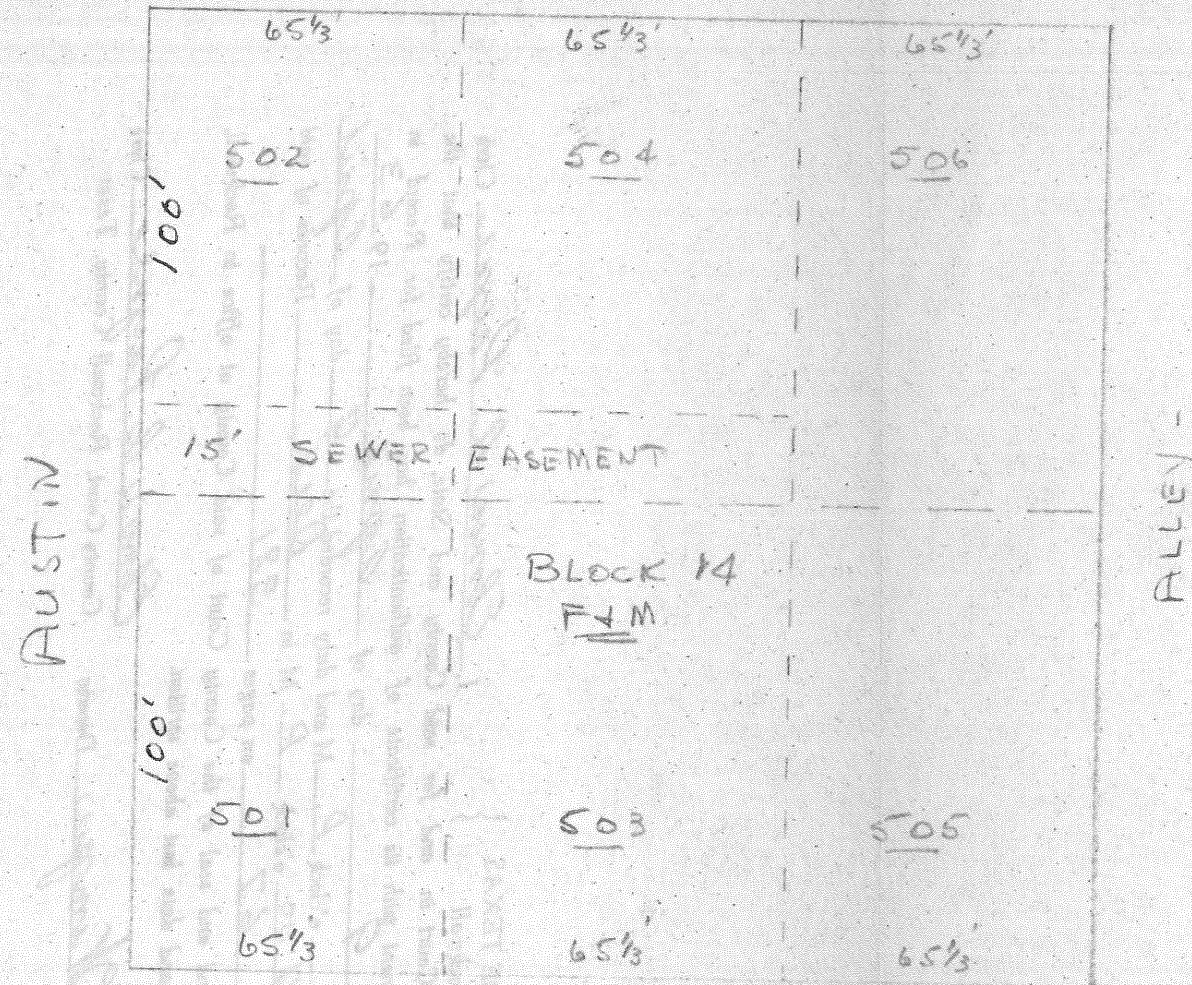
WITNESS our hand this 1st day of July, A.D. 1991

James R. Miller Mary Nichols  
 Mayor City Secretary



**Farmers & Merchants**

CORNELIA



ORIGINALLY PLATTED  
FOR 50' LOTS -  
CHANGE IS TO 65'-4" LOTS

BLOCK 14  
F+M SUBDIVISION

Passed and approved this 1st day of April, 1963.

*B. A. Klutts*  
B. A. Klutts, Mayor

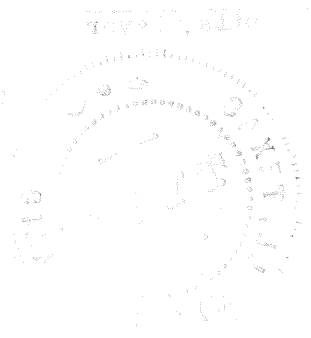
Attest: *J. P. Beulbrook*  
City Secretary



LILLIAN

381

INDEXED



FILED

9 day of April 1963  
@ 11:00 P.M.

Elnor A. Payne, Clerk of County  
Court, Rockwall County, Texas

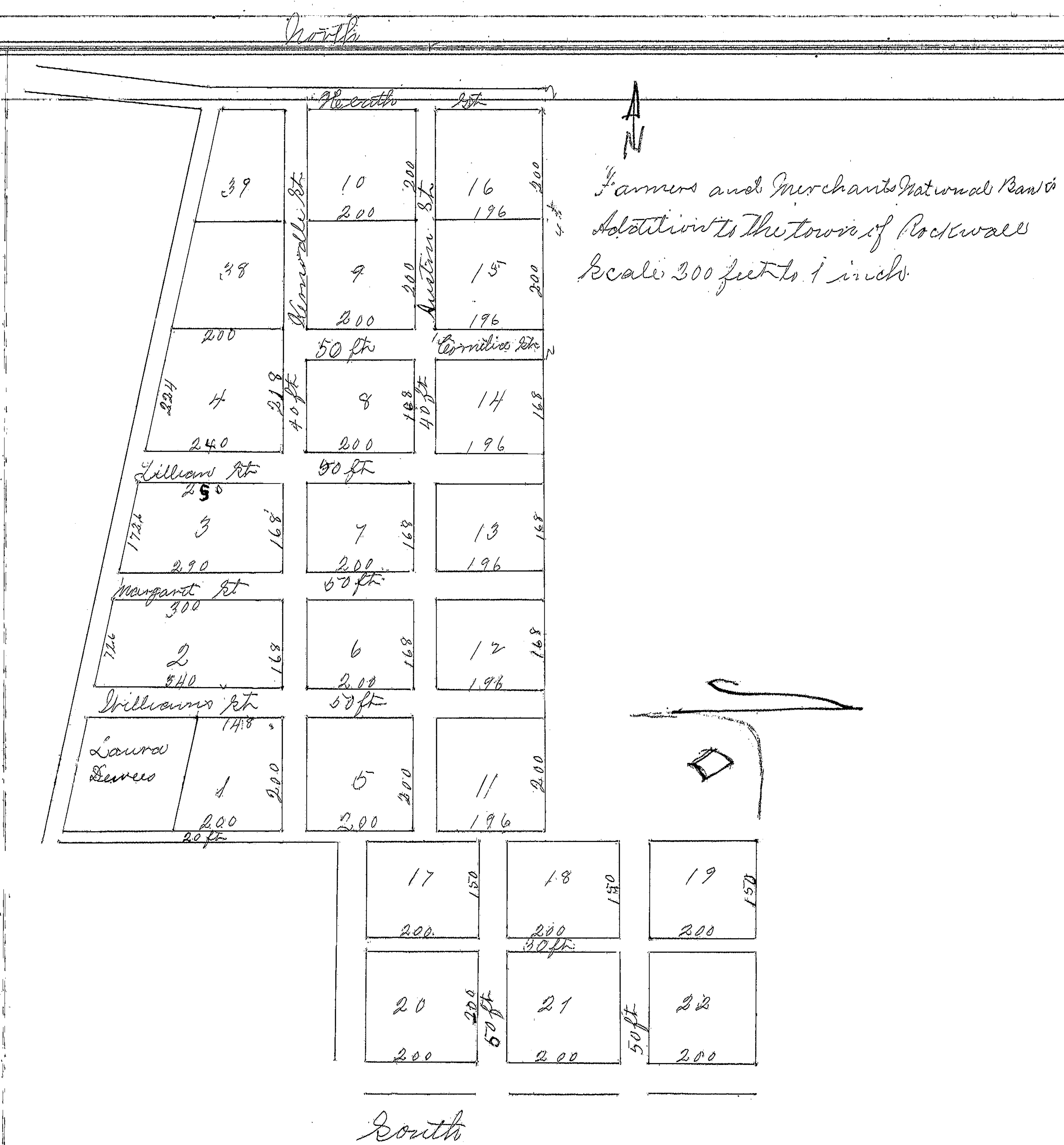
By: Jane Kimper Deputy

STATE OF TEXAS }  
County of Rockwall }  
I, Elnor A. Payne, Clerk  
of the County Court in and for said County and State, do hereby certify that the  
foregoing instrument with its certificate of authentication has been filed for Record in  
my office this 9 day of April 1963  
at 11:00 o'clock P. M and duly recorded the 9 day of April  
1963, at 4:00 o'clock P. M in Book Records of said  
County, in Vol. 67 on pages \_\_\_\_\_  
Witness my hand and seal of the County Court of said County at office in Rockwall,  
Texas, the day and date last above written.

Elnor A. Payne Clerk  
County Court, Rockwall County, Texas

Jane Kimper Deputy

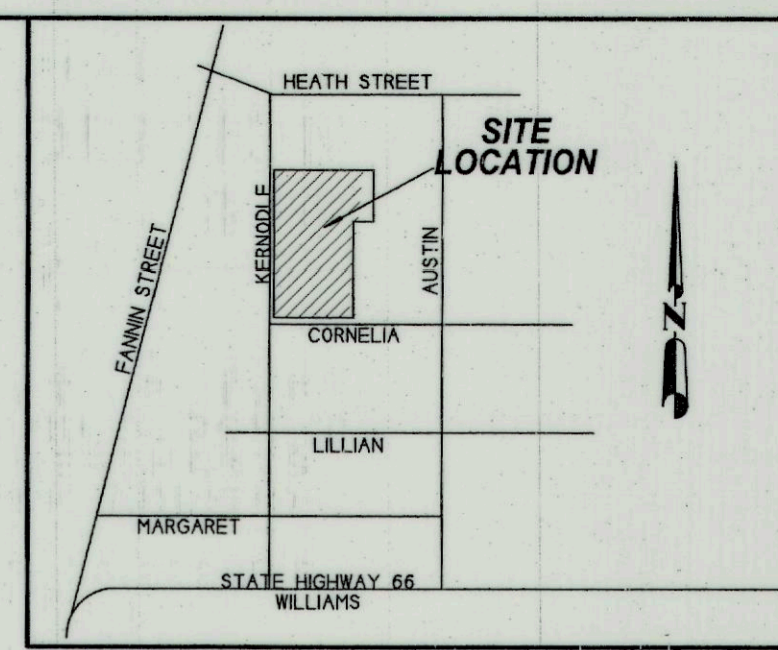
h313



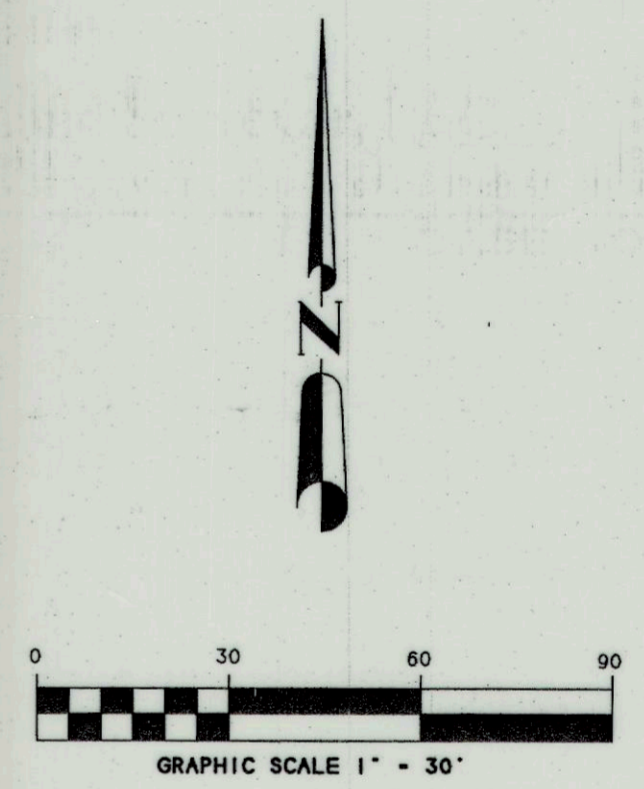
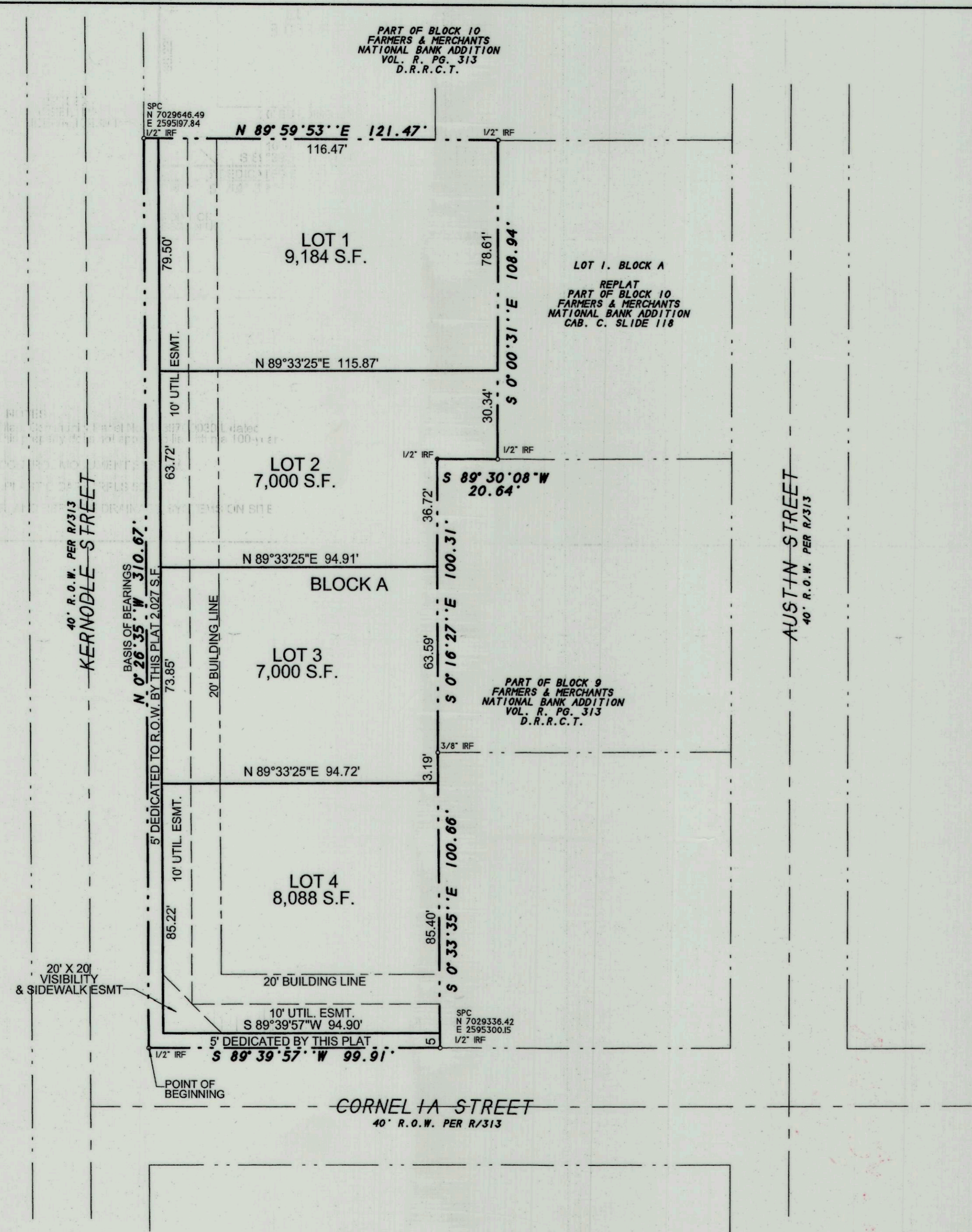
State of Texas  
 Rockwall County Know all men by these presents:  
 That I M. E. Austin President of the Farmers and Merchants National  
 Bank of Rockwall do adopt this plat as the Map of the Farmers  
 and Merchants National Bank's addition to said town of  
 Rockwall & do dedicate to the use of the public the streets & alleys  
 as shown by said plat.

Given under my hand at Rockwall Texas this Sept 14<sup>th</sup> 1896  
 M. E. Austin President F & M Nat Bank  
 of Rockwall Texas

The State of Texas  
 County of Rockwall Before me Mark W. Corley County Clerk  
 in and for said County on this day personally appeared M. E.  
 Austin President of F & M Nat Bank known to me to be the



VICINITY MAP N.T.S.



FINAL PLAT  
**KINSEY ADDITION  
LOTS 1, 2, 3 & 4  
BLOCK A**

BEING A REPLAT OF PART  
OF BLOCK 9 AND BLOCK 10  
FARMERS & MERCHANTS  
NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F.  
( 3 LOTS )

B.F. BOYDSTON SURVEY, A-14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FI	FE	FP
TELEPHONE	PIPE	POLE	POLE	POLE	POLE
CABLE	POLE	POLE	POLE	POLE	POLE
WIRE	WIRE	WIRE	WIRE	WIRE	WIRE
ELEC	ELEC	EP	EP	EP	EP
BOX	BOX	BOX	BOX	BOX	BOX
JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION
BOX	BOX	BOX	BOX	BOX	BOX
JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION

OWNER:  
VANILLA BEAN PROPERTIES SERIES 8 LLC  
DONALD H. KINSEY  
TARI L. KINSEY  
2 MANOR COURT  
HEATH, TEXAS 75032

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 10150900  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 6, 2021  
SCALE 1" = 30' FILE# 2021/20031993RP  
CLIENT KINSEY

- 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, VANILLA BEAN PROPERTIES SERIES 8 LLC, DONALD H. KINSEY and TARI L. KINSEY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 9 and Block 10, Farmers and Merchants National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume R, Page 313 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the east right-of-way of Kemodle Street and the north right-of-way line of Cornelia Street, at the southwest corner of said Block 8;

THENCE N. 00 deg. 26 min. 35 sec. W. along east right-of-way line of Kemodle Street, a distance of 310.67 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 53 sec. E. a distance of 121.47 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1, Block A, Replat of part of Block 10, Farmers & merchant National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 118 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 00 min. 31 sec. E. a distance of 108.94 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block A, of Replat;

THENCE S. 89 deg. 30 min. 08 sec. W. a distance of 20.64 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 16 min. 27 sec. E. a distance of 100.31 feet to a 3/8" iron rod found for corner;

THENCE S. 00 deg. 33 min. 35 sec. E. a distance of 100.66 feet to a 1/2" iron rod found for corner in the north right-of-way line of Cornelia Street;

THENCE S. 89 deg. 39 min. 57 sec. W. a distance of 99.91 feet to the POINT OF BEGINNING and containing 33,299 square feet or 0.76 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 KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the 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 KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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
- Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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.

*Donald H. Kinsey*  
DONALD H. KINSEY, INDIVIDUALLY  
and for VANILLA BEAN PROPERTIES SERIES 8 LLC

*Tari L. Kinsey*  
TARI L. KINSEY, INDIVIDUALLY  
and for VANILLA BEAN PROPERTIES SERIES 8 LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD H. KINSEY 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 11<sup>th</sup> day of July, 2023.

*Ernie S. Adkins*  
Notary Public in and for the State of Texas

My Commission Expires:                     

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TARI L. KINSEY 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 11<sup>th</sup> day of July, 2023.

*Ernie S. Adkins*  
Notary Public in and for the State of Texas

My Commission Expires:                     

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 Date 7-11-2023

APPROVED

I hereby certify that the above and foregoing plat of KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the            day of           .

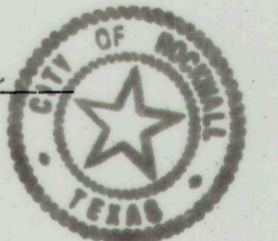
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 13<sup>th</sup> day of July, 2023.

*[Signature]*  
Mayor, City of Rockwall

*Kristy Seagone*  
City Secretary City of Rockwall



*Ann Williams, P.E.*  
City Engineer

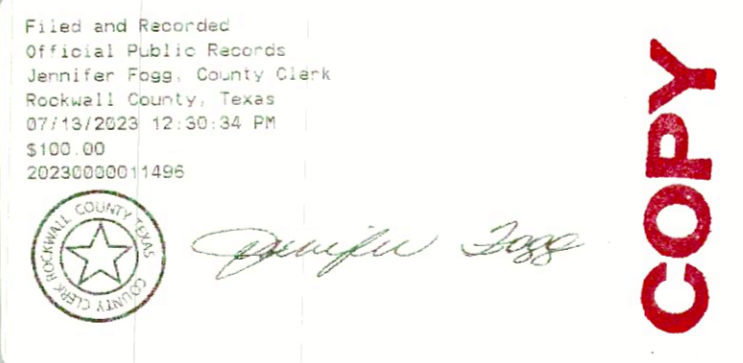
7-11-2023  
Date

FINAL PLAT  
KINSEY ADDITION  
LOTS 1, 2, 3 & 4  
BLOCK A

BEING A REPLAT OF PART  
OF BLOCK 9 AND BLOCK 10  
FARMERS & MERCHANTS  
NATIONAL BANK ADDITION

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( 3 LOTS )

B.F. BOYDSTON SURVEY, A-14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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, as required under Ordinance 83-54.

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE MEDIA	TEL TEL
GAS	FIH FIRE HYDRANT
PHONE	PP POWER POLE
ELEC ELECTRIC METER	WTR WATER
ELEC ELECTRIC SUBSTATION	LP LIGHT POLE
JUNCTION BOX	RFI RAILROAD FENCE
ENTRANCE LINE	UTC UTILITY TAP
PROPERTY LINE	

OWNER:  
VANILLA BEAN PROPERTIES SERIES 8 LLC  
DONALD H. KINSEY  
TARI L. KINSEY  
2 MANOR COURT  
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 6, 2021  
SCALE 1" = 30' FILE # 2021/20031993RP  
CLIENT KINSEY

CASE NO. P2021-058