

EPPSTEIN ADDITION
VOL. 1, PG. 348
D.R.R.C.T.

EPPSTEIN ADDITION
VOL. 1, PG. 348
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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Kimberly Bina McCrea Collins is the owner of a tract of land situated in the B.F. BOYDSTUM SURVEY, ABSTRACT NO. 14, and being part of Lots 4, 5, and 6, of the R.S. LOFLAND SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 48, Page 539, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner, said corner being the Southeast corner of Lot 5 and the Northeast corner of Lot 7, said corner being described as 50.15 feet North of the intersection of the North right-of-way line of St. Mary's Street and the West right-of-way line of Bost Street;

THENCE N 89 deg. 39 min. 44 sec. W leaving the West right-of-way line of Bost Street with the North line of Lot 7, a distance of 90.81 feet to a 5/8" iron rod found for corner;

THENCE N 00 deg. 20 min. 37 sec. E passing a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at 64.84 feet and continuing for a total distance of 129.84 feet to a 5/8" iron rod found for corner;

THENCE S 89 deg. 45 min 50 sec. E a distance of 89.83 feet to a 5/8" iron rod found for corner in the West right-of-way line of Bost Street;

THENCE South passing a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at 85.00 feet, and continuing for a total distance of 130.00 feet to the POINT OF BEGINNING and containing 0.26 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF R.S. LOFLAND SUBDIVISION, PART OF LOTS 4, 5, & 6, 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, and 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 REPLAT OF R.S. LOFLAND SUBDIVISION, PART OF LOTS 4, 5, & 6, 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 building 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 building, 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 street 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

REPLAT OF
PART OF LOTS 5 AND 6
R. S. LOFLAND SUBDIVISION
B. F. BOYDSTUM SURVEY, ABST. NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

KIMBERLY BINA MCCREA COLLINS
484 STRATA DRIVE
DENTON, TEXAS
PHONE: (940) 491-9107

Until 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 herein.

Kimberly Bina McCrea Collins
Kimberly Bina McCrea Collins

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Kimberly Bina McCrea Collins*, 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 April, 2000.

Richard L. Houtcraft
Notary Public in and for the State of Texas My Commission Expires: 2/16/04

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fety, III, 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. Fety, III
Registered Professional Land Surveyor No. 5034
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 17th day of April, 2000.

Jessie Lee Shirkland
Notary Public in and for the State of Texas My Commission Expires: 2-16-04

RECOMMENDED FOR FINAL APPROVAL

Jessie Lee Shirkland
City Engineer and Zoning Commissioner 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 of Council of the City of Rockwall on the 20 day of March, 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 16th day of May, 2000.

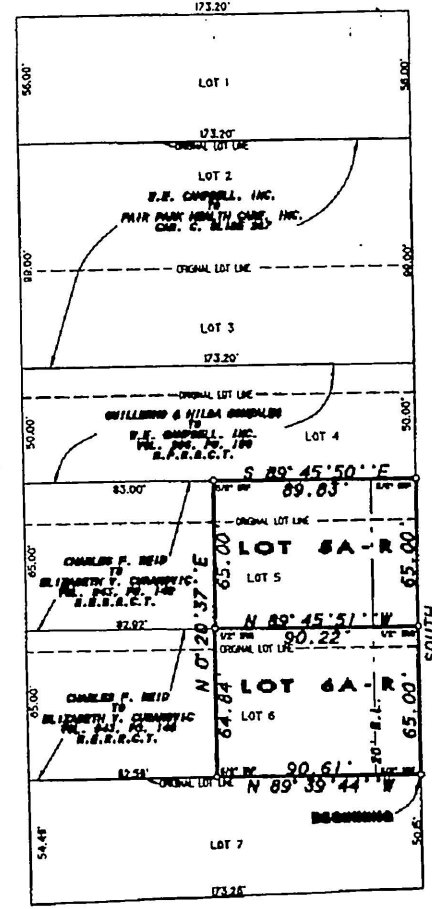
Mayor, City of Rockwall *City Secretary, City of Rockwall*



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 be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

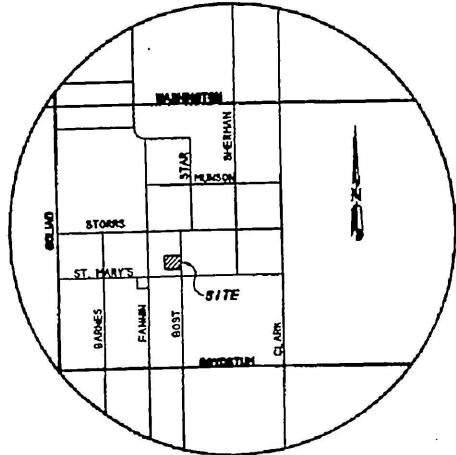
STORRS STREET



ST. MARY'S STREET
40' R.O.W.

ALEXANDER SUBDIVISION
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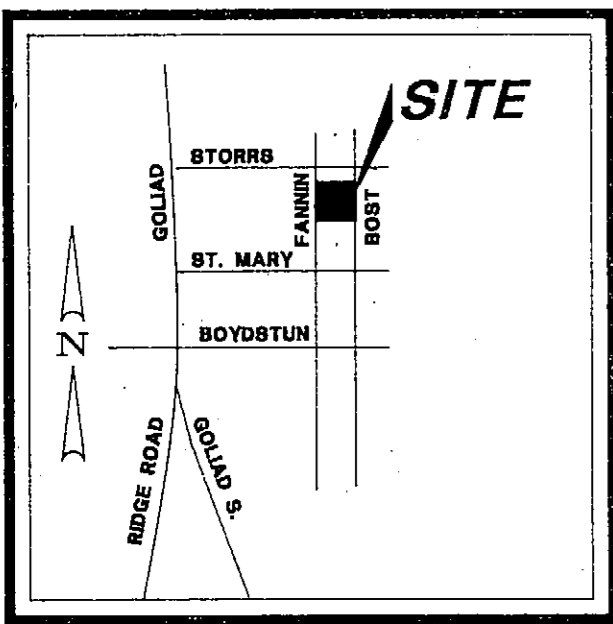
ST. MARY'S PLACE
CAR. S. BLIDE 40



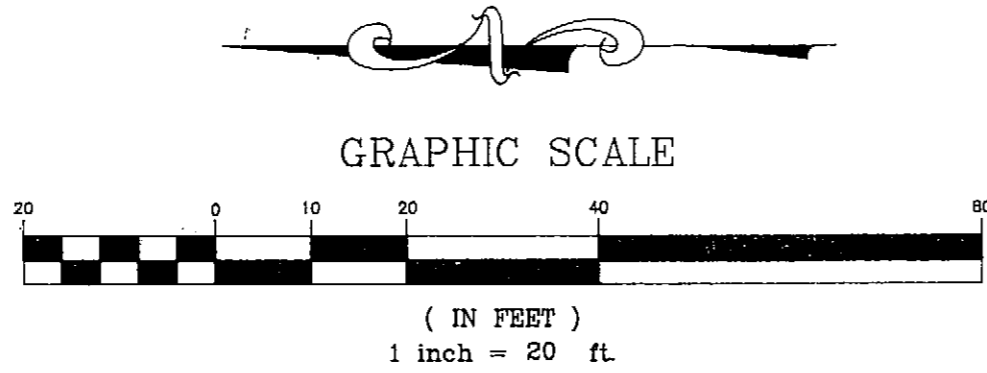
VICINITY MAP
N.T.S.



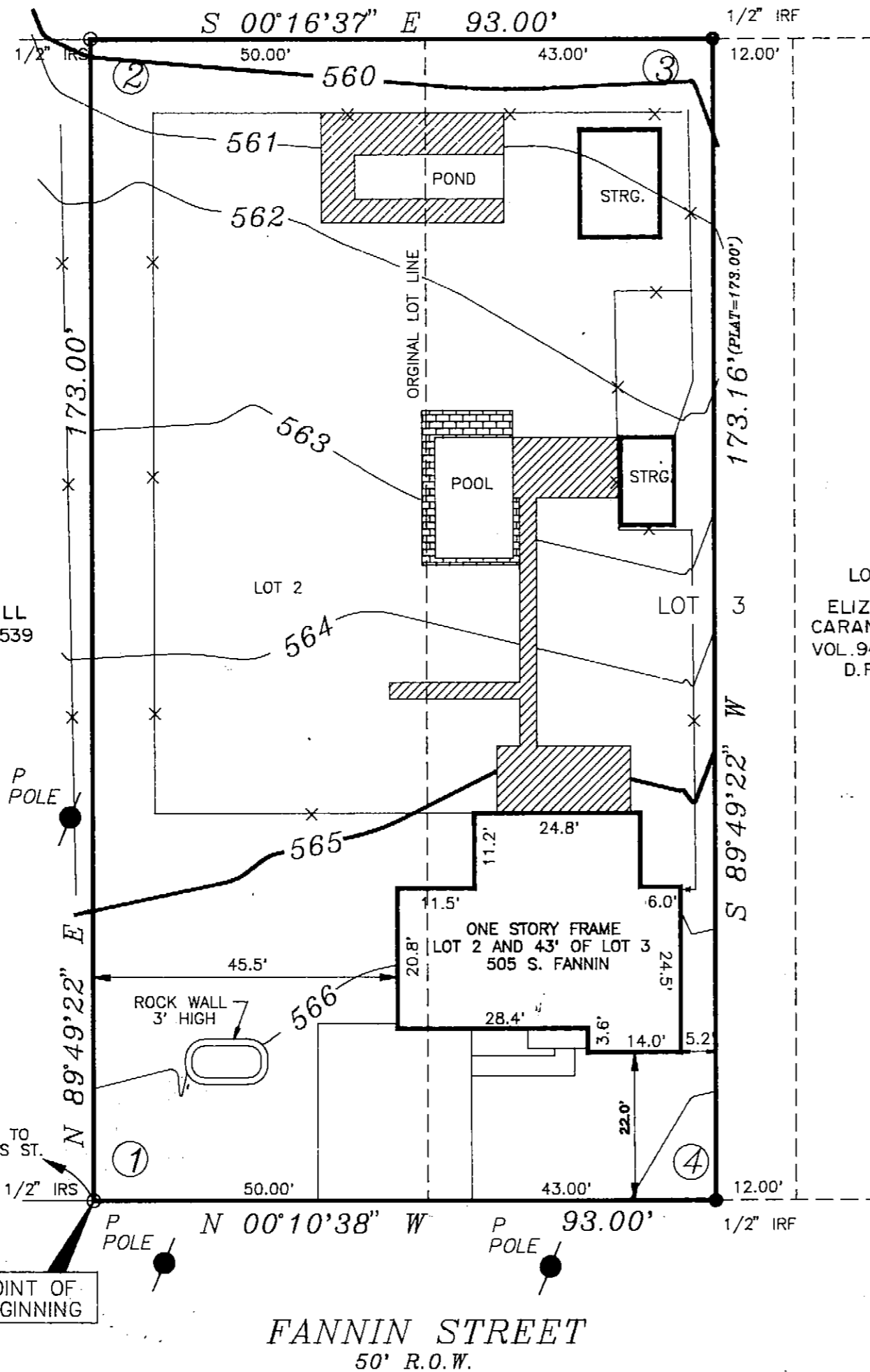
SCALE



VICINITY MAP
(NOT TO SCALE)



BOST STREET
40' R.O.W.



LOT 1
W.E. CAMPBELL
VOL. 48, PG. 539
P.R.R.C.T.

LOT 4
ELIZABETH
CARANOVIC
VOL. 943, PG. 149
D.R.R.C.T.

COORDINATES	
NORTHING	EASTING
1 7,027,277.9586	2,595,334.1921
2 7,027,278.4941	2,595,507.1913
3 7,027,185.4950	2,595,507.6410
4 7,027,184.9590	2,595,334.4800

COORDINATES BASE ON CITY OF ROCKWALL CONTROL NETWORK.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, STONEY HOLLBROOK, 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 that certain, Lot, Tract or Parcel of land situated in the City of Rockwall, Rockwall County, Texas and being all of Lot 2 and the north 43 feet of Lot 3 of Lofland Addition, an addition to the City of Rockwall as recorded in Volume 48, Page 539, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the east line of S. Fannin Street (50' R.O.W.), being the southwest corner of Lot 1, said Addition;

THENCE, NORTH 89°49'22" EAST, 173.00 feet leaving the east line of said S. Fannin Street and along the south line of Lot 1 to a 1/2 inch iron rod set for corner in the west line of Bost Street (40' R.O.W.);

THENCE, SOUTH 00°16'37" EAST, 93.00 feet along the west line of said Bost Street to a 1/2 inch iron rod found for corner;

THENCE, SOUTH 89°49'22" WEST, 173.16 feet to a 1/2 inch iron rod found for corner in the east line of said S. Fannin Street;

THENCE, NORTH 00°10'38" WEST, 93.00 feet along the said east line of Fannin Street to the POINT OF BEGINNING and containing 0.369 acre of land, more or less.

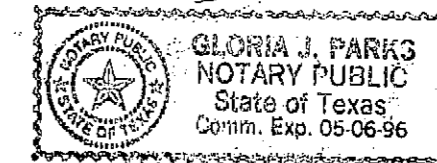
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT STONEY HOLLBROOK, being owner of a tract of land does hereby adopt this plat designating the herein above described property as REPLAT LOT 2 AND 43' OF LOT 3, BLOCK 1, LOFLAND ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; 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, inspecting, 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 establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this 21st day of July, 1995.

OWNER

Stoney Hollbrook
BY STONEY HOLLBROOK



STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared STONEY HOLLBROOK 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 21st day of July, 1995.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

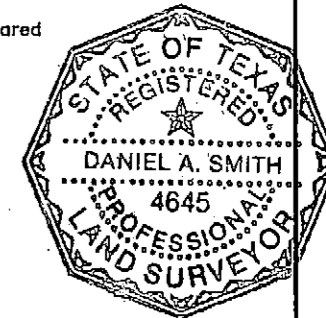
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Daniel A. Smith, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Daniel A. Smith
Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Daniel A. Smith, 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 21st day of July, 1995.

Karlynne Phillips
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL APPROVED
Pat Friend 7/27/95
PLANNING AND ZONING COMMISSION DATE

I hereby certify that the above foregoing REPLAT LOT 2 & N. 43' OF LOT 3 OF LOFLAND ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 17th day of July, A.D. 1995.

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.

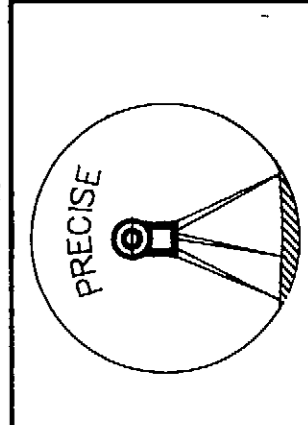
Ann K. Collins August 7, 1995
Mayor, City of Rockwall, Texas DATE

Shirley R. Rohrer 8/7/95
City Secretary, City of Rockwall, Texas DATE

Lofland Addition

PROJECT NO.	DATE	REVISIONS
95-939	E.D.	D.A.S.
		6/15/95

PRECISE LAND SURVEYING, INC.
18601 LBJ FREEWAY • SUITE 520 • MESQUITE, TEXAS 75150
(214) 681-7072 FAX (214) 279-1508



SCALE: 1"=20'	DATE: 6/15/95	DRAWN: E.D.	JOB #: 94-939
SURVEYOR		OWNER	
PRECISE LAND SURVEYING, INC. TOWN EAST TOWER 18601 LBJ FRWY., SUITE 520 MESQUITE, TEXAS 75150 (214) 681-7072		STONEY HOLLBROOK 505 S. FANNIN STREET ROCKWALL, TEXAS (214) 771-4849 (214) 412-1676	

**THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C, MAP DATED 6/16/92 (ZONE "X").

REPLAT OF
LOT 2 & N. 43 FEET OF LOT 3
LOFLAND ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS