

FINAL PLAT

**STRANGE-DENSON ADDITION**

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT NO. 14  
ROCKWALL COUNTY, TEXAS

PATRICIA STRANGE DENSON OWNER  
711 SHERMAN STREET (214-771-8245) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS  
965 SIDS ROAD (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 50' AUGUST 16, 1990

STATE OF TEXAS  
 COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Patricia Strange Denson, 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 a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being that tract as recorded in Volume 392, Page 123, Deed Records, Rockwall County, Texas and being more particularly described as follows: BEGINNING at a point on the East line of Sherman Street, said point being the Southwest corner of Ridge Subdivision, a 1/2" iron stake found for corner.  
 THENCE, N 89° 54' 40" E., leaving the East line of Sherman Street, a distance of 110.00 feet to a 1/2" iron stake set for corner;  
 THENCE, South, a distance of 60.00 feet to a 1/2" iron stake set for corner;  
 THENCE, S. 89° 54' 40" W., a distance of 110.00 feet to a 1/2" iron stake set for corner;  
 THENCE, North, along the East line of Sherman Street, a distance of 60.00 feet to the PLACE OF BEGINNING and containing 0.10 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia Strange Denson, being owner does hereby adopt this plat designating the herein above described property as, Strange-Denson 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 do hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 on any of the 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 the 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 establishment of any grades of streets in this Addition A) 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, B) 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.

WITNESS my hand at Rockwall, Texas, this 2nd day of October A.D. 1990.

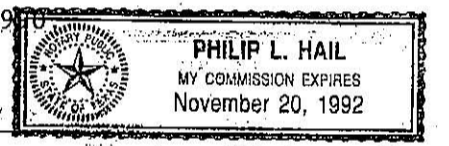
By Patricia Strange Denson  
 Patricia Strange Denson Owner

STATE OF TEXAS  
 County of Rockwall  
 Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Patricia Strange Denson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of October A.D. 1990.

Philip L. Hail  
 Notary Public in and for the State of Texas

My Commission Expires



SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Kenneth E. Brown, do hereby certify that I prepared this plat from an actual and personal survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Kenneth E. Brown  
 Kenneth E. Brown, Registered Professional Land Surveyor # 2062

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me the undersigned Notary Public in and for the State of Texas, on this day personally appeared Kenneth E. 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 herein expressed.

Given under my hand and seal of office this 2nd day of October A.D. 1990.

Wayne Brown  
 Notary Public in and for the State of Texas

My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

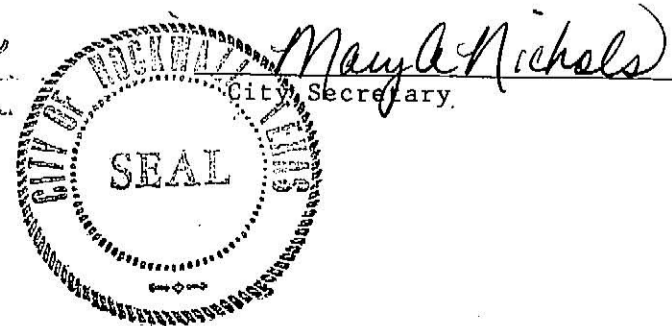
William Egan  
 City Manager

Thomas E. Quinn  
 APPROVED  
 Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Strange-Denson Addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall, Texas, on the 17th day of September A.D. 1990.

WITNESS our hand this 16th day of October A.D. 1990.

Frank R. Miller  
 Mayor



C-91