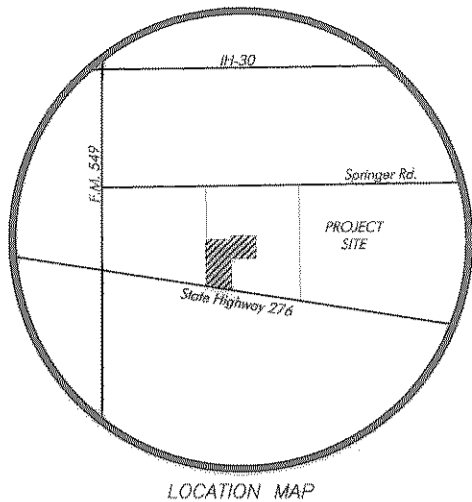
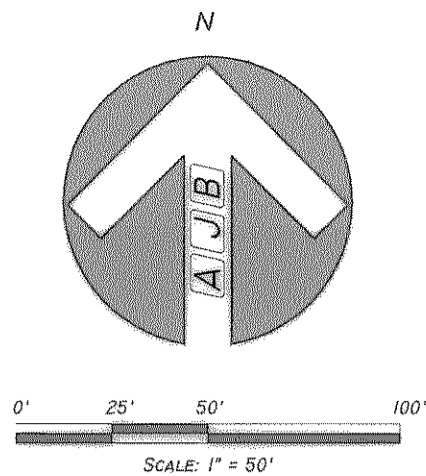
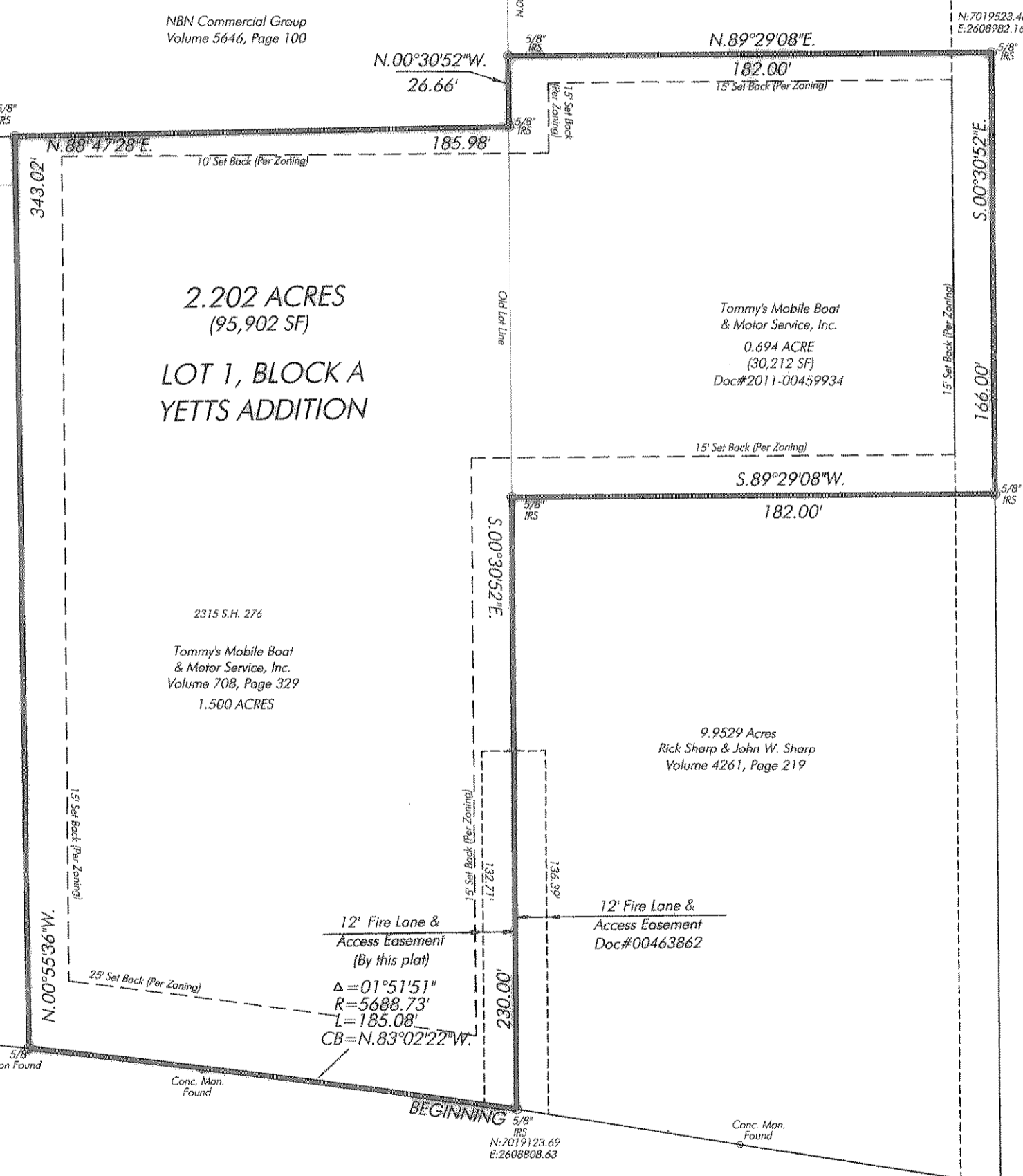


SPRINGER ROAD
(80' Right-of-Way)



NOTES:
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 42617, PAGE 219, DEED RECORDS, ROCKWALL COUNTY, TEXAS.
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48597C0045L, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- LEGEND
- IRP Iron Rod Found
 - IRS Iron Rod Set
 - PP Power Pole
 - GW Guy Wire
 - FH Fire Hydrant
 - WV Water Valve
 - WM Water Meter
 - SSMH Sanitary Sewer Manhole
 - LP Light Pole
 - RCP Reinforced Concrete Pipe
 - CMP Corrugated Metal Pipe
 - TB Telephone Box
 - GM Gas Meter
 - A/C Air Conditioner
 - EB Electric Box
 - CO Cleanout
 - TP Telephone Pedestal
 - ETP Electric Transformer Pad
 - MB Mailbox
 - DRRCT Deed Records of Rockwall County, Texas



OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.202 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas and being the same 1.50 acre tract of land described by deed to Tommy's Mobile Boat & Motor Service, Inc. recorded in Volume 708, Page 329 of the Real Property Records of Rockwall County, Texas and being 0.694 acre tract of land conveyed to Tommy's Mobile Boat and Motor Service, Inc. recorded in Doc #2011-00459934 of the Real Property Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southeast corner of said 1.50 acre tract of land and being the southwest corner of a 9.9529 acre tract of land described by deed to Rick Sharp & John W. Sharp recorded in Volume 4261, Page 219 of the Real Property Records of Rockwall County, Texas and being located in the north line of State Highway No. 276 (125' wide) and being in a non-tangent curve to the left having a radius of 5,688.73 feet and a chord bearing of North 83°02'22" West;

THENCE along said north line with said non-tangent curve to the left through a central angle of 01°51'51" for an arc length of 185.08 feet to a 5/8 inch iron rod found for the southwest corner of said 1.50 acre tract of land;

THENCE departing said north line, NORTH 00°55'36" WEST a distance of 343.02 feet to an "x" cut in concrete set for the northwest corner of said 1.50 acre tract of land

THENCE NORTH 88°47'28" EAST a distance of 185.98 feet to a 5/8 inch iron rod found for the northeast corner of said 1.50 acre tract of land and being located in the west line of said 0.694 acre tract of land;

THENCE NORTH 00°30'52" WEST a distance of 26.66 feet to a 5/8 inch iron rod set for the northwest corner of said 0.694 acre tract of land;

THENCE NORTH 89°29'08" EAST a distance of 182.00 feet to a 5/8 inch iron rod set for the northeast corner of said 0.694 acre tract of land;

THENCE SOUTH 00°30'52" EAST a distance of 166.00 feet to a 5/8 inch iron rod set for the southeast corner of said 0.694 acre tract of land;

THENCE SOUTH 89°29'08" WEST a distance of 182.00 feet to a 5/8 inch iron rod set for the southwest corner of said 0.694 acre tract of land;

THENCE SOUTH 00°30'52" EAST a distance of 230.00 feet to the POINT OF BEGINNING;

CONTAINING 2.202 acres or 95,902 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

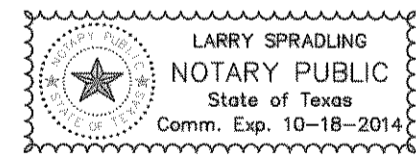


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 3rd day of August, 2012.

Larry Spradling
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet
Planning and Zoning Commission
Date: 2/28/2012

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of March, 2012.

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.

WITNESS OUR HANDS, this 5th day of September, 2012.

Paul Sweet Mayor, City of Rockwall
Kristy Lashley City Secretary
Chuck Ladd City Engineer

NOTE: 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. 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE the undersigned owners of the land shown on this plat, and designated herein as the FINAL PLAT YETTS ADDITION, LOT 1, BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. WE further certify that all other parties who have a mortgage or lien interest in the FINAL PLAT YETTS ADDITION, LOT 1, BLOCK A have been notified and signed this plat.

WE 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 (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 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.

WE 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

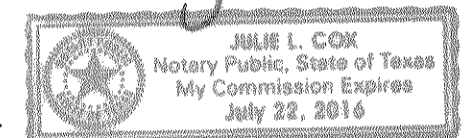
TOMMY'S MOBILE BOAT AND MOTOR SERVICE, INC.
BY: *Tommy Yetts*, President

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Tommy Yetts, President of Tommy's Mobile Boat and Motor Service, Inc., known to me to be the person(s) whose name(s) is/are 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 14th day of August, 2012.

Julie L. Cox
Notary Public in and for the State of Texas



Tommy Yetts
Signature of Party With Mortgage or Lien Interest

FINAL PLAT
LOT 1, BLOCK A, YETTS ADDITION
2.202 ACRES - 95,902 SQ.FT.

J. A. RAMSEY SURVEY, ABSTRACT NO. 186
ROCKWALL COUNTY, TEXAS

Owner: TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC.
2315 HWY 276
ROCKWALL, TEXAS 75087 972-771-4442 FAX: 972-771-5953

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: January 17, 2012	P.C.: D. Crier
Technician: L. Spradling	File: Rockwall Marine
Drawn By: L. Spradling	Job No. 533-004
	GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Sheet: 1
Of: 1

H-254