

WHEREAS, WILLIAM DALE DOUGLASS and KIM NULL are the owners of the following described tract:

All that certain lot, tract or parcel of land situated in the J.R. MARRS SURVEY, ABSTRACT NO. 152, Rockwall County, Texas, and being all of that called 47.09 acres tract of land as described in a Warranty deed from Maxine Zollner Brooks, Executrix, to Randy Hull and William D. Douglass, dated January 9, 2001 and being recorded in Volume 2043, Page 067 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South right-of-way line of State Highway 276 (120' R.O.W.) and being at the Northwest corner of said 47.09 acres tract, and also being at the Northeast corner of a 64.38 acres tract of land as described in a Deed from Maxine Zollner Brooks to Clear Bay Corporation, dated February 15, 1999 and being recorded in Volume 1567, Page 116 of the Real Property Records of Rockwall County, Texas;

THENCE N. 89 deg. 10 min. 32 sec. E. along said right-of-way line, a distance of 250.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE SOUTH a distance of 871.29 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 89 deg. 10 min. 32 sec. W. a distance of 250.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West boundary line of said 47.12 acres tract and being in the East line of said 64.38 acres tract;

THENCE NORTH (Controlling bearing line) along the West line of said 47.12 acres tract, a distance of 871.29 feet to the POINT OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM DALE DOUGLASS AND KIM NULL are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as BLACKLAND W.S.C. ADDITION, an Addition to Rockwall County, Texas, and do hereby dedicate to the public use forever the street and easements shown. No buildings shall be placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the right to install, maintain, alter and service required of ordinarily performed by that utility.

WITNESS OUR HANDS, this the 24th day of July 2002.

William Dale Douglass
WILLIAM DALE DOUGLASS
Kim Null
KIM NULL

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of July 2002, by William Dale Douglass, for the purposes indicated.

Jane E. Rothman
Notary Public My commission expires: Jan. 24, 2005

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of July 2002, by Kim Null, for the purposes indicated.

Jane E. Rothman
Notary Public My commission expires: Jan 24, 2005

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

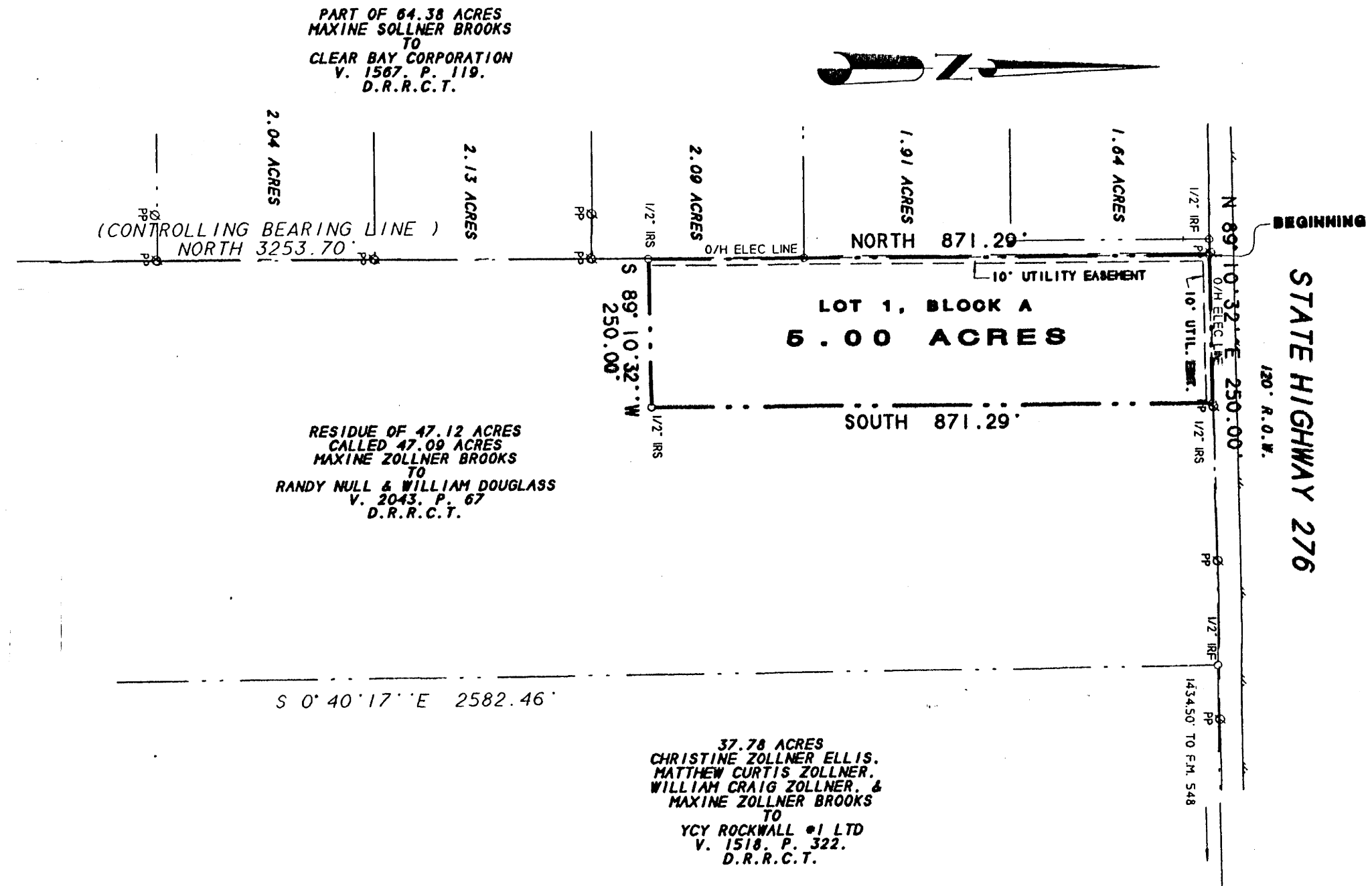
That I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual on the ground and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

Harold D. Fetty, III
Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 23rd day of July 2002, by Harold D. Fetty, III, for the purposes indicated.

Jenell Lee Strickland
Notary Public My commission expires: February 16, 2004



APPROVED BY THE COMMISSIONERS COURT OF ROCKWALL COUNTY, TEXAS

THIS THE 25 DAY OF July, 2002.

Ben Bell
COUNTY JUDGE

COMMISSIONERS

FILED FOR RECORD
ROCKWALL CO., TEXAS
02 JUL 31 AM 11:38
MADEITE BURKS
CO. CLERK
BY: *JD* DEPUTY

FINAL PLAT

BLACKLAND W.S.C. ADDITION

1 LOT (5.00 ACRES)
AN ADDITION TO ROCKWALL COUNTY, TEXAS
J.R. MARRS SURVEY, ABSTRACT NO. 152

OWNER WILLIAM DALE DOUGLASS
KIM NULL
231 HODGES LANE
ROYSE CITY, TEXAS 75189

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOL. 2043, PG. 67, R.P.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

ROCKWALL SURVEYING COMPANY, INC.
308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-6434 FAX (972) 772-6443

SURVEY DATE JUNE 21, 2002
SCALE 1" = 200' FILE # 260454
CLIENT B.W.S.C. OF # 207210-L

260454
E-208