

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a  $\frac{3}{4}$ " iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PALS addition as recorded in Cabinet 1, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set out "x" in concrete for a corner. THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a  $\frac{1}{2}$ " iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 202000002169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a  $\frac{1}{2}$ " iron rod found for a corner;

THENCE North 10°13'10" East along the northeastern line of said Lot 8, a distance of 84.59' to a  $\frac{1}{2}$ " iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northern line of said Lot 8, a distance of 80.00' to a  $\frac{1}{2}$ " iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rancho Acres Addition, an addition to the City of Rockwall as recorded in Cabinet 4, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a  $\frac{1}{2}$ " iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PALS addition,

THENCE South 55°09'33" East along the southerly line of said PATRIOT PALS addition, a distance of 88.29' to a  $\frac{1}{2}$ " iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.55 acres or 67,501 square feet of land. OWNER'S CERTIFICATE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a subdivision 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, drains, 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 Lot 9, Block A, MAVERICK RANCH 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 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 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.
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 steers 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 the 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 the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, 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 compiled on a private commercial rate basis, has been made by 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 specified in such a 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 to progress payments as the work progresses in making such improvements by making certified requests 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or erection'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 I may have as a result of dedication of easements made herein.

FOR: 1800 DALROCK, LLC

By: \_\_\_\_\_  
FOR: \_\_\_\_\_ (LIEN HOLDER)

BY: \_\_\_\_\_ NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Signature \_\_\_\_\_

GENERAL NOTES

1. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. 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 the subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3. The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approval of Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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 and eighty (90) days from said date of final approval.

MAYOR OF THE CITY OF ROCKWALL \_\_\_\_\_

PLANNING AND ZONING CHAIRMAN \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2026.

RU DY RANGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5664  
TBP15 No. 10077100

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Signature \_\_\_\_\_

FINAL PLAT  
LOT 7R, BLOCK A

A REPLAT OF  
LOT 7, BLOCK A

MAVERICK RANCH ADDITION

Document No. 2020000019968

Part of the William Ford Survey, Abstract No. 80  
CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Surveyor:  
Rudy Rangel  
Rangel Land Surveying  
1012 Timberline Drive  
Heath, Texas 75032  
214-325-8026  
Rangelandsurvey@sub.com

Engineer:  
Douphrate & Associates, Inc  
2255 Ridge Road, Suite 200  
Rockwall, Texas 75087  
214-771-9004

OWNER:  
1800 DALROCK, LLC  
AGENT: Kevin Lloyd  
1800 DALROCK, LLC  
2424 Ridge Road  
Rockwall, Texas 75087  
Phone: 469-298-1594  
Email: klloyd@keatex.com

SHEET 2 OF 2  
Date: 02-16-2026

CITY CASE No. \_\_\_\_\_