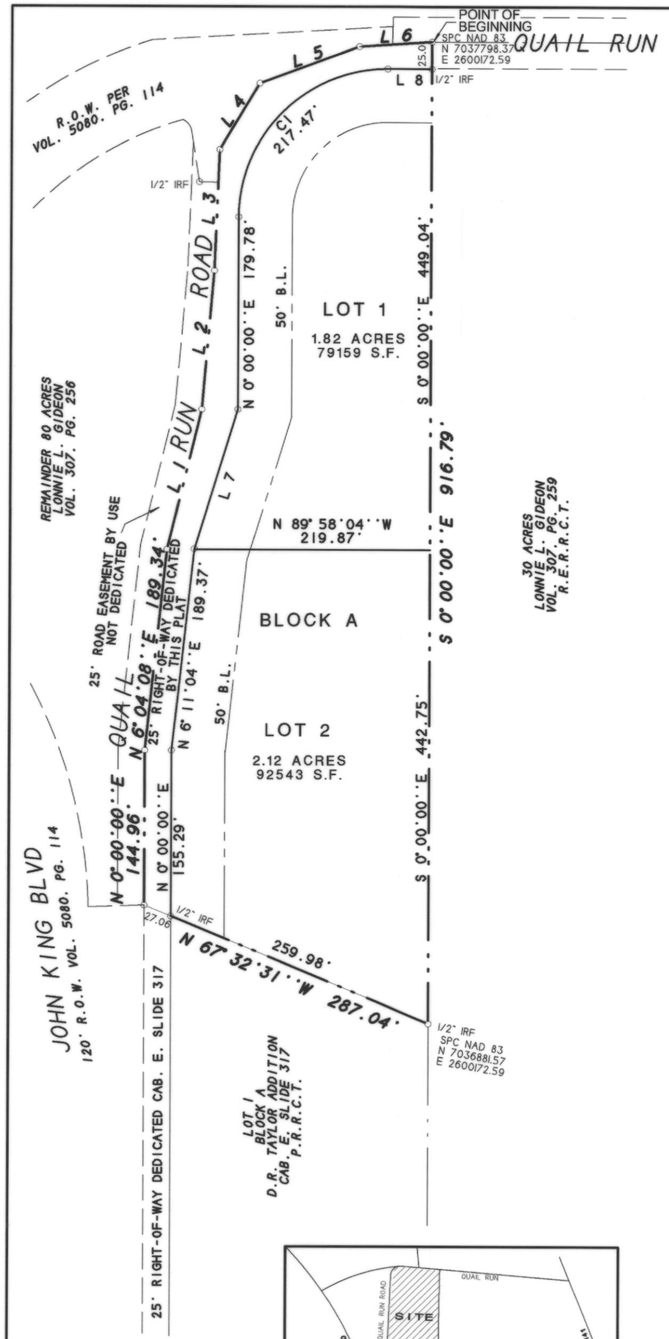
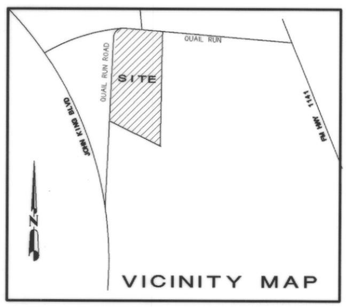




LINE TABLE

Line	Bearing	Distance
1	N 13°45'03"E	134.53'
2	N 4°57'27"E	130.00'
3	N 2°16'19"E	113.21'
4	N 30°51'27"E	72.24'
5	N 69°46'15"E	98.85'
6	N 86°17'03"E	67.89'
7	N 17°07'21"E	136.75'
8	N 90°00'00"E	41.16'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	90°00'00"	138.45	217.47	138.45	195.79	N 45°00'00"E

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, HERMAN D. UTLEY, BEING the Owner 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 S.R. BARNES SURVEY, ABSTRACT NO. 13, City of Rockwall, Rockwall County, Texas, and being all of a 2.172 acres tract of land as described in a Warranty deed from Brenda J. Bradley to Herman D. Utley, as recorded in Volume 4664, Page 273, of the Official Public Records of Rockwall County, Texas, and also being all of a 2.33 acres tract of land as described in a Warranty deed from Veronica Utley to Herman Douglass Utley, as recorded in Volume 3555, Page 93 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the center of Quail Run Road, at the northeast corner of said 2.172 acres tract of land;

THENCE S. 00 deg. 00 min. 00 sec. E. along the east line of said 2.172 acres tract, at 474.04 feet pass a 1/2" iron rod found for corner at the southeast corner of same and the northeast corner of said 2.33 acres tract, and continuing for a total distance of 916.79 feet to a 1/2" iron rod found for corner at the southeast corner of said 2.33 acres tract and at the northeast corner of Lot 1, Block A, D.R. Taylor Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 317 of the Plat Records of Rockwall County, Texas;

THENCE N. 67 deg. 32 min. 31 sec. W. along the north line of Lot 1, a distance of 287.04 feet to a 1/2" iron rod found for corner in the center of Quail Run Road;

THENCE in a northerly direction along the center of Quail Run Road, as follows:

N. 00 deg. 00 min. 00 sec. E. a distance of 144.96 feet; N. 06 deg. 04 min. 08 sec. E, a distance of 189.34 feet; N. 13 deg. 45 min. 03 sec. E. a distance of 134.53 feet; N. 04 deg. 57 min. 27 sec. E. a distance of 130.00 feet; N. 02 deg. 16 min. 19 sec. E., a distance of 113.21 feet; N. 30 deg. 51 min. 27 sec. E. a distance of 72.24 feet; N. 69 deg. 46 min. 15 sec. E. a distance of 98.85 feet; N. 86 deg. 17 min. 03 sec. E. a distance of 67.89 feet to the POINT OF BEGINNING and containing 195,661 square feet or 4.49 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as UTLEY ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein 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.

I 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 also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. 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 th eir 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, maint aining, 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.

3. 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.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. 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.

6. 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, sto rm 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 an d/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 p rogress 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.

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.

Herman D. Utley
HERMAN D. UTLEY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HERMAN D. UTLEY 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 10th day of August, 2015.

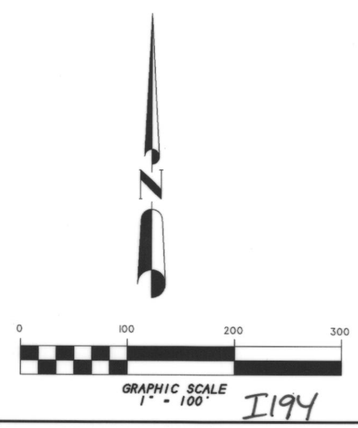
Brenda Crane
Notary Public in and for the State of Texas

My Commission Expires: 2/26/17

BRENDA G CRANE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/26/2017

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/13/2015 10:08:55 AM
$50.00
20150000012722

Shelli Miller



I194

20150000012722 1/1 PLAT 08/13/2015 10:08:55 AM

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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date 8-30-2015

APPROVED

I hereby certify that the above and foregoing plat of UTLEY ADDITION, an addition to 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 1 day of July, 2015.

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 14th day of August, 2015.

Mayor, City of Rockwall

Kristy Cole
City Secretary City of Rockwall

Amy Williams
City Engineer

8-11-15
Date

CITY OF ROCKWALL TEXAS
SEAL

FINAL PLAT

UTLEY ADDITION

LOTS 1 & 2, BLOCK A

TWO LOTS (2) BEING
4.49 ACRES OR 195,661 S.F.
SITUATED IN THE
S.R. BARNES SURVEY, A-13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

OWNER:
HERMAN DOUG UTLEY
1815 E. QUAIL RUN ROAD
ROCKWALL, TEXAS 75087
214-693-1246

SYMBOL LEGEND

TV TELEVISION CABLE RISER; GAS GAS METER; TEL PHONE RISER; FH FIRE HYDRANT; PP POWER POLE; ELEC ELECTRIC METER; ELEC BOX SUBSURFACE JUNCTION BOX; WV WATER METER; LP LIGHT POLE; 1/2" IRF IRON ROD FOUND 1 CORNER 1; FENCE; EASEMENT LINE; AIR COND. UNIT; PROPANE TANK

SURVEY DATE	MAY 15, 2015
SCALE	1" = 20'
FILE #	20150133
CLIENT	UTLEY

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2015-019