

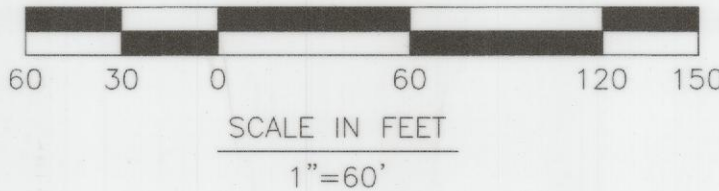
NOT TO SCALE  
MAPSCO #304 H

LEDGER  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)



*Peter Hennessey*  
4-26-21



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

N00°26'49"E 454.88'

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

LOT 42  
4 HO LTD  
INSTR. No. 2020000024805  
O.P.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 2018000009326  
O.P.R.R.C.T.

LOT 41  
JANET AND GERALD S. CRENSHAW  
INSTR. No. 2020000023144  
O.P.R.R.C.T.

ARMANDO AND DARLA DEANETTE  
HERNANDEZ  
INSTR. No. 201900000228191  
O.P.R.R.C.T.

ERICA AND RICHARD COWARD  
INSTR. No. 20190000015092  
O.P.R.R.C.T.

CASEY RODNEY JEFFERSON  
AND FANGFANG LIU  
INSTR. No. 20210000012533  
O.P.R.R.C.T.

DANIEL AND AMBER R. TAYLOR  
INSTR. No. 2020000008480  
O.P.R.R.C.T.

SARA BETH PARRISH-SMITH  
INSTR. No. 2020000003477  
O.P.R.R.C.T.

DRITON TOMAJ  
INSTR. No. 20200000023327  
O.P.R.R.C.T.

JERROD GARNER TYNES  
AND ASHLEIGH PAIGE TYNES  
INSTR. No. 2020000001150  
O.P.R.R.C.T.

FONTANNA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 2018000009326  
O.P.R.R.C.T.

TX DOT  
MON FND

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OWNERS DEDICATION

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 ISAAC ADDITION, 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 ISAAC ADDITION, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO 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 THE 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 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, AUTHORIZING 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 WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY OR COUNTY 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 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 HEREON 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.

[Signature]

ISAAC PENA  
OWNER

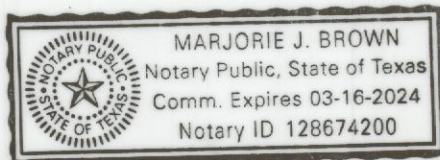
STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 05 DAY OF AUGUST, 2021

[Signature]  
NOTARY IN AND FOR THE STATE OF TEXAS

03.16.2024  
MY COMMISSION EXPIRES



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 202000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No. 2016000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 2017000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°05'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

- 1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)
3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.
4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.
6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.
7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, 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.

[Signature]

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 26, 2021 PROJECT NO. 97018



RECOMMENDED FOR FINAL PLAT

[Signature]  
PLANNING AND ZONING COMMISSION, CHAIRMAN  
DATE 8/10/21

APPROVED:

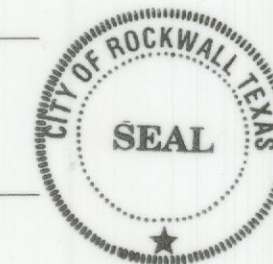
I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 16 DAY OF August, 2021 IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL 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 11th DAY OF August, 2021

[Signature]  
MAYOR, CITY OF ROCKWALL

[Signature]  
CITY SECRETARY



[Signature]  
CITY ENGINEER

[Signature]  
ROCKWALL COUNTY JUDGE

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
09/02/2021 11:43:45 AM  
\$100.00  
20210600023246



[Signature]

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478