

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROBERT STARK, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, BLOCK 114, City of Rockwall, Rockwall County, Texas, and being the same tract of land as described in a Deed from M.H. Gossett to A.L. Atkins, dated December 20, 1907, and being recorded in Volume 9, Page 115, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South right-of-way line of Storrs Street (44' R.O.W.) at the Northwest corner of Lot 2, Block A of the MAC NO. 1 SUBDIVISION according to the Plat thereof recorded in Volume B, Page 102, Map Records of Rockwall County, Texas;

THENCE S. 00 deg. 18 min. 31 sec. E., along the West boundary line of said MAC NO. 1 SUBDIVISION, a distance of 199.50 feet to a 1/2" iron rod found for corner at the Southwest corner of Lot 4, Block A. of said subdivision;

THENCE S. 90 deg. 00 min. 00 sec. W. a distance of 101.14 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 18 min. 31 sec. E., at 99.40 feet pass a 1/3" iron rod found in concrete at the Southeast corner of a tract of land conveyed to the Housing Authority of the City of Rockwall, Texas, by deed recorded in Volume 67, Page 257, Land Records, Rockwall County, Texas, and in all a distance of 199.50 feet to a 1/4" iron rod in concrete found in the South line of said Storrs Street at the Northeast corner of said Housing Authority tract;

THENCE N. 90 deg. 00 min. 00 sec. E. along the South right-of-way line of Storrs Street a distance of 101.14 feet to the POINT OF BEGINNING and containing 20,178 square feet or 0.463 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the STARK 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 further certify that all other parties who have a mortgage or lien interest in the STARK SUBDIVISION 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

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.

*Robert Stark*  
\_\_\_\_\_  
Owner

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
SEP 22 AM 9:59  
LAURETTE DURKS  
CO. CLERK  
BY: *CD* DEPUTY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bob Clements, known to me to be the person whose name is subscribed to the forgoing 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 21ST day of AUGUST 1998

*Janet Garza*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

JANET GARZA  
Notary Public  
State of Texas  
My Commission Expires 08-01-01

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Petty, 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. Petty III*  
\_\_\_\_\_  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 21ST day of AUGUST 1998.

*Janet Garza*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

JANET GARZA  
Notary Public  
State of Texas  
My Commission Expires 08-01-01

RECOMMENDED FOR FINAL APPROVAL

*Ron L. Pomeroy*  
\_\_\_\_\_  
Planning and Zoning Commission

Sept 22, 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 of Council of the City of Rockwall on the 15 day of June 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 dated 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 21st day of September 1998.

*John W. ...*  
\_\_\_\_\_  
Mayor, City of Rockwall

*Cindy Kendrick*  
\_\_\_\_\_  
City Secretary, City of Rockwall



FINAL PLAT  
**STARK SUBDIVISION**  
BEING 2 LOTS OUT OF 0.463 ACRES  
IN THE B.F. BOYDSTUN SURVEY A-14  
CITY BLOCK 114  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
ROBERT STARK  
103 N. FANNIN STREET  
ROCKWALL, TEXAS 75087  
972-772-3637

D-115

STORRS STREET

44' R.O.W.

N 90°00'00"E 101.14'

10' UTILITY EASEMENT

25' BUILDING LINE

LOT 1  
10,088 S.F.

LOT 2  
10,088 S.F.

BLOCK A

LOT 2

BLOCK A

LOT 3

LOT 4

HOUSING AUTHORITY  
CITY OF ROCKWALL, TX  
VOL. 67, PG. 257

GEORGE MAY &  
BILLY PEOPLES  
VOL. 70, PG. 161

KATHERINE PAYNE CLARK  
VOL. 446, PG. 68

JUANITA N. BRATTON, ET AL  
VOL. 408, PG. 319

