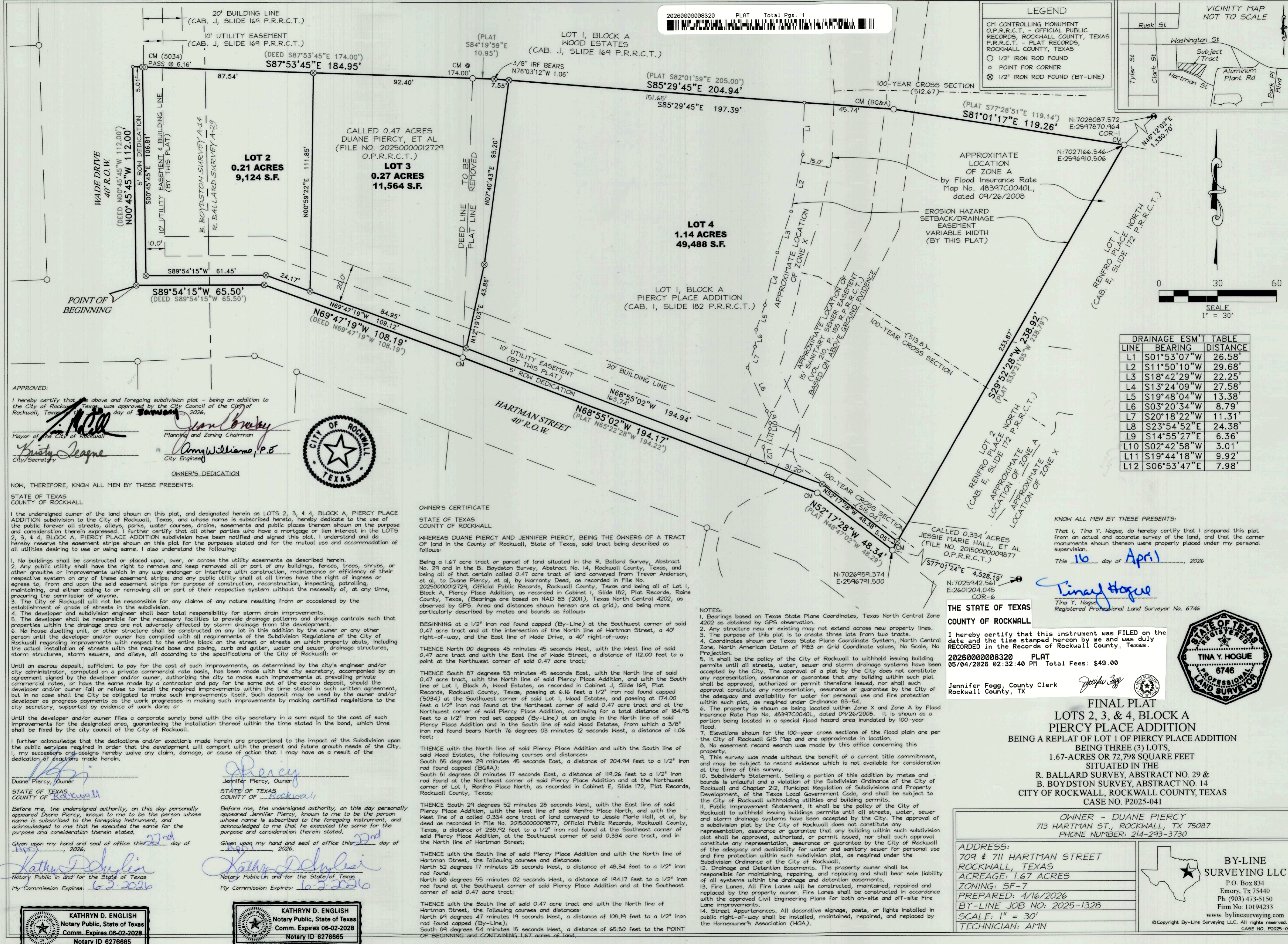
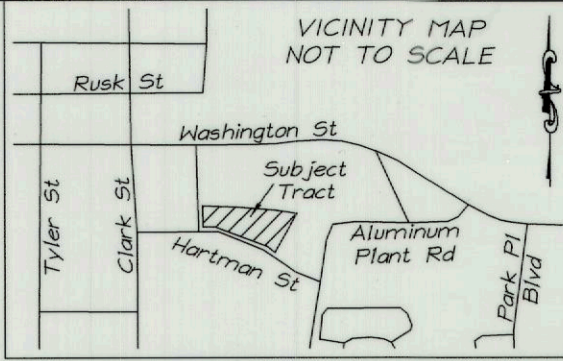


LEGEND

CM CONTROLLING MONUMENT
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS

○ 1/2" IRON ROD FOUND
● POINT FOR CORNER
⊗ 1/2" IRON ROD FOUND (BY-LINE)



DRAINAGE ESM* TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S01°53'07"W | 26.58' |
| L2 | S11°50'10"W | 29.68' |
| L3 | S18°42'29"W | 22.25' |
| L4 | S13°24'09"W | 27.58' |
| L5 | S19°48'04"W | 13.38' |
| L6 | S03°20'34"W | 8.79' |
| L7 | S20°18'22"W | 11.31' |
| L8 | S23°54'52"E | 24.38' |
| L9 | S14°55'27"E | 6.36' |
| L10 | S02°42'58"W | 3.01' |
| L11 | S19°44'18"W | 9.92' |
| L12 | S06°53'47"E | 7.98' |

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on this 16th day of April, 2026.

[Signature]
Mayor of the City of Rockwall

[Signature]
Planning and Zoning Chairman

[Signature]
City Engineer

CITY OF ROCKWALL TEXAS

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 LOTS 2, 3, & 4, BLOCK A, PIERCY PLACE ADDITION subdivision 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 the LOTS 2, 3, & 4, BLOCK A, PIERCY PLACE ADDITION 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:

- 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.
- No house duelling 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 exactions 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 exactions made herein.

[Signature]
Duane Piercy, Owner

[Signature]
Jennifer Piercy, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Duane Piercy, 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 22nd day of April, 2026.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 6-3-2026

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 6-3-2026

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and in the B. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, to Duane Piercy, et al, by Warranty Deed, as recorded in File No. 20250000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, Piercy Place Addition, as recorded in Cabinet 1, Slide 182, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown herein are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet 1, Slide 161, Plat Records, Rockwall County, Texas, passing at 1.16 feet a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet a 1/2" iron rod found at the Northeast corner of said 0.47 acre tract and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a 1/2" iron rod set capped (By-Line) at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76 degrees 03 minutes 12 seconds West, a distance of 1.06 feet;

THENCE with the North line of said Piercy Place Addition and with the South line of said Wood Estates, the following courses and distances:
South 85 degrees 29 minutes 45 seconds East, a distance of 204.94 feet to a 1/2" iron rod found capped (BG&A);
South 81 degrees 01 minutes 17 seconds East, a distance of 119.26 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE South 29 degrees 52 minutes 28 seconds West, with the East line of said Piercy Place Addition, with the West line of said Piercy Place North, and with the West line of a called 0.334 acre tract of land conveyed to Jessie Marie Hall, et al, by deed as recorded in File No. 2015000009877, Official Public Records, Rockwall County, Texas, a distance of 238.92 feet to a 1/2" iron rod found at the Southeast corner of said Piercy Place Addition, at the Southwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE with the South line of said Piercy Place Addition and with the North line of Hartman Street, the following courses and distances:
North 52 degrees 17 minutes 28 seconds West, a distance of 48.34 feet to a 1/2" iron rod found;
North 68 degrees 55 minutes 02 seconds West, a distance of 194.17 feet to a 1/2" iron rod found at the Southwest corner of said Piercy Place Addition and at the Southeast corner of said 0.47 acre tract;

THENCE with the South line of said 0.47 acre tract and with the North line of Hartman Street, the following courses and distances:
North 69 degrees 47 minutes 19 seconds West, a distance of 108.19 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 54 minutes 15 seconds West, a distance of 65.50 feet to the POINT OF BEGINNING and CONTAINING 1.67 ACRES of land.

NOTES:

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create three lots from two tracts.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- 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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The property is shown as being located within Zone X and Zone A by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as a portion being located in a special Flood hazard area inundated by 100-year flood.
- Elevations shown for the 100-year cross sections of the flood plain are per the City of Rockwall GIS Map and are approximate in location.
- No easement record search was made by this office concerning this property.
- This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
- 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 and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. 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 of Rockwall.
- 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.
- 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.
- 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).

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hogue, 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.

This 16 day of April, 2026

[Signature]
Tina Y. Hogue
Registered Professional Land Surveyor No. 6746

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.

2026000008320 PLAT
05/04/2026 02:32:40 PM Total Fees: \$49.00

Jennifer Fogg, County Clerk
Rockwall County, TX

FINAL PLAT
LOTS 2, 3, & 4, BLOCK A
PIERCY PLACE ADDITION
BEING A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
BEING THREE (3) LOTS.
1.67-ACRES OR 72,798 SQUARE FEET
SITUATED IN THE
R. BALLARD SURVEY, ABSTRACT NO. 29 &
B. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2025-041

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 & 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 4/16/2026
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com
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CASE NO. P2025-041