STATE OF TEXAS COUNTY OF ROCKWALL	
WHEREAS, Sherman P. Sparks is the owner of a tract of land situated in the B. F. Boydstun Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, Page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by Deed recorded in Volume 41, Page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:	·, · ,
COMMENCING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract; THENCE: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North line of said 5.2 acre tract to an iron rod set at the Point of Beginning; THENCE: South 00° 11' 00" West a distance of 130.00 feet to an iron rod set for a corner; THENCE: South 87° 26' 05" West a distance of 244.83 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall; THENCE: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said addition and the Southwest corner of Highland Hills, an addition to the City of Rockwall; THENCE: North 86° 26' 04" East a distance of 133.94 feet along the South line of said Highland Hills to an iron rod set for a corner at the most Southerly Southeast corner of said addition and the previously mentioned Highwood Addition;	I herapprosents approsents Court
THENCE: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 square feet or 0.7349 acres of land. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT SHERMAN P. SPARKS, is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as S. SPARKS 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 easements 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 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 of, at any time, procuing the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occassioned by the establishment of grade of streets in this addition. 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	
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 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 83-54.	
WITNESS MY HAND, at, Texas, this day of 1987.	
Sherman P. Sparks	
THE STATE OF TEXAS	
This instrument was acknowledged before me on the	
SURVEYOR'S CERTIFICATE	
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Danny E. Osteen, do hereby certify that I prepared this plat from an contact accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal property placed under my personal	
STATE OF TEXAS COUNTY OF DALLAS	
This instrument was acknowledged before me on the day of	
My Commission Expires: 5-26 63	
RECOMMENDED FOR FINAL APPROVAL	

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APPROVED

Date

nairman, Planning and Zoning Commission				Dat	æ			
certify that the above and foregoing plat d by the City Council of the City of Rockwa	of S. SPARKS	ADDITIC	N, an additi	on to the C	ty of Rock	cwall, T 1987.	exas, v	₩as
proval shall be invalid unless the approval proval texas, within one hundred twenty (120) d	plat for such ays from said	addition is	s recorded in inai approval	the office	of the Cou	nty Cle	rk of R	Rockw
fition shall be subject to all the requirement	ts of the Plat	ting Or đi n			wall.			
MY HAND this day of			87.					
Mayor, City of Rockwall			ity Secretary				-	
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City Manager

PHONE (214) 328-8133 DATE JOB NO. SCALE MARCH-30-87 8685 B.F. BOYDSTUN SURVEY, ABSTRACT NO.14

CITY OF ROCKWALL, ROCKWALL, COUNTY, TX.

SHARMAN P. SPARKS 224 ALTA VISTA ROCKWALL, TX. 75087