

Jameson Addition

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS DANIEL R. JAMESON, BEING THE OWNER OF A TRACT OF LAND within the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated within the City of Rockwall, Rockwall County, Texas, being part of the J. H. B. Jones Survey, Abstract No. 124, being all of the called 1.50 tract of land as described in a Warranty Deed with a Vendor's Lien from Michael R. Oglesby and Jeanenne R. Oglesby to Daniel R. Jameson as described in Volume 3984 at Page 207 of the Deed Records of Rockwall County, Texas, said tract of land also being known as Lot 2 and Lot 3, of the GARNER ADDITION, an unrecorded subdivision and being further described as follows:

BEGINNING at a 2 inch pipe found for a corner at the southeast corner of said 1.50 acre tract on the west line of North West Street, said Point of Beginning being the northeast corner of Lot 1, of Block A, of the NORTH WEST SUBDIVISION, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet B on Slide 138 of the Plat Records of Rockwall County, Texas;
THENCE S 88°25'55" W along the south line of said 1.50 acre tract and the north line of said Lot 1, a distance of 209.23 feet to a capped 1/2 inch iron rod found for a corner at the southwest corner of said 1.50 acre tract, said corner being the northwest corner of said Lot 1;
THENCE N 00°22'31" W along the west line of said 1.50 acre tract, a distance of 273.75 feet to a 1/2 inch iron rod set for a corner, said corner being at the beginning of a curve to the right, having a central angle of 89°12'02", a radius of 40.00 feet and a chord bearing of N 44°13'30" E at a distance of 56.17 feet;
THENCE in the Northeasterly direction, along said curve to the right, at an arc length of 62.27 feet to a 1/2 inch iron rod set for a corner;
THENCE N 88°49'32" E along the north line of said 1.50 acre tract, a distance of 170.35 feet to a fence post for a corner at the northeast corner of said 1.50 acre tract;
THENCE S 00°16'09" E along the west line of North West Street and the east line of said 1.50 acre tract, a distance of 311.76 feet returning to the Point of Beginning and containing 1.495 acres of land (65,125.168 square feet).

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 JAMESON ADDITION, a subdivision 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 JAMESON ADDITION 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 occasioned 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 that 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.

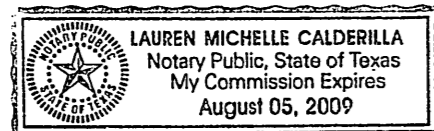
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made hereon.

Daniel R. Jameson
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Daniel Jameson, 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 the 24th day of March, 2006
Lauren Michelle Calderilla
Notary Public in and for the State of Texas
August 05, 2009
My Commission Expires



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, 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.

Frank R. Owens
Registered Public Surveyor No. 5387



RECOMMENDED FOR FINAL APPROVAL

William R. Cecil
Planning and Zoning Commission

3-31-2006
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Council of the City of Rockwall on the 31st day of March, 2006.

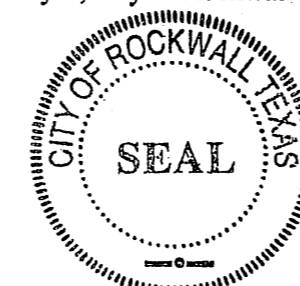
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 31 day of March, 2006.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary

Chuck Todd 3-29-06
City Engineer



FINAL PLAT of

Jameson Addition
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

1.503 ACRES
(65,457.591 SQ. FT.)
MARCH, 2006
ZONED: SF-10

FILED FOR RECORD
RECORDED IN PLAT BOOK
10498-7 PM 2/31
LAURETTE BURNS
CO. CLERK
DEPUTY

Owner:
Daniel R. Jameson
2769 Beverly Drive
Rockwall, Texas 75032
(972) 771-2885

Surveyor:
Owens Land Surveying
4030 Wesley Street
Greenville, Texas 75401
(903) 450-9837

OWENS LAND SURVEYING
P.O. Box 1115
Greenville, Texas 75403-1115
PH. (903) 450-9837
FAX (903) 450-9875
www.owenslandsurveying.com

DATE: JAN. 20, 2006 SCALE: 1"=40'
DRAWN BY: B. EBERT JOB NO. 2006-024

F369

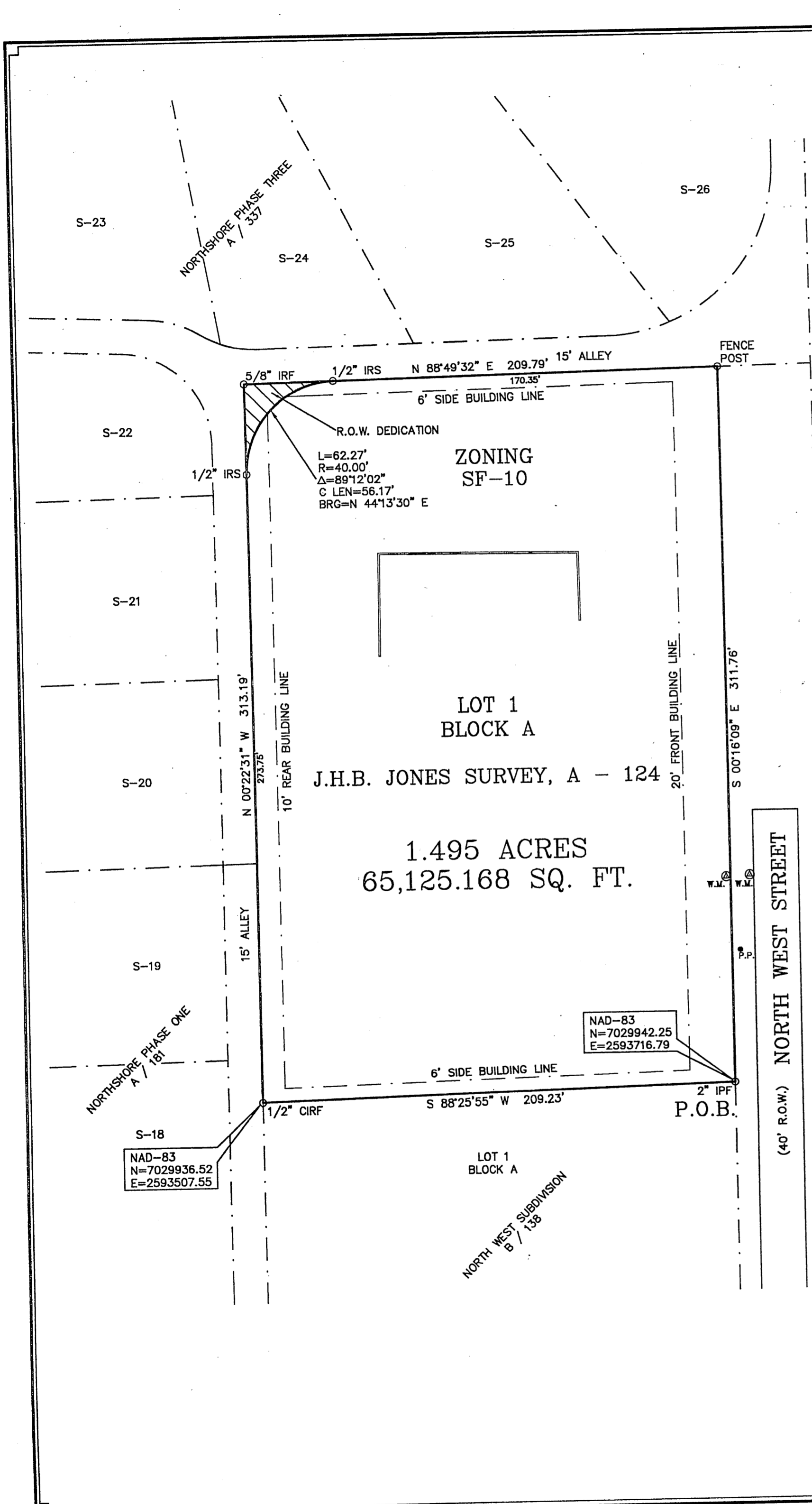
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FINAL PLAT of
Jameson Addition
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

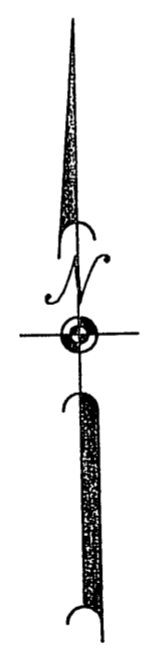
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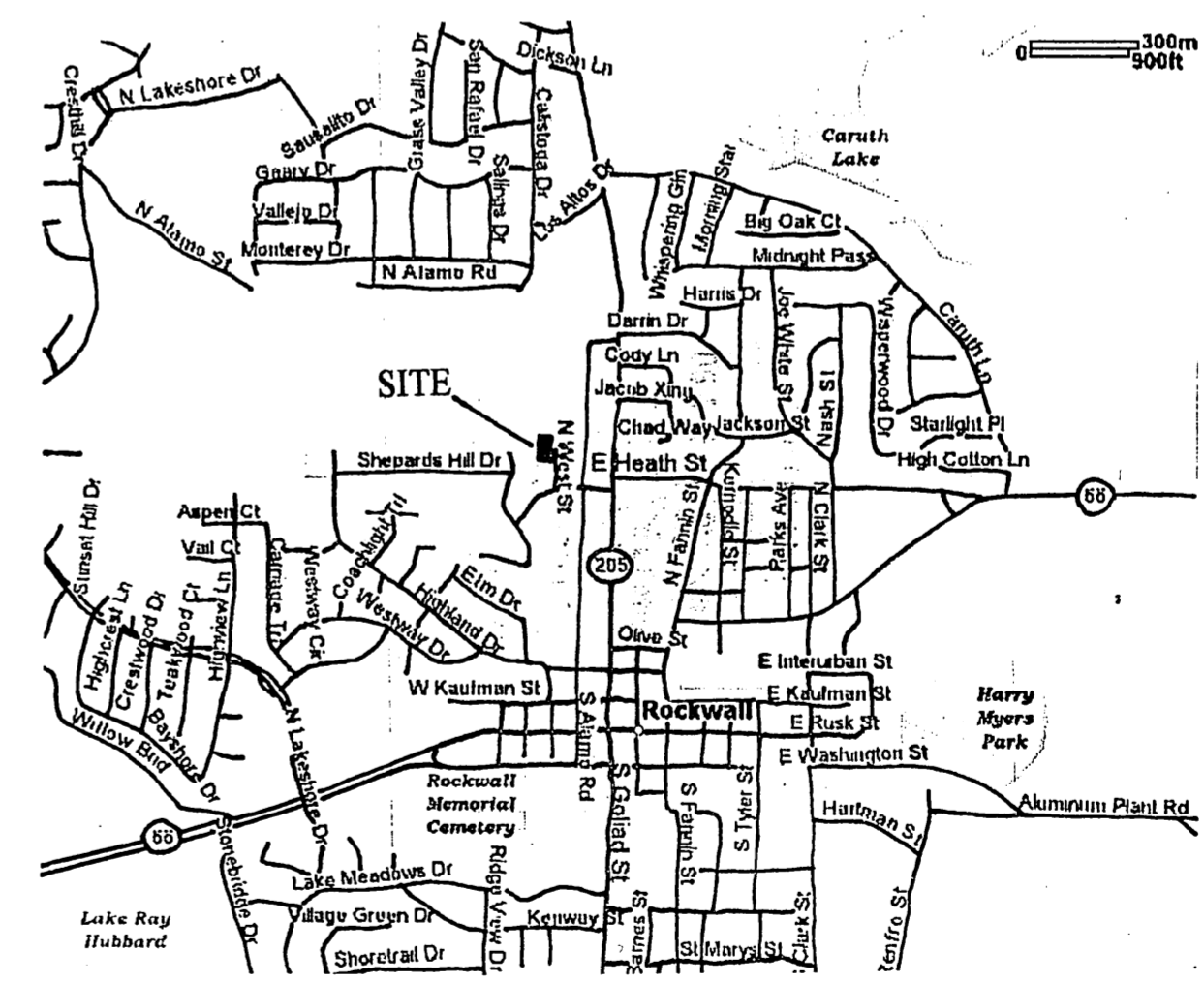


GARNER SUBDIVISION
UNPLATTED



SCALE: 1" = 40'

Vicinity Map



OWENS LAND SURVEYING
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Greenville, Texas 75403-1115
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