

3.076 AC. H.A. COWAN
 LOT 1, BLOCK 1
 3.085 AC.
 3.334 AC. M. STEPHENSON

FINAL PLAT

YA-HOO SUBDIVISION
 JOHN LOCKHART SURVEY - ABSTRACT NO. 134
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

I-30/549 LIMITED OWNER
L.T. HANSEN II MANAGING GENERAL PARTNER
 366 W I-30 GARLAND, TEXAS 75043

B.L.S. & ASSOCIATES, INC. SURVEYORS
 RT. 1, BOX 142 E, P.O. BOX 65 ROCKWALL, TEXAS 75087
 SCALE 1" = 100' MAY 23, 1986

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, I-30/549 Limited, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 51' E., a distance of 1, feet from the Northwest corner of said 38.21 acre tract, an iron stake found for corner.
 THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to an 1/2" iron stake for corner.
 THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 695.47 feet to an 1/2" iron stake for corner.
 THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.
 THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to an 1/2" iron stake set for corner.
 THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING and containing 3.085 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I-30/549 Limited, being owner does hereby adopt this plat designating the herein described property as Ya-Hoo Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and does 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 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 our hand at Rockwall, Texas, this 14th day of July A.D. 1986
 Manager, General Partner
 By L.T. Hansen II 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 L.T. Hansen II, 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.

Debra L. Brown
 Notary Public for the State of Texas
 My Commission Expires 6/7/87

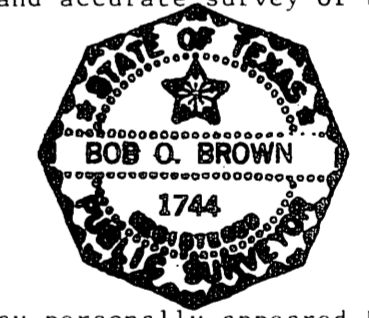
GIVEN under my hand and seal of office this 14 day of July A.D. 1986

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown
 Bob O. Brown, Registered Public Surveyor No. 1744



STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. 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.

Debra L. Brown
 Notary Public for the State of Texas
 My Commission Expires 6/7/87

GIVEN under my hand and seal of office this 14 day of July A.D. 1986

RECOMMENDED FOR FINAL APPROVAL

William E. ...
 City Manager Date
Howard ...
 APPROVED Chairman Planning and Zoning Commission Date



I hereby certify that the above and foregoing plat of the Ya-Hoo Subdivision to the City of Rockwall, Texas was approved by The City Council of the City of Rockwall, Texas, on the 7th day of July A.D. 1986.

WITNESS our hand this 18th day of September A.D. 1986
...
 Mayor

Julie ...
 City Secretary