

STATE HIGHWAY 205
 GARLAND FEDERAL
 JOE LOFTIS JJ JONES

SCALE 1"=30'

FINAL PLAT
 LOT 1, LOT 2, LOT 3 BLOCK A
 BILLY PEOPLES ADDITION NO. 1
 FOR
 BILLY W PEOPLES
 BY
 H. B. WELLS & ASSOCIATES
 GARLAND TEXAS

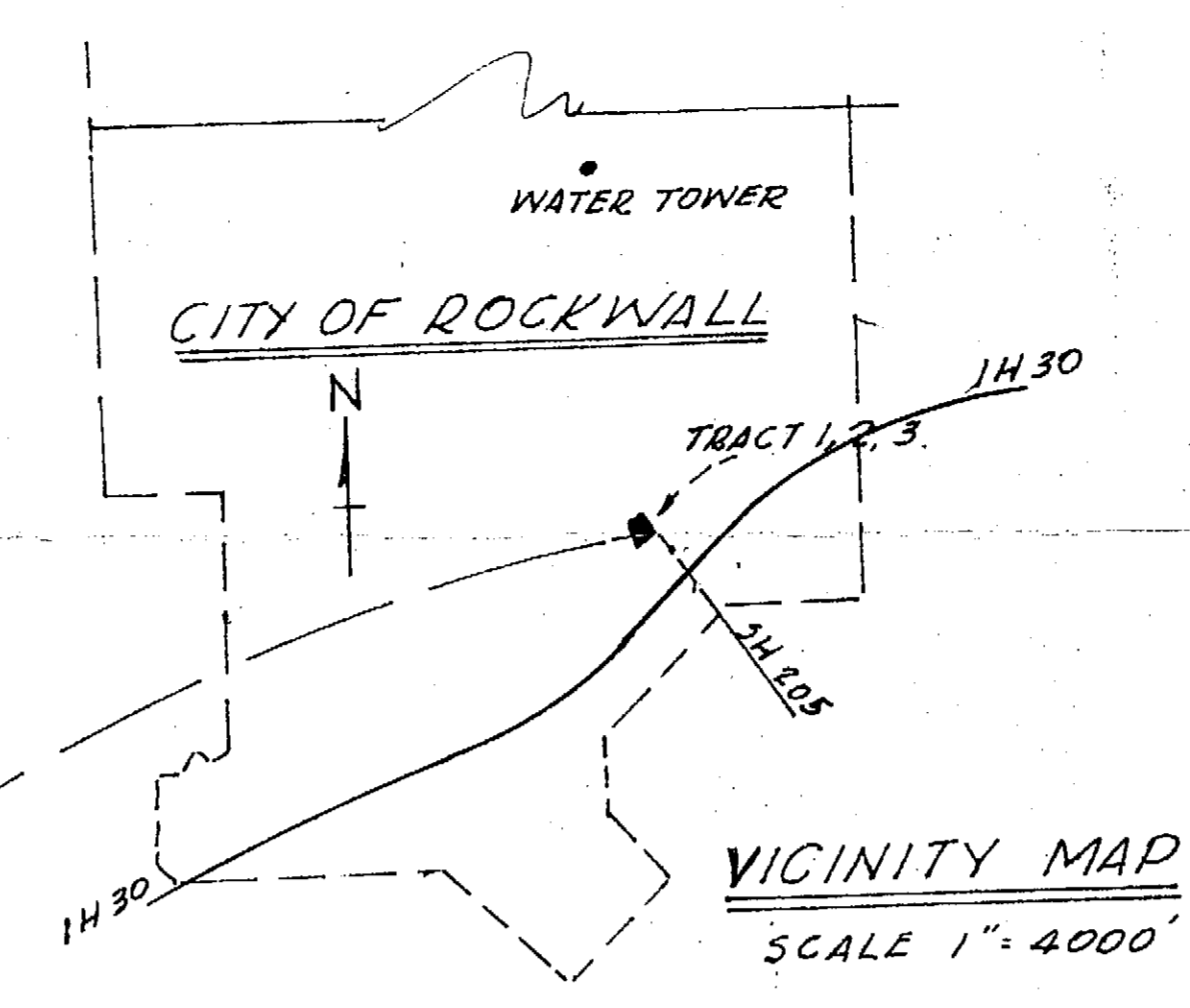
SCALE AS SHOWN

FILED
 19 day of October 1977
 @ 2:30 PM
 June Wimpey, Clerk of County
 Court, Rockwall County, Texas
 By Elizabeth Coy Deputy

H. B. WELLS & ASSOCIATES
 CONSULTING ENGINEERS
 RT 2 BOX 611Z GARLAND, TEXAS

DESIGN _____ SCALE 1"=30'
 DRAWN _____ DATE DRAWN 9-10-77
 CHECKED _____ JOB NO. _____
 APPROVED _____ DATE APPROVED _____

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OWNER'S CERTIFICATE

STATE OF TEXAS X
 COUNTY OF ROCKWALL X

WHEREAS, I Billy W. Peoples, am the owner of two parcels of land and Dauley Enterprises, is the owner of one parcel of land in the J. CADLE SURVEY ABSTRACT NO. 65 in the City of Rockwall, Rockwall County, Texas, more particularly described as follows:

LOT 2 BLOCK A
 Beginning at the point of intersection of the south west R.O.W. of State Highway No. 205 and the south east R.O.W. of a public road at an iron pin;
 THENCE S 29 deg. 54 min. 50 sec. E, 110 feet to an iron pin for a corner;
 THENCE S 60 deg. 03 min. 58 sec. W, 150 feet to an iron pin for a corner;
 THENCE N 29 deg. 54 min. 50 sec. W, 72.47 feet to an iron pin for a corner;
 THENCE N 46 deg. 01 min. 15 sec. E, 154.64 feet to an iron pin for a corner; the POINT OF BEGINNING containing 0.314 acres of land more or less.

LOT 1 BLOCK A
 Beginning at the South east corner of LOT 2 on the south west R.O.W. of State Highway No. 205
 THENCE S 29 deg. 54 min. 50 sec. E, 100 feet to an iron pin for a corner;
 THENCE S 60 deg. 03 min. 58 sec. W, 150 feet to an iron pin for a corner;
 THENCE N 29 deg. 54 min. 50 sec. W, 100 feet to an iron pin for a corner;
 THENCE N 60 deg. 03 min. 58 sec. E, 150 feet to an iron pin for a corner; the POINT OF BEGINNING containing 0.344 acres of land more or less.

LOT 3 BLOCK A
 Commencing at a point of intersection of the south east R.O.W. of a public road and the south west R.O.W. of State Highway 205, an iron pin for a corner, THENCE S 66 deg. 01 min. 15 sec. E along the R.O.W. of a public road, 154.64 feet to an iron pin for a corner, THE POINT OF BEGINNING:
 THENCE S 29 deg. 54 min. 50 sec. E, 172.47 feet to an iron pin for a corner;
 THENCE S 60 deg. 03 min. 58 sec. W, 96.08 feet to an iron pin for a corner;
 THENCE N 29 deg. 56 min. 02 sec. W, 148.42 feet to an iron pin for a corner;
 THENCE N 46 deg. 01 min. 15 sec. E 99.10 feet to an iron pin for a corner; the POINT OF BEGINNING and containing 0.354 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Billy W. Peoples do hereby adopt this plat designating the herein above described property as Billy Peoples Addition No. 1, and addition to the City of Rockwall, Rockwall County, Texas; and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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, which in any way end anger or interfere with the construction, maintenance or efficiency of its' respective system on any of these easement strips and any public utility shall at all times have the right of access and agrees to and from and upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity, at any time of procuring permission of any one.

Executed this 14 day of September 1977
 Billy W. Peoples
 Dauley Enterprises, Grand Prairie, Texas

BEFORE me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Billy W. Peoples, known to me to be a person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in capacity therein stated. Dean Dauley separately hereunder.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of September 1977.
 Notary Public in and for Rockwall County Texas
 Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Harold B. Wells, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.
 Harold B. Wells, P.E.
 Harold B. Wells, Registered Professional Engineer

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Harold B. Wells, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of September 1977.
 Notary Public in and for Rockwall County Texas

Reviewed for Preliminary Approval
 City Administrator
 Date 9-29-77
 Approved for Preparation of Final Plat
 Chairman, Planning and Zoning Commission
 Date 9-29-77

The Billy Peoples Addition No. 1, shall be subject to and shall conform to all the requirements of the Platting Ordinance of the City of Rockwall.
 APPROVED
 Witness my hand this 3rd day of October 1977
 Mayor, City of Rockwall, Texas
 City Secretary, City of Rockwall, Texas