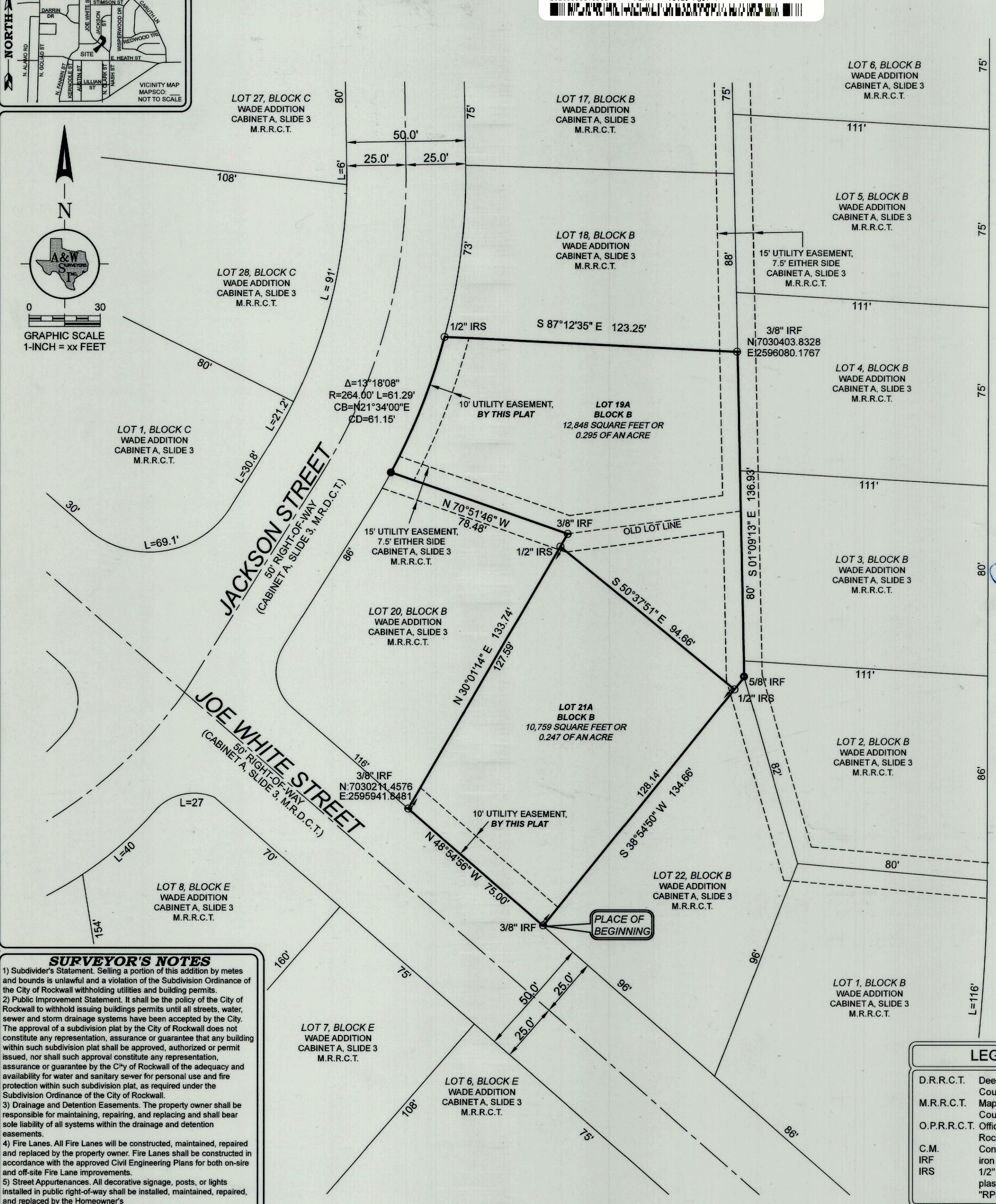
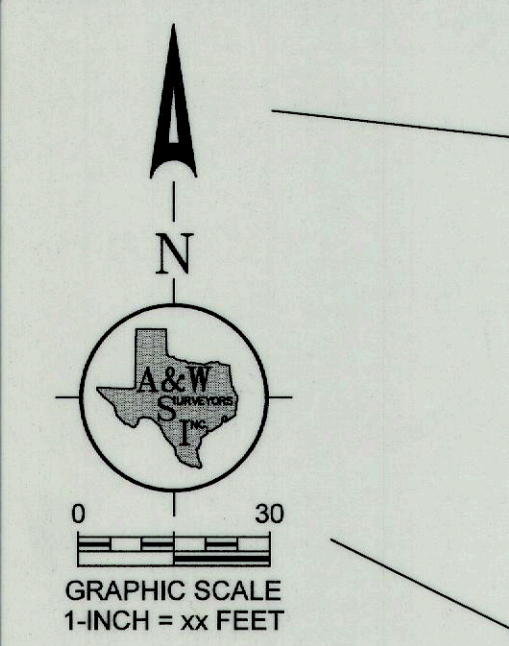


2026000010900 PLAT Total Pgs: 1

OWNER'S CERTIFICATE

OWNER'S DEDICATION



STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, Cecilia Raquel Azurdia and Perfecta R. Pedroza, are the sole owner of a tract of land located in the S. S. MCCURRY SURVEY, ABSTRACT NO. S5220, City of Rockwall, Rockwall County, Texas, and being Lot 19 and 21, Block B, of Wade Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Cecilia Raquel Azurdia, recorded in Instrument No. 2016000009694, Official Public Records, Rockwall County, Texas, and being the same tract of land described in deed to Perfecta R. Pedroza, recorded in Instrument No. 2025000017428, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the Northeast line of Joe White Street, a 50' right-of-way, at the West corner of Lot 22, of said Block B;

THENCE North 48°54'56", along said Northeast line, a distance of 75.00' to a 3/8" iron rod found at the South corner of Lot 20, of said Block B;

THENCE North 30°01'14" East, a distance of 133.74' to a 3/8" iron rod found at the Northeast corner of said Lot 20;

THENCE North 70°51'46" West, a distance of 78.48' to a 1/2" iron rod found in the Southeast line of Jackson Street, a 50' right-of-way, at the North corner of said Lot 20, and being the beginning of a non-tangent curve to the left, having a radius of 264.00', a central angle of 13°18'08" and a chord bearing and distance of North 21°34'00" East, 61.15';

THENCE Northeasterly along said curve to the left and said Southeast line, an arc distance of 61.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 18, of said Block B;

THENCE South 87°12'35" East, a distance of 123.25' to a 3/8" iron rod found in the West line of Lot 4, of said Block B, at the Southeast corner of said Lot 18;

THENCE South 01°09'13" East, a distance of 136.96' to a 5/8" iron rod found at the common corner of said Lot 2 and 22;

THENCE South 38°54'50" West, along the Northwest line of said Lot 22, a distance of 134.66' to the PLACE OF BEGINNING and containing 23,608 square feet or 0.542 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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.

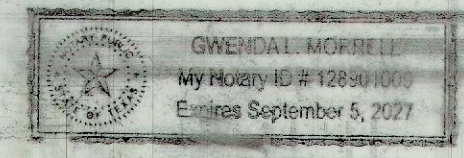
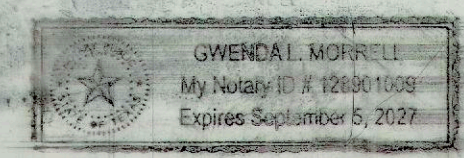
John S. Turner
 John S. Turner
 Registered Professional Land Surveyor #5310



APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the 21 day of May, 2026.

G. J. ...
 DIRECTOR OF PLANNING & ZONING

Ann Williams, P.E.
 CITY ENGINEER



THE STATE OF TEXAS
 COUNTY OF ROCKWALL
 I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.
 2026000010900 PLAT
 06/09/2026 02:23:33 PM Total Fees: \$49.00
 Jennifer Fogg, County Clerk
 Rockwall County, TX

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
M.R.R.C.T.	Map Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set

SURVEYOR'S NOTES

- 1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall withholding utilities and building permits.
- 2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

That, Cecilia Raquel Azurdia and Perfecta R. Pedroza, acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as **WADE 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Siren Brewing Company, LLC have been notified and signed this plat.

I (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. I (we) 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 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 conform with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Cecilia R. Azurdia
 Name: Cecilia Raquel Azurdia
 Title: Owner

Perfecta R. Pedroza
 Name: Perfecta R. Pedroza
 Title: Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned authority, on this day personally appeared Cecilia Raquel Azurdia, 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.
 Give upon my hand and seal of office this 18 day of June, 2026.

Gwendal Morrill
 Notary Public in and for The State of Texas
 My Commission Expires 9/5/27

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned authority, on this day personally appeared Perfecta R. Pedroza, 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.
 Give upon my hand and seal of office this 18 day of June, 2026.

Gwendal Morrill
 Notary Public in and for The State of Texas
 My Commission Expires 9/5/27

A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

PROPERTY ADDRESS: 106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
 Owner: Cecilia Raquel Azurdia and Perfecta R. Pedroza
 106 Joe White Street and 802 Jackson Street, Rockwall, TX 75087
 214-477-6249
 Job No. 25-1672 Drawn by: AR Date: 02-20-2026 Revised:
 "A professional company operating in your best interest"

FINAL PLAT
LOTS 23 AND 24, BLOCK B
WADE ADDITION
 BEING A REPLAT OF
 LOTS 19 & 21, BLOCK B
 WADE ADDITION
 BEING TWO (2) LOTS
 2.046 ACRES OR 23,608 SQUARE FEET
 SITUATED IN THE
 S.S. MCCURRY SURVEY, ABSTRACT NO. S5220
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PLAN FILE NO. P2026-018