

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS PRICE POINTER & MANUEL LOZANO, 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. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as a part of Lot 20 of AMICK ADDITION, not of record, and also being a part of a tract of land as described in a Warranty deed from Eddie Walker to Stained Glass Creations, dated August 16, 2002 and being recorded in Volume 2364, Page 181 of the Real Property Records of Rockwall County, Texas, and Correction Warranty deed recorded in Volume 4754, Page 130 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT monument found for corner in the West right-of-way line of State Highway 205 N. Goliad Street, at the intersection of said right-of-way with the north line of the above cited tract;
THENCE S. 00 deg. 20 min. 40 sec. W. along said right-of-way line, a distance of 84.84 feet to a TXDOT monument found for corner in the North line of a tract of land as described in a Warranty deed from Vana Margolese to Landau Properties, LP, dated January 23, 2002, and being recorded in Volume 2409, Page 181 of the Real Property Records of Rockwall County, Texas;
THENCE S. 89 deg. 41 min. 10 sec. W. along the common line between said tracts, a distance of 113.65 feet to a 1/2" iron rod found for corner at the Southwest corner of the above cited tract;
THENCE N. 02 deg. 05 min. 26 sec. W. along the West line of said tract, a distance of 87.95 feet to a 1/2" iron rod found for corner being the Northwest corner of said tract;
THENCE S. 89 deg. 48 min. 38 sec. E. a distance of 117.39 feet to the POINT OF BEGINNING and containing 9,975 square feet or 0.23 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 TCB ADDITION, LOT 1, BLOCK A, 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 TCB ADDITION, LOT 1, BLOCK A, 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:

- 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 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, 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.
- 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. Property owner is responsible for all maintenance, repair, and replacement of storm systems in easements.
- 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, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

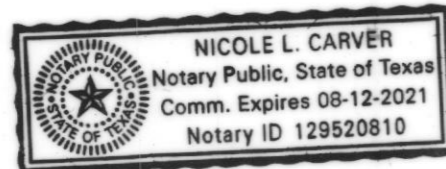
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing 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 and/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 progress 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 I may have as a result of the dedication of exaction's made herein.

PRICE POINTER

MANUEL LOZANO



STATE OF TEXAS
COUNTY OF ROCKWALL

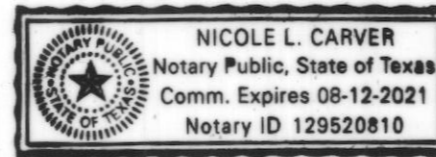
Before me, the undersigned authority, on this day personally appeared PRICE POINTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 20th day of September, 2019.

Nicole L. Carver
Notary Public in and for the State of Texas

August 12, 2021
My Commission Expires:

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.



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MANUEL LOZANO 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 20th day of September, 2019.

Nicole L. Carver
Notary Public in and for the State of Texas

August 12, 2021
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
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 08/27/2019

APPROVED

I hereby certify that the above and foregoing plat of TCB ADDITION, LOT 1, BLOCK A, 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 31st day of September, 2019.

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.

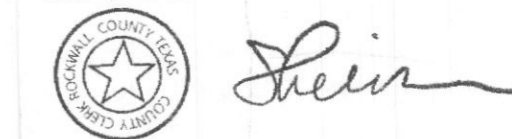
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 30th day of September, 2019.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date 9/30/19

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/30/2019 10:35:45 AM
\$100.00
20190000017288



FINAL PLAT

TCB ADDITION
LOT 1, BLOCK A

0.23 ACRES OR 9975 S.F.

(1 LOT)

BEING A REPLAT OF BLOCK 20B

AMICK ADDITION

B. F. BOYDSTUN SURVEY

ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND table with various symbols and their corresponding descriptions for utility lines and structures.

OWNER:
PRICE POINTER
MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracyn@hdfetty.com

SURVEY DATE APRIL 19, 2019
SCALE 1" = 20' FILE# 20020657-P
CLIENT POINTER & LOZANO

CITY CASE P2019-036