

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS THE FITE AGENCY, LLC, and Gregory D. Hollon, 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 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as a part of Lot A of BARNES ADDITION, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Volume T, Page 439 of the Deed Records of Rockwall County, Texas and being all of a tract of land as described in a Warranty deed from Gregory S. Smith to The Fite Agency, LLC, dated December 19, 2018 and being recorded in Document no. 20180000022302 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows: more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner in the east right-of-way line of N. Goliad Street (State Highway 205) at the southwest corner of said Fite Agency tract, said point being in the north line

THENCE N. 00 deg. 49 min. 55 sec. E. along said right-of-way line, passing at a distance of 88.75 feet a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Warranty deed to Gregory Damon Hollon, as recorded in Volume 503, Page 95 of the Real Property Records of Rockwall County, Texas and continuing for a total distance of 182.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south right-of-way of Heath street;

THENCE N. 89 deg. 02 min. 54 sec. E. along the south right-of-way of Heath street, a distance of 194.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 00 deg. 25 min. 21 sec. W. a distance of 183.66 feet to a 1/2" iron pipe found for corner;

THENCE S. 89 deg. 32 min. 39 sec. W. a distance of 195.54 feet to the POINT OF BEGINNING and containing 35,624 square feet or 0.82 acres of land.

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 LOTS 1 & 2, BLOCK A, FITE OFFICE 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, 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 LOTS 1 & 2, BLOCK A, FITE OFFICE ADDITION, 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.

- No buildings shall be constructed or placed upon, over, or across the utility
- 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 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 pregistry of at any time, procuring the permission of anyone. 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
- 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 Roc kwall 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

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. We, our 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.

THE FITE AGENCY, LLC

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Frank Fite II 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

Given upon my hand and seal of office this

3/10/2025

0000000 TANYA BUEHLER Notary Public STATE OF TEXAS ID# 13099192-5 My Comm. Exp. MAR. 10, 2025

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 01/28/2022 11:36:17 AM \$100.00

202200000002302

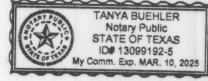
Junifer Dage

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.

Before me, the undersigned authority, on this day personally appeared Gregory D. Hollon 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

Given upon my hand and seal of office this 25 day of

My Commission Expir



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.

Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planting and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1 & 2, BLOCK A, FITE OFFICE 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 day of December, 2021.

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 28th day of January, 2022

Mayor, City of Rockwall

Date



FINAL PLAT

LOTS 1 & 2, BLOCK A FITE OFFICE ADDITION

BEING 2 LOTS 0.82 ACRES OR 35,624 S.F.

BEING A REPLAT OF BARNES ADDITION KNOWN AS PART OF LOT A B.F. BOYDSTON SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: THE FITE AGENCY, LLC 2701 SUNSET RIDGE SUITE 104 ROCKWALL, TEXAS 75032

GREGORY D. HOLLON 2778 FM 549 S ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

SHEET 2 OF 2 TELEVISION GAS PHONE FIRE POWER
CABLE RISER METER RISER HYDRANT POLE ELECTRIC METER DECEMBER 15. 2020 SURVEY DATE SCALE | - 20' FILE# 20190325-FP CLIENT MONK GF# NONE 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com