

STATE OF TEXAS  
COUNTY OF ROCKWALL

(Public Action)

03 JUN 11 PM 1:59

PAULETTE BURKS  
CO. CLERK

WHEREAS MARY A. FARRELL, 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 the MILL BLOCK of ROCKWALL MILLING COMPANY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume K, Page 243 of the Deed Records of Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Claudelle Minor to Mary Ann Farrell, dated July 9, 1996 and being recorded in Volume 1135, Page 214 of the Real Property Records of Rockwall County, Texas, and all of that tract of land as described in a Warranty deed from The Estate of Edwin Thomas Jennings to Mary Ann Farrell, dated September 20, 1986 and being recorded in Volume 1160, Page 228 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South right-of-way line of St. Mary Street at the Northwest corner of Lot 25, Block 3 and the Northeast corner of said Farrell tract recorded in Volume 1135, Page 214 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 28 min. 50 sec. W. along the West line of said Lot 25, a distance of 63.97 feet to a 3/8" iron rod found for corner;

THENCE S. 01 deg. 33 min. 25 sec. W. along the West line of Lot 26, a distance of 63.12 feet to a 1" iron rod found for corner at the Northwest corner of Lot 27;

THENCE S. 03 deg. 41 min. 12 sec. W. along the West line of Lot 27, a distance of 76.75 feet to an axle rod found for corner at the Southwest corner of same, said point being at the Southeast corner of said Farrell tract and Mill Block;

THENCE N. 88 deg. 19 min. 47 sec. W. along the South line of said Farrell tracts, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 01 deg. 01 min. 09 sec. E. a distance of 252.46 feet to a 1/2" iron rod found for corner in the current South right-of-way line of St. Mary Street ( previously the North right-of-way line per plat );

THENCE S. 88 deg. 55 min. 54 sec. E. along said right-of-way line, a distance of 82.98 feet to a 1/2" iron rod found in asphalt pavement of St. Mary Street;

THENCE S. 00 deg. 28 min. 50 sec. W. along a turn in said right-of-way line, a distance of 50.14 feet to a 1/2" iron rod found for corner in the original South right-of-way line of St. Mary Street;

THENCE EAST ( Controlling bearing line ) along the South line of said street, a distance of 18.86 feet to the POINT OF BEGINNING and containing 0.57 acres or 25046 square feet of land.

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as HARTMAN ADDITION, a replat of the Mill Block of the Rockwall Milling Company 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 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

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.

Mary A. Farrell  
Mary A. Farrell

DEPUTY STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARY A. FARRELL 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 22<sup>nd</sup> day of May, 2003

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

Jenell Lee Strickland  
My Commission Expires February 16, 2004  
My Commission Expires:

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



STATE OF TEXAS  
COUNTY OF ROCKWALL  
This instrument was acknowledged before me on the 22<sup>nd</sup> day of May, 2003

By Harold D. Fetty, III  
Jenell Lee Strickland  
Notary Public in and for the State of Texas

Jenell Lee Strickland  
My Commission Expires February 16, 2004  
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Ron L. P...  
Planning and Zoning Commission Date 10 June 2003

APPROVED

I hereby certify that the above and foregoing plat of HARTMAN ADDITION, a Replat of the Mill Block of the Rockwall Milling Company Addition, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17<sup>th</sup> day of May, 2003.

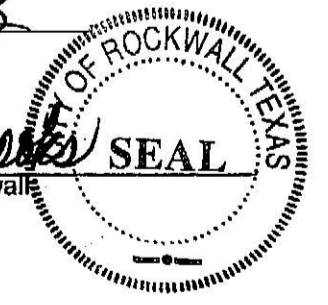
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 4<sup>th</sup> day of June, 2003

Mayor, City of Rockwall

City Secretary City of Rockwall



City Engineer

FINAL PLAT

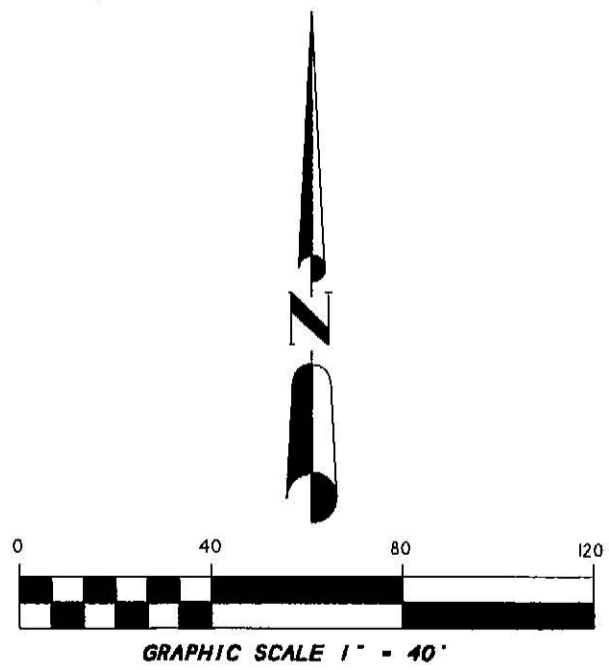
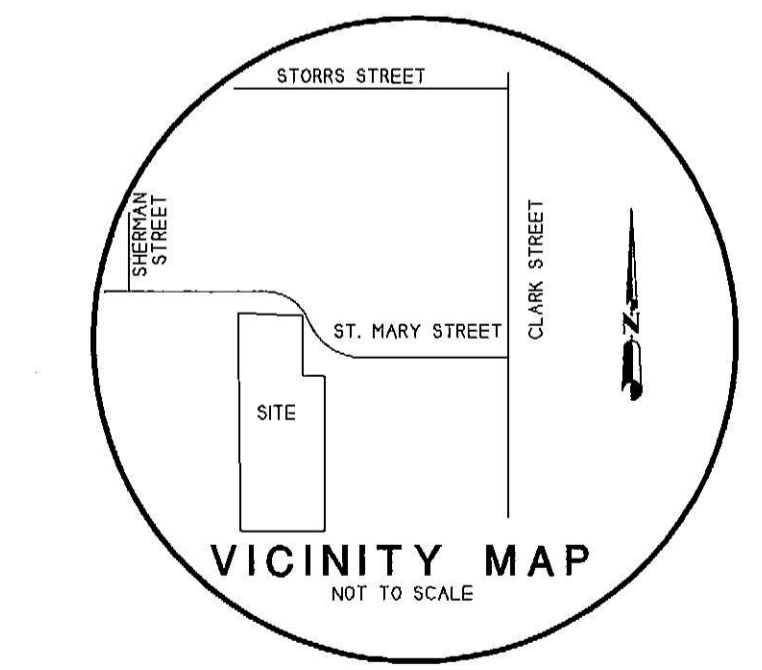
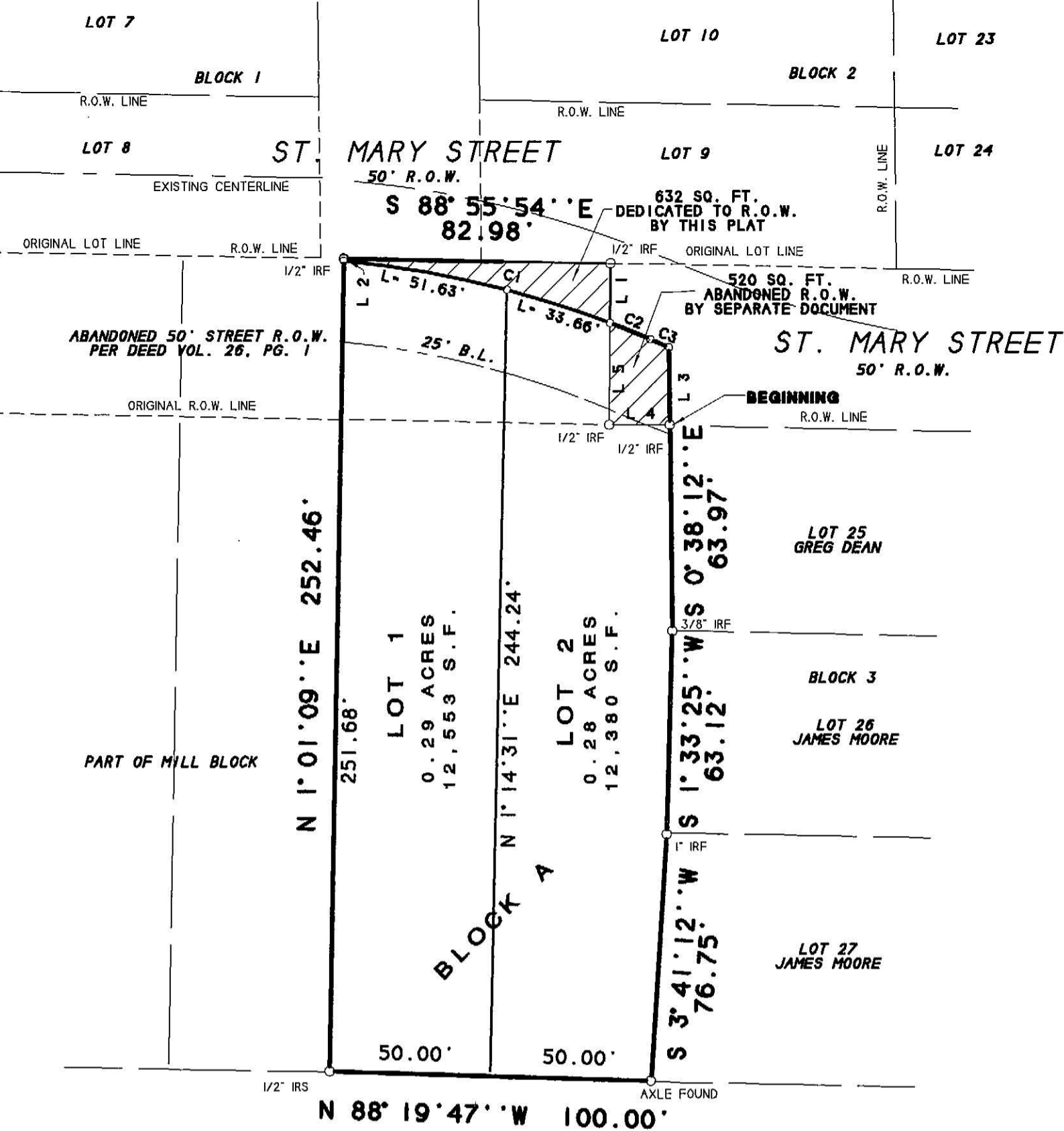
HARTMAN ADDITION

0.57 ACRES ( 2 LOTS )  
A REPLAT OF PART OF THE MILL BLOCK  
ROCKWALL MILLING COMPANY ADDITION  
B.F. BOYDSTUN SURVEY, A-14

AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

RSCILAND SURVEYING

306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443



NOTES  
1) 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.  
2) BEARING SOURCE: RECORDED DEED IN VOL. 1160, P. 228, R.P.R.R.C.T.  
3) ALL 1/2" IRF ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034".

LINE TABLE			CURVE TABLE				
Line	Bearing	Distance	Radius	Arc	Tangent	Chord	Chord Bearing
1	S 0°28'50"W	18.45'	310.57	85.29	42.92	85.03	N 76°56'08"W
2	N 1°01'09"E	0.78'	310.57	13.56	6.78	13.56	S 67°49'01"E
3	S 0°38'12"E	24.13'	328.03	6.26	3.13	6.26	S 67°06'48"E
4	N 90°00'00"W	18.86'					
5	N 0°28'50"E	31.69'					

OWNER:  
MARY A. FARRELL  
608 ST. MARY STREET  
ROCKWALL, TX 75087  
469-698-9473

Hartman Addition