

City Manager
[Signature]
Chairman, Planning and Zoning Commission

APPROVED

Date: February 24th 1987

I hereby certify that the above and foregoing plat of McLean/Moore Addition, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 15th day of November, 1986.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 24th day of February, 1987.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, Ronald McLean and Michael R. Moore are the owners of a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146 City of Rockwall, Rockwall County, Texas, and being part of Lots 1 and 2 of the W.D. Austin Addition, recorded in Volume 0, Page 533 & 537 of the Deed Records of Rockwall County, Texas, and being more particularly described follows:

BEGINNING at a point on the North line of Heath Street, said point being a distance of 249.00 feet from the Southeast corner of Lot 9;
THENCE North 01° 56' East a distance of 139.00 feet to an iron rod for a corner;
THENCE East 90° a distance of 120.00 feet to an iron rod for a corner;
THENCE South 01° 56' West a distance of 139.00 feet to an iron rod on the North line of Heath Street for a corner;
THENCE West 90° a distance of 120.00 feet along said North line to the Point of Beginning and Containing 16,670.5 Square or 0.3827 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Ronald McLean and Michael R. Moore are the owners of said tract, and do hereby adopt this plat designating the herein above described property as McLean/Moore Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does 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 and 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 system on any of these easement strips; and any public utility shall 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 at any time of 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 88-54.

WITNESS OUR HANDS, at Rockwall, Texas, this the 27 day of January, 1987.

[Signature]
RONALD McLEAN

[Signature]
MICHAEL R. MOORE

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 27 day of January, 1987, by Ronald McLean and Michael R. Moore.

[Signature]
Notary Public
My Commission Expires 5-12-88

SURVEYOR'S CERTIFICATE

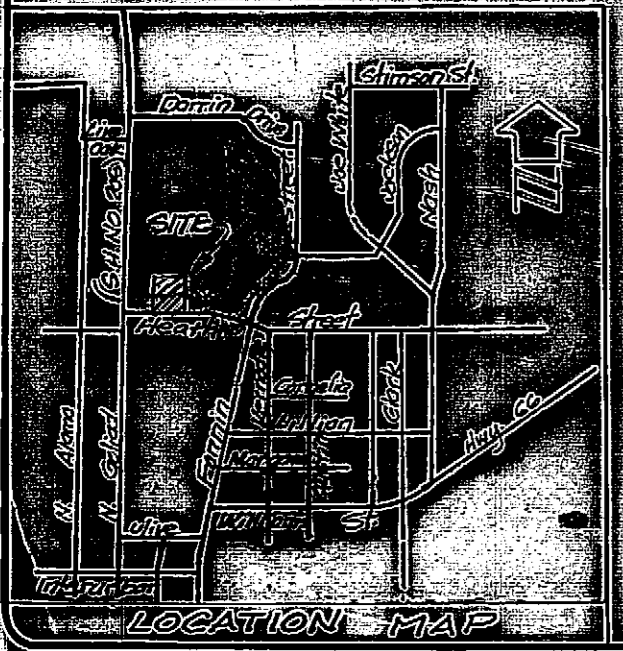
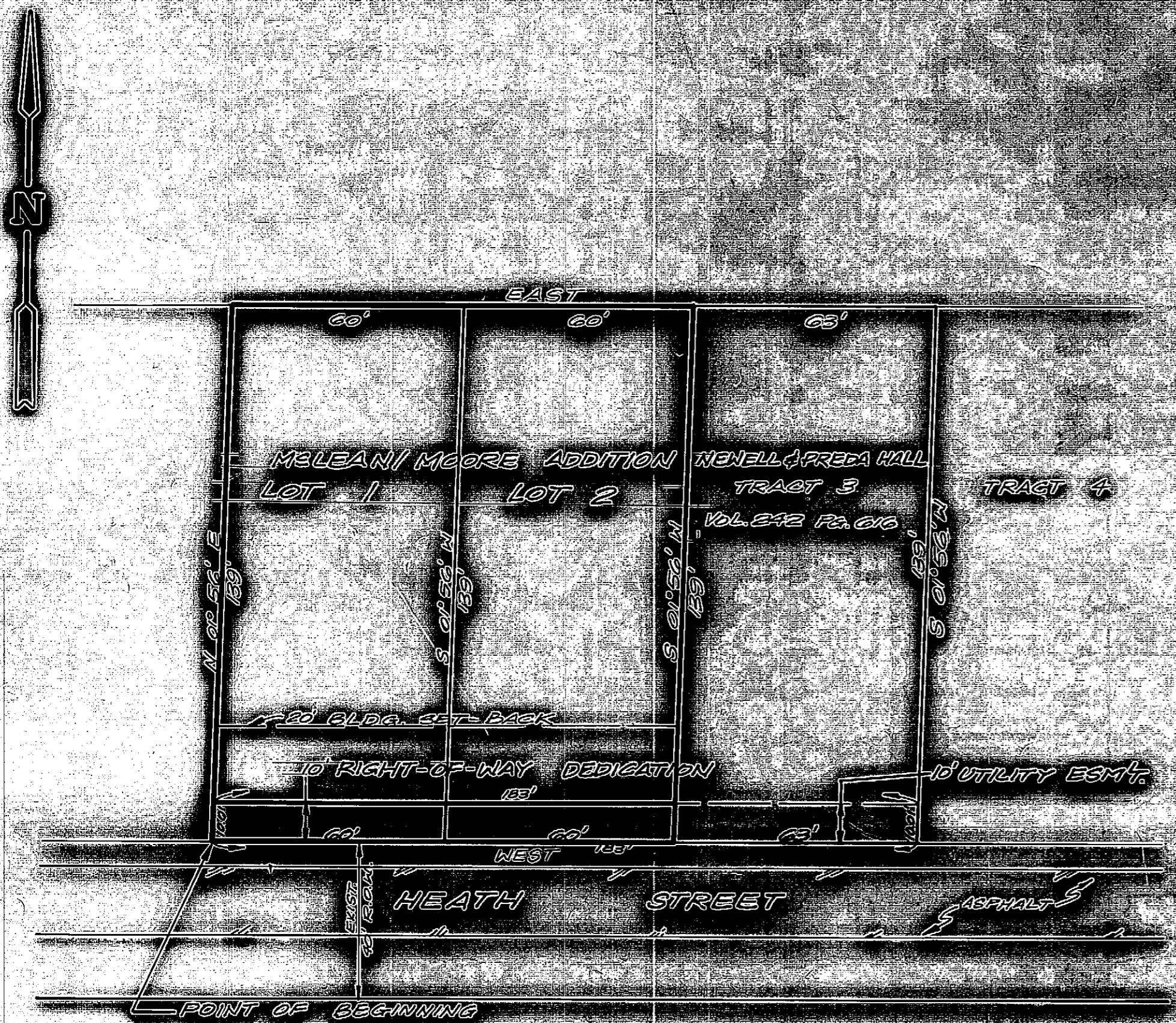
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 21 day of January, 1987, by Harold L. Evans.

[Signature]
Notary Public
My Commission Expires 5-26-89



OWNERS:
RONALD McLEAN
NO. 7 BRIAR GLEN LANE
ROCKWALL, TEXAS 75087
PHONE: 722-6991
MICHAEL R. MOORE

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD., SUITE 102
DALLAS, TEXAS 75223
PHONE (214) 323-8133
SCALE: 1"=30'
DATE: 4-14-86
JOB NO. 0543

FINAL PLAT 16
McLEAN/MOORE ADDITION
S.S. McCURRY SURVEY-ABST. NO. 146
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

McLean Moore Addition