

WHEREAS, BARNEY M. BARNHILL, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1 and part of Lot 2, Block E, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the intersection of the south right-of-way line of E. Boydston Avenue, a 60 foot right-of-way, and the east right-of-way line of SH 205 Goliad Street, a variable width right-of-way, said point being at the northwest corner of said Lot 1, Block E;

THENCE N. 88 deg. 56 min. 06 sec. E. along the south right-of-way line of E. Boydston Avenue, a distance of 97.43 feet to a 3/8" iron rod found for corner at the northwest corner of a tract of land as described in a Warranty deed to Bennie Daniels and Gloria Daniels, as recorded in Volume 685, Page 124 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 14 min. 00 sec. E. along the west line of said Daniels tract, a distance of 105.06 feet to a 1/2" iron rod found for corner at the southwest corner of same;

THENCE N. 88 deg. 54 min. 47 sec. E. along the south line of said Daniels tract, a distance of 89.92 feet to a 3/8" iron rod found for corner in the west right-of-way line of Throckmorton Street, a 50 foot right-of-way;

THENCE S. 00 deg. 50 min. 41 sec. E. along said right-of-way line, a distance of 75.39 feet to a 3/8" iron rod found for corner;

THENCE S. 89 deg. 03 min. 24 sec. W. a distance of 188.12 feet to a 3/8" iron rod found for corner in the east right-of-way line of SH 205 Goliad Street;

THENCE N. 00 deg. 52 min. 30 sec. W. along said right-of-way line, a distance of 75.00 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 47 min. 31 sec. W. along said right-of-way line, a distance of 105.02 feet to the POINT OF BEGINNING and containing 24,418 square feet or 0.56 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 GOLIAD DENTAL ADDITION, 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, 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 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.

We also understand the following:

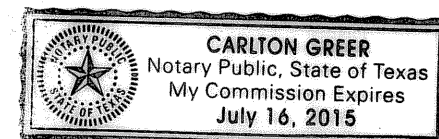
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 streets 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 an 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 exaction's 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 we may have as a result of the dedication of exaction's made herein.

Barney M. Barnhill
BARNEY M. BARNHILL



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BARNEY M. BARNHILL 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 11 day of April, 2014.

Carlton Greer
Notary Public in and for the State of Texas

07/16/2015
My Commission Expires:

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/16/2014 09:14:35 AM
\$100.00
20140000006508

Shelli Miller

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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. Fetty, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Planning and Zoning Commission
Date 3/25/2014

APPROVED

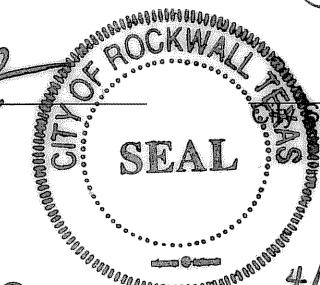
I hereby certify that the above and foregoing plat of GOLIAD DENTAL ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of April, 2014.

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 eighty (180) 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 15th day of May, 2014.

Paul Sweet
Paul Sweet
Mayor, City of Rockwall



Kristy Ashberry
Kristy Ashberry
Secretary City of Rockwall

Amy Williams
Amy Williams
City Engineer

4/29/2014
Date

FINAL PLAT
LOTS 1 & 2, BLOCK A
GOLIAD DENTAL ADDITION
BEING A REPLAT OF
PART OF LOTS 1 & 2, BLOCK E
SANGER BROTHERS ADDITION
BEING 2 LOTS ON
0.56 ACRES OR 24,418 S.F.
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
BARNEY M. BARNHILL
202 DARTBROOK
ROCKWALL, TEXAS 75087
972-771-9131

SYMBOL LEGEND	
TV TELEVISION	TEL TEL
CABLE CABLE	PIE FIRE
GAS GAS	POLE POLE
ELEC ELECTRIC	RF 1/2" RF
ELEC ELECTRIC	RF 3/4" RF
ELEC ELECTRIC	RF 1" RF
ELEC ELECTRIC	RF 1 1/2" RF
ELEC ELECTRIC	RF 2" RF
ELEC ELECTRIC	RF 3" RF
ELEC ELECTRIC	RF 4" RF
ELEC ELECTRIC	RF 6" RF
ELEC ELECTRIC	RF 8" RF
ELEC ELECTRIC	RF 10" RF
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ELEC ELECTRIC	RF 2976" RF
ELEC ELECTRIC	RF 2988" RF
ELEC ELECTRIC	RF 3000" RF

SURVEY DATE MARCH 12, 2014
SCALE 1" = 20'
CLIENT BARNHILL

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY,