

I hereby certify that the above and foregoing plat of the L.L. LEONARD ADDITION, an Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas on the

\_\_\_\_\_ day of \_\_\_\_\_ 1979.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ 1979.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY SECRETARY

APPROVED: \_\_\_\_\_

Chairman, Planning and Zoning Commission Date \_\_\_\_\_

**L.L. LEONARD ADDITION**

**CITY OF ROCKWALL TEXAS**  
**S.S. McCURRY SURVEY ABSTRACT NO. 146**  
**ROCKWALL COUNTY TEXAS**

**OWNER**  
**FIRST CONTINENTAL ENTERPRISES INC.**  
**138 SPRING CREEK VILLAGE DALLAS TEXAS**

**BROWN LAND SURVEYORS**

**402 S. SOLIAD ROCKWALL, TEXAS**  
**SCALE 1" = 100 JANUARY, 1979**

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, First Continental Enterprises Inc. is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

BEING a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and further being part of a 37.5 acre tract designated as Sixth tract, as conveyed to First Continental Enterprises Inc., as recorded in Volume 101, Page 863, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point in the centerline of Quail Run Road and on the North line of the S.S. McCurry Survey, Abstract No. 146, said point being the Northwest corner of said sixth tract, an iron stake found for corner;

THENCE, S. 88 deg. 26 min. E., along the North line of the S.S. McCurry Survey, and the centerline of Quail Run Road, a distance of 500.00 feet to an iron stake for corner;

THENCE, S. 1 deg. 08 min. 42 sec. W., leaving the said centerline of Quail Run Road, a distance of 450.00 feet to an iron stake for corner;

THENCE, N. 88 deg. 26 min. W., a distance of 500.00 feet to a iron stake for corner;

THENCE, N. 1 deg. 08 min. 42 sec. E., a distance of 450.00 feet to the PLACE OF BEGINNING and containing 5.165 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FIRST CONTINENTAL ENTERPRISES, INC., being owner, does hereby adopt this plat designating the herein above described property as L.L. LEONARD 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 or any of these right-of-way and easement 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 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 subdivision.

WITNESS my hand at Dallas, Texas this 31<sup>st</sup> day of January, A.D. 1979.

OWNER, FIRST CONTINENTAL ENTERPRISES, INC.

Fred L. Toan  
FRED L. TOAN PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared FRED L. TOAN, 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 purposes and consideration herein expressed.

GIVEN under my hand and seal of office this 31<sup>st</sup> day of January, A.D. 1979.

Don P. Hineman  
Notary Public in and for Dallas County, Texas

My Commission Expires 11-14-79

SURVEYORS CERTIFICATE

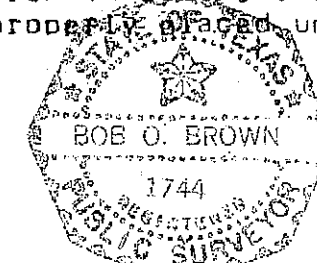
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 Public Surveyor

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Bob O. Brown, 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 expressed.



GIVEN under my hand and seal of office, this 1<sup>st</sup> day of February, A.D. 1979.

Nova L. Webb  
Notary Public in and for Rockwall County, Texas

My Commission Expires 3-3-80

RECOMMENDED FOR FINAL APPROVAL: \_\_\_\_\_ CITY ADMINISTRATOR DATE \_\_\_\_\_