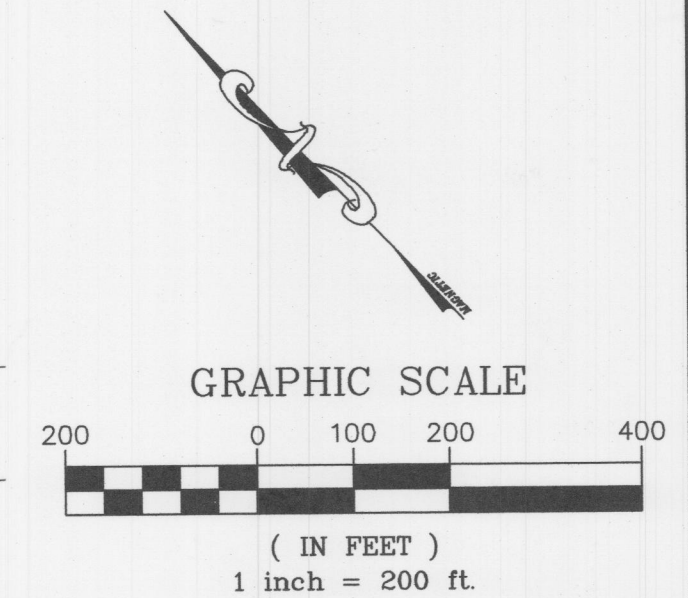


LOCATION MAP (N.T.S.)



- NOTES:**
1. Located in the City of Rockwall, Texas E.T.J.
 2. Water supplied by Cash SUD.
 3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
 4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
 5. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.
 6. 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.

LEGEND

I.P.F.	- IRON PIN FOUND
D.R.R.C.T.	- DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	- YELLOW CAPPED IRON PIN SET
	STAMPED "CCG INC RPLS 5129"

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

N=7012587.748
E=2640359.345
M.N.S.
Y.C.I.P.S.

RICHARD A. GRESCHAW
MARY J. GRESCHAW
5.500 ACRES
VOL. 1636 PG. 251
O.P.R.R.C.T.

LARRY CALDWELL 5.00 ACRES
VOL. 6028, PG. 287

RALPH MAXWELL BUTLER & KAY ANN BUTLER
24.32 ACRES INST.# 20170000021259

SUSAN P. DEWITT
6.50 ACRES
VOL. 6510, PG. 272
O.P.R.R.C.T.

FELIX DIAZ
10.000 ACRES
INST.# 20160000009790

JOHN D. BISHOP
AUDREY K. BISHOP
30.09 ACRES
VOL. 6742, PG. 25
O.P.R.R.C.T.

SUSAN J. DAHSE
WALTER D. DAYE
12.000 ACRES
VOL. 5357, PG. 124
O.P.R.R.C.T.

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	DECEMBER 22, 2021	CP

FINAL PLAT

THE LANDON

LOTS 1-19, LOT 1A, LOT 19A & LOT 20, BLOCK A
19 Residential Lots
Being 126.903 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-063

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas Robert J. Crowell and Bobby J. Crowell are the owners of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same 126.903 acre tract land as conveyed to Robert J. Crowell and Bobby J. Crowell by deed recorded in Instrument Number 20210000019392, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 126.903 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 2019000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPTON ENG. INC." for the west corner of said 126.903 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 126.903 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, passing at a distance of 601.81 feet a 1/2" iron pin found and passing at a distance of 1754.29 a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1784.29 feet to a point in the center of Streetman Road for the north corner of said 126.903 acre tract and the east corner of said Frantz tract;

Thence, South 46°16'18" East, along Streetman Road and the northeast line of said 126.903 acre tract, a distance of 3073.69 feet to a point for the east corner of said 126.903 acre tract and being the centerline intersection of Streetman Road and S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 126.903 acre tract and the center of S. Munson Road, a distance of 1800.53 feet to the Point of Beginning and containing 5,527,877 square feet or 126.903 acres of land.

Planning & Zoning Commission, Chairman
Date 01/25/22

APPROVED: I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the 18 day of January, 2022 in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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.

WITNESS OUR HANDS, this 28th day of January, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge



Date 1-29-22

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 THE LANDON subdivision to the County 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 the The Landon 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 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.
(3) The City and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; 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 exactions made herein.

WITNESS, my hand, this the 18th day of January, 2022.

Robert J. Crowell, Owner

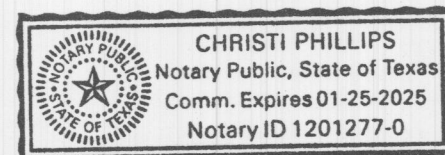
Bobby J. Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert J. Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF January, 2022.

Notary Public for the State of Texas
My Commission expires 01-25-25

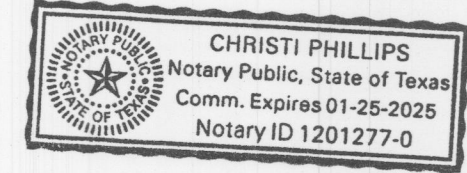


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Bobby J. Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF January, 2022.

Notary Public for the State of Texas
My Commission expires 01-25-25



SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/28/2022 12:04:07 PM
\$100.00
2022000002304

FINAL PLAT

THE LANDON

LOTS 1-19, LOT 1A, LOT 19A & LOT 20, BLOCK A
19 Residential Lots
Being 126.903 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-063

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200
JOB No. SCALE: DATE PREPARED: DRAWN BY:
2759-20 1"=200' DECEMBER 22, 2021 CP