

CAROLYN
MOSSER
VOL. 927
PG. 213

EDWARD DAVIS, SR.
VOL. 9135
PG. 7135

ROSEMARIE
MATHIS
VOL. 1425
PG. 327

I (we) the undersigned owner(s) of the land shown on this plat and designated herein as the Kathleen's 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 (we) further certify that all other parties who have a mortgage or lien interest in the Kathleen's Addition

a subdivision have been notified and signed this plat. I (we) undersigned 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 the utility easements as described herein.
- Any public utility shall have the right to remove or 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 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 (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 exactions made herein.

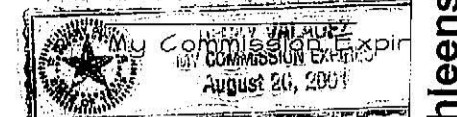
Kathleen Hail Owner
Kathleen Hail, Vice President, Hail Squared Inc.

Accepted for Filing in:
Rockwall County
On: Apr 02, 1998 at 02:56P
By,
Shannon Myers

Before me, the undersigned authority, on this day personally appeared Kathleen Hail 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 17th day of March, 1998

Berly Valadez
Notary Public in and for the State of Texas



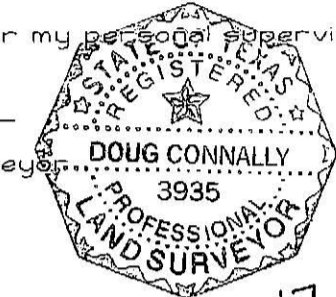
Signature of Party with Mortgage or Lien Interest

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 thereof 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 83-94.

SURVEYOR'S CERTIFICATE
actual and accurate survey of the land and that the corner monuments shown NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Connally, do hereby certify that I prepared this plat from an thereon were properly placed under my personal supervision.

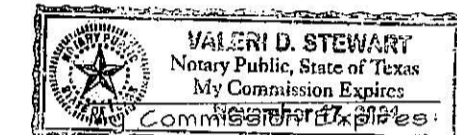
Doug Connally
Doug Connally
Registered Professional Land Surveyor
RPS 3935



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 17 day of March 1998

By Doug Connally
Valerie D Stewart
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Ross J. Ramsey
Chairman, Planning and Zoning Commission

March 30, 1998
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 Council of the City of Rockwall on the 16 day of March 1998

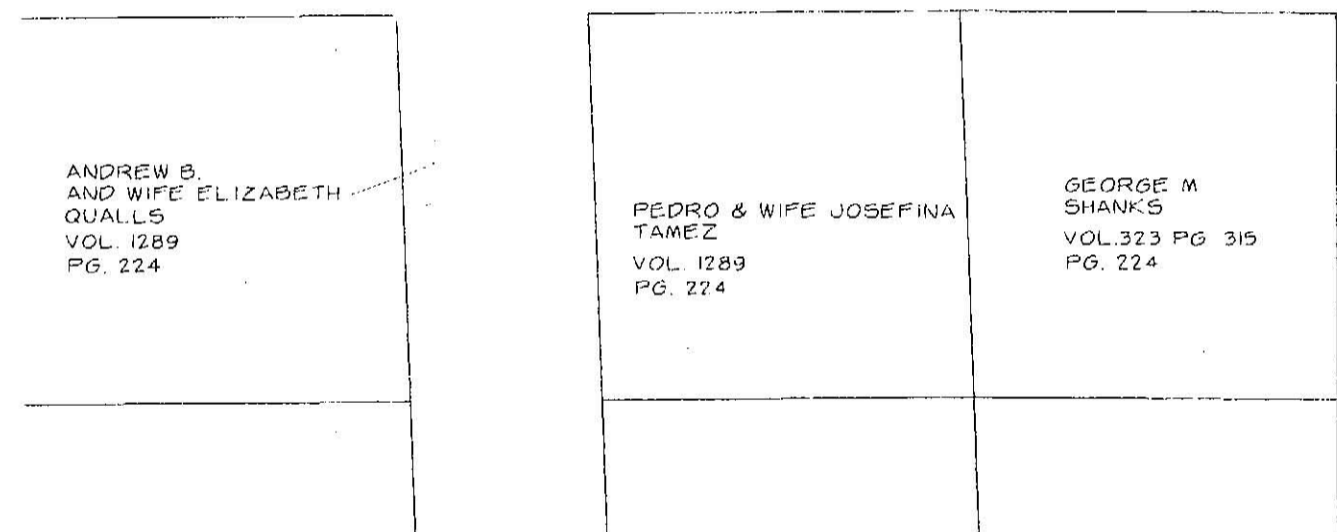
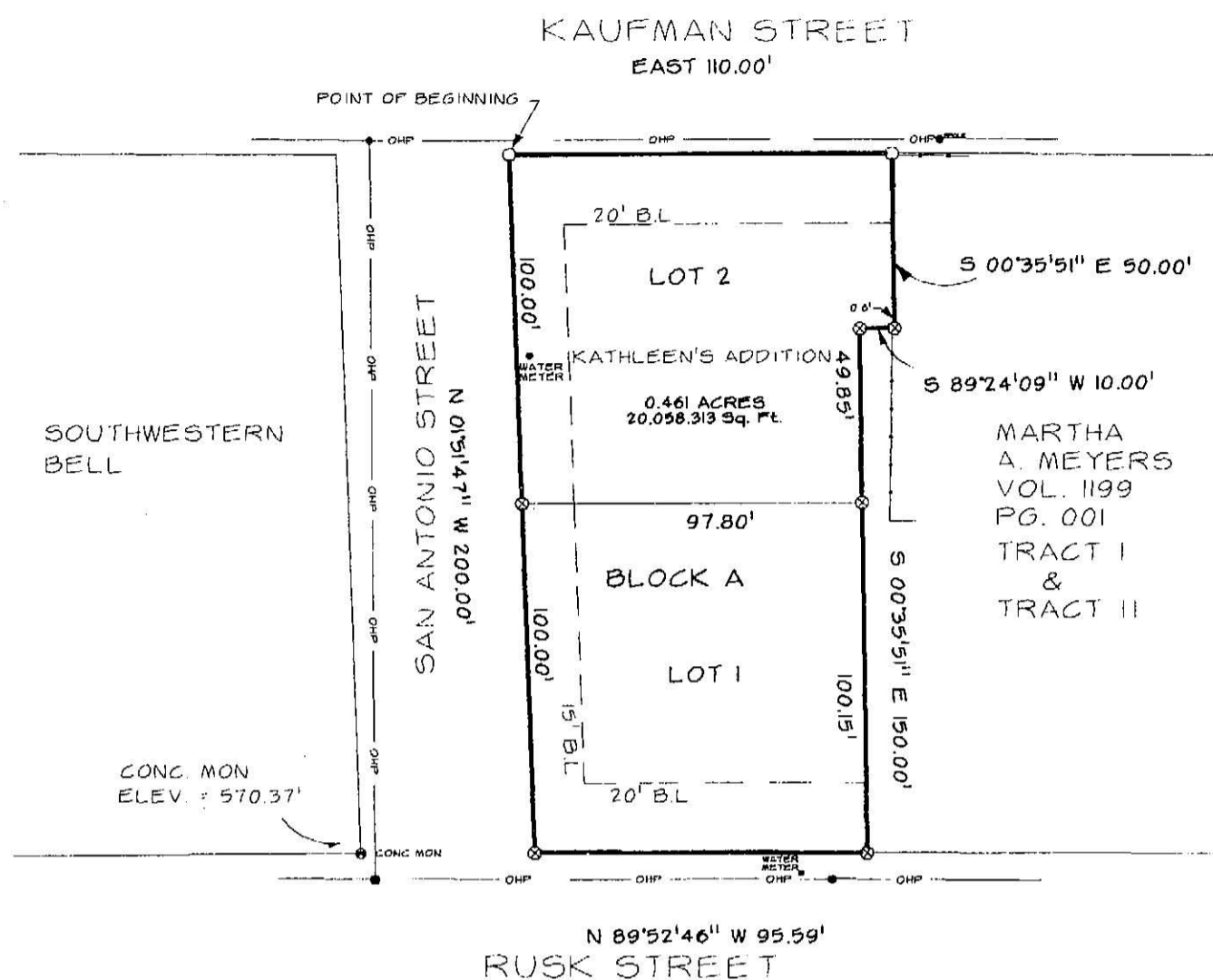
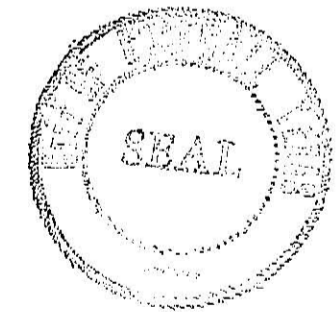
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OURS HANDS, this _____ day of _____ 19__

Allen
Mayor, City of Rockwall

Cindy Kindred
City Secretary, City of Rockwall



PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, situated in the B.F. Boydston Survey, and being part of BLOCK II of the GRIFFITH ADDITION, an unrecorded addition to the City of Rockwall, and being the same two tracts of land conveyed to Hail Squared Inc. as recorded in Volume 1289 Page 224 and Volume 1287 Page 137, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, at the intersection of the South R.O.W. of Kaufman Street and the East R.O.W. of San Antonio Street, and being the Northwest corner of said Block II.

THENCE East, along the South line of said Kaufman Street, a distance of 110.00 feet to a 1/2 inch iron rod found for corner, being the Northwest corner of a Tract I conveyed to Martha A. Meyers as recorded in Volume 1199 Page 001, Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 35 minutes 51 seconds East, along the West line of said Meyers tract, a distance of 50.00 feet to a 1/2 inch iron rod set being the Northeast corner of Tract II conveyed to Martha A. Meyers, as recorded in Volume 1199 Page 001, Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 24 minutes 09 seconds West, along the Meyers Tract II, a distance of 10.00 feet to a 1/2 inch iron rod set;

THENCE South 00 degrees 35 minutes 51 seconds East, continuing along the West line of said Meyers Tract II, a distance of 150.00 feet to a 1/2 inch iron rod set for corner, being in the North line of Rusk Street and being the Southwest corner of said Meyers Tract II;

THENCE South 89 degrees 52 minutes 46 seconds West, along the North line of said Rusk Street, a distance of 95.59 feet to a 1/2 inch iron rod set for corner, being in the East line of said San Antonio Street;

THENCE North 01 degrees 51 minutes 47 seconds West, along the East line of said San Antonio Street, a distance of 200.00 feet to the Point Of Beginning and containing 0.461 acres or 20,058.313 Sq. Ft..

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB. NO.
1"=50'	2/09/98	980577-1

KATHLEEN'S ADDITION
A REPLAT OF THE WEST HALF OF BLOCK II
OF GRIFFITH ADDITION
ROCKWALL ROCKWALL COUNTY