

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT LEE ALEXANDER JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, in the City of Rockwall Extraterritorial Jurisdiction, Rockwall County, Texas, described in deed to Robert Lee Alexander Jr., recorded in Volume 4311, Page 262 in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 2014000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 2020000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 2019000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set at the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 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 ALEXANDER 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. We further certify that all other parties who have a mortgage or lien interest in the ALEXANDER 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 of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements 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 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.
- 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 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.

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 exactions made herein.

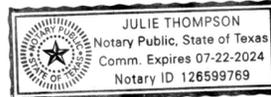
Robert Lee Alexander Jr.
Robert Lee Alexander Jr.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Lee Alexander Jr., 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 under my hand and seal of office, this 9th day of November, 2022

Julie Thompson
Notary Public in and for the State of Texas
My Commission Expires 7/22/2024



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dwayne H. Copeland, R.P.L.S. 5470, 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.

Dwayne H. Copeland 10/31/22
Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/30/2022 02:21:59 PM
\$100.00
2022000025438



Jennifer Fogg

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189