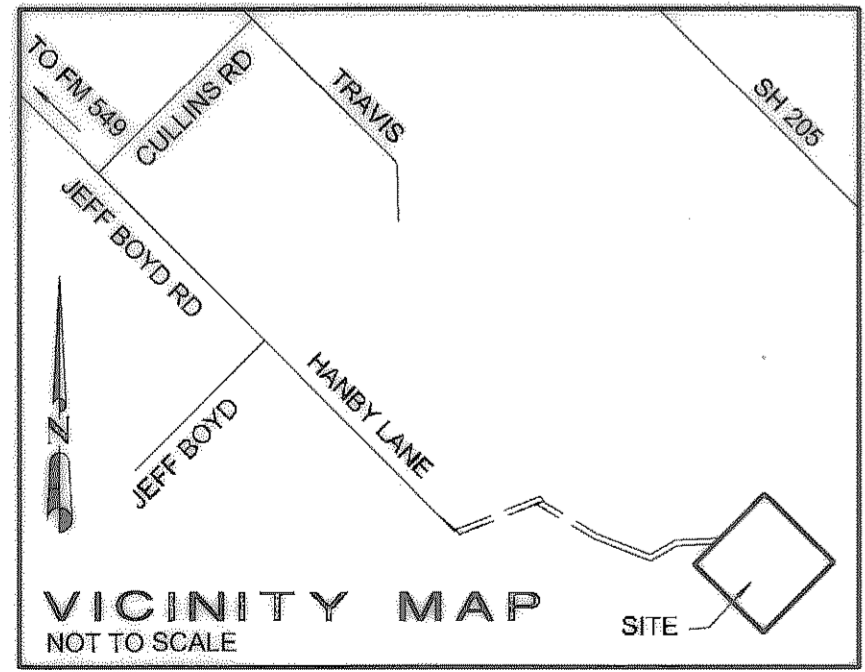
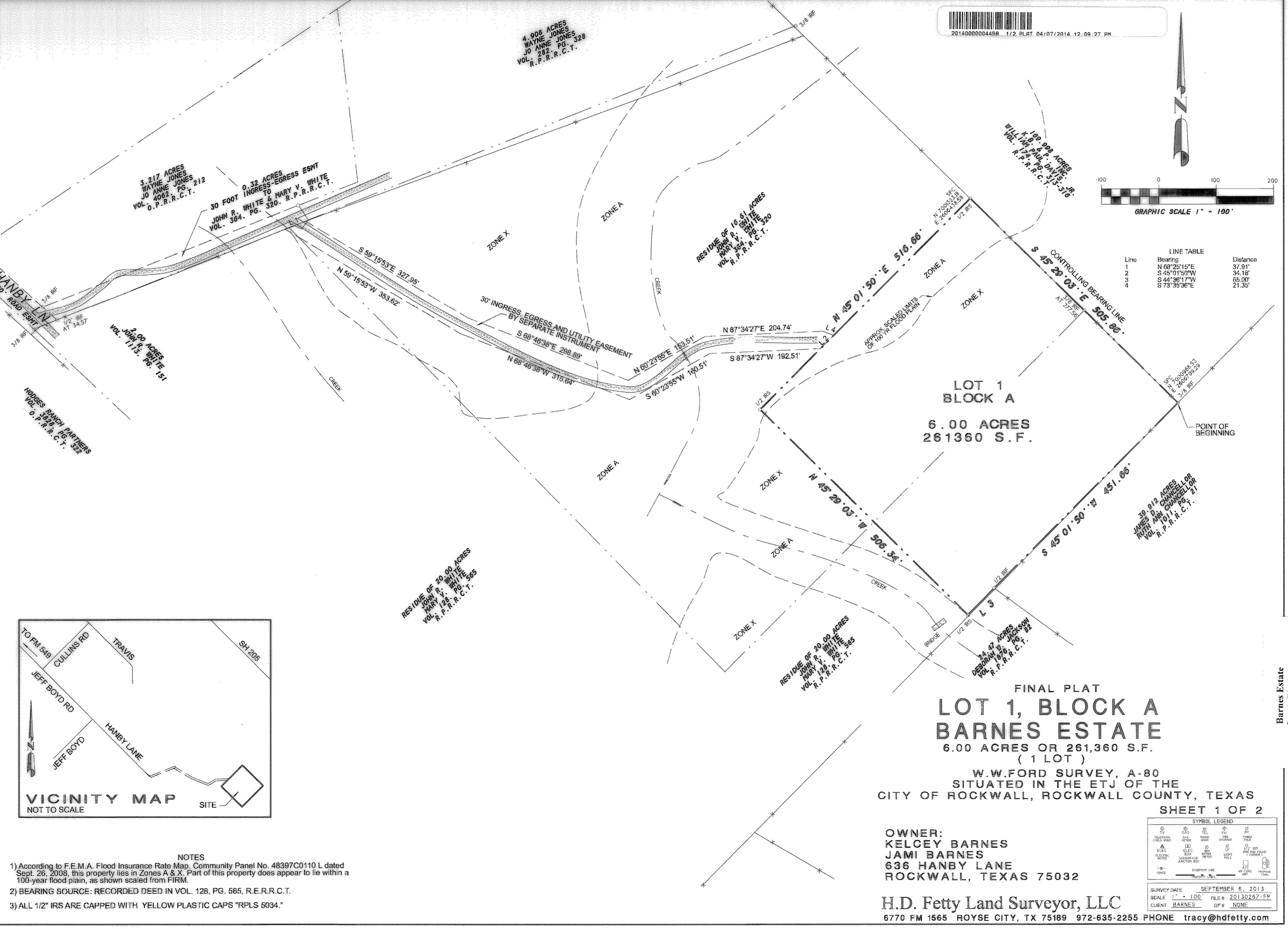


LINE TABLE

Line	Bearing	Distance
1	N 68°25'15"E	37.91'
2	S 45°01'50"W	34.18'
3	S 44°36'17"W	65.00'
4	S 73°35'36"E	21.35'



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0110 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown scaled from FIRM.

2) BEARING SOURCE: RECORDED DEED IN VOL. 128, PG. 565, R.E.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT
LOT 1, BLOCK A
BARNES ESTATE
 6.00 ACRES OR 261,360 S.F.
 (1 LOT)
 W.W.FORD SURVEY, A-80
 SITUATED IN THE ETJ OF THE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SHEET 1 OF 2

OWNER:
 KELCEY BARNES
 JAMI BARNES
 636 HANBY LANE
 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV TELEVISION	CS GAS	TE TEL	PH PHONE	FI FIRE	PP POWER
WEE WATER	RES RES	HT HIGHWAY	HT HIGHWAY	HT HIGHWAY	HT HIGHWAY
ELEC ELECTRIC	ELEC ELECTRIC	LP LP	LP LP	LP LP	LP LP
ELEC ELECTRIC	BOX BOX	MT METER	MT METER	MT METER	MT METER
ELEC ELECTRIC	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX
ELEC ELECTRIC	ELEC ELECTRIC	ELEC ELECTRIC	ELEC ELECTRIC	ELEC ELECTRIC	ELEC ELECTRIC

SURVEY DATE SEPTEMBER 5, 2013
 SCALE 1" = 100' FILE# 20130267-EP
 CLIENT BARNES OF# NONE

I21

WHEREAS, KELCEY BARNES and JAMI BARNES, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 All that certain lot, tract or parcel of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Warranty deed from John W. Cullins and Edna Cullins to John R. White and Mary V. White, dated July 18, 1977 and being recorded in Volume 128, Page 565 of the Real Property Records of Rockwall County, Texas, and also being a part of a 16.61 acres tract of land as described in a Warranty deed from William A. White and Frankie White to John R. White and Mary V. White, dated November 5, 1987 and being recorded in Volume 364, Page 320 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at fence post at the east most corner of said 20.00 acres tract of land and being the west most south corner of a 169.998 acres tract as described in a Deed to K. B. & P., Inc., as recorded in Volume 174, Page 313 of the Real Property Records of Rockwall County, Texas;

THENCE S. 45 deg. 01 min. 50 sec. W. along the southeast line of said 20.00 acres tract, a distance of 451.66 feet to a 1/2" iron rod found for corner at the north corner of a 24.47 acres tract of land as described in a Deed to Deborah Jackson, as recorded in Volume 1876, Page 82 of the Real Property Records of Rockwall County, Texas;

THENCE S. 44 deg. 36 min. 17 sec. W. along the northwest line of said Jackson tract, a distance of 65.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 45 deg. 29 min. 03 sec. W. a distance of 506.34 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 45 deg. 01 min. 50 sec. E. a distance of 516.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast boundary line of said 16.61 acres tract;

THENCE S. 45 deg. 29 min. 03 sec. E. along the northeast line of said 16.61 acres tract, pass a 3/8" iron rod found at the east corner of same at 277.56 feet and continuing along the northeast line of said 20.00 acres tract for a total distance of 505.86 feet to the POINT OF BEGINNING and containing 6.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, BARNES ESTATE, an addition to the EXTRA-TERRITORIAL JURISDICTIONS of the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, easements and public places therein shown on the purpose and consideration herein 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.

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.

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 systems 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 purposes of construction, reconstruction, inspection, patrolling, maintenance, and other adding to or restoring 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 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 fronts, including the actual installation of streets with the required base and paving, curbs and gutters, water and sewer, drainage structures, and manholes, 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 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 a progress payment as the work progresses in making such improvements by making certified payments to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a mortgage unity 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 bond shall be filed 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.

Kelcey Barnes
 KELCEY BARNES
Jami Barnes
 JAMI BARNES

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KELCEY BARNES 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 24th day of March, 2014.

Cristy Barron
 Notary Public in and for the State of Texas

December 27, 2015
 My Commission Expires:



STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAMI BARNES 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 24th day of March, 2014.

Cristy Barron
 Notary Public in and for the State of Texas

December 27, 2015
 My Commission Expires:



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

Ray R. Rife
 Planning and Zoning Commission
 3/11/2014
 Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, BARNES ESTATE, an addition to the E.T.J. of 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 10th day of March, 2014.

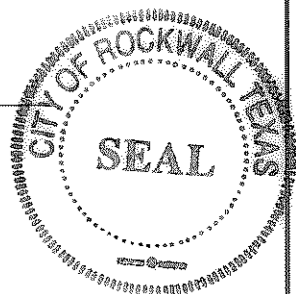
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 24th day of March, 2014.

Paul Sweet
 Mayor, City of Rockwall

Kristy Ashberry
 City Secretary, City of Rockwall



Amy Williams
 City Engineer

4-2-14
 Date

John D. Morgan
 Rockwall County Judge

4/7/2014
 Date

FINAL PLAT

LOT 1, BLOCK A
 BARNES ESTATE

6.00 ACRES OR 261,360 S.F.
 (1 LOT)

W.W.FORD SURVEY, A-80
 SITUATED IN THE ETJ OF THE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV	TEL
WATER	WATER
ELEC	ELEC
...	...

OWNER:
 KELCEY BARNES
 JAMI BARNES
 636 HANBY LANE
 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: SEPTEMBER 6, 2013
 SCALE: 1" = 100' FILE # 20130267-FP
 CLIENT: BARNES GF # NONE

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, as required under Ordinance 83-54.

Filed and Recorded
 Official Public Records
 Shellie Miller, County Clerk
 Rockwall County, Texas
 04/07/2014 12:09:27 PM
 \$100.00
 2014000004459



Shein

Barnes Estate
 Lot 1, Block A
 Final Plat

I22

CASE NO. P2014-005