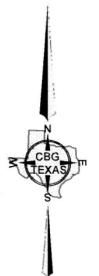
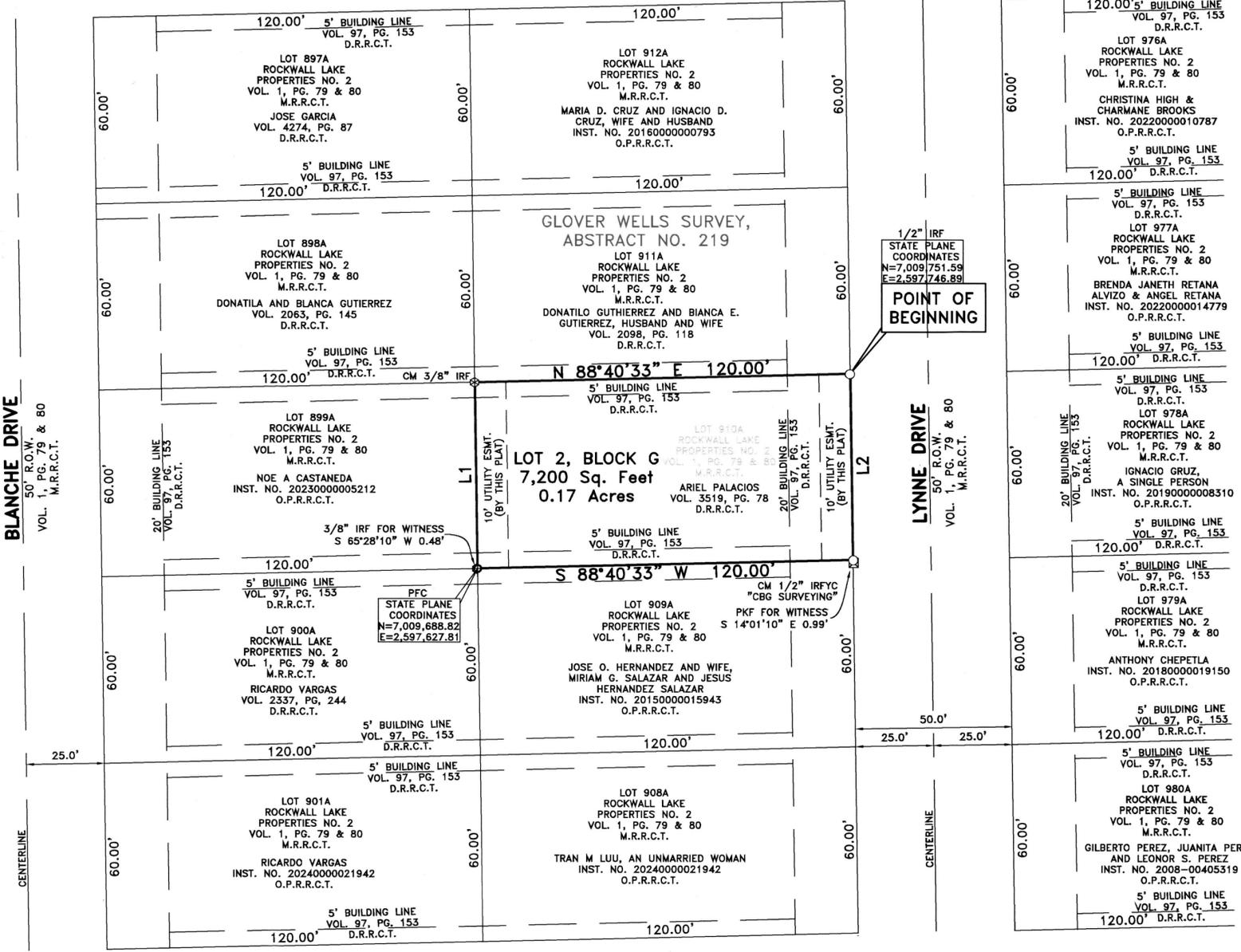


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 00°51'00" W	60.00'
L2	S 00°51'00" E	60.00'



GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.
- 5) 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.
- 6) 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.
- 7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

(SHEET 1 OF 2)

FINAL PLAT
LOT 2, BLOCK G,
LAKE ROCKWALL ESTATES EAST ADDITION
 BEING A REPLAT OF LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
 SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING

 Main Office
 1413 E. I-30, Ste. 7
 Garland, TX 75048
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtllc.com

LEGEND:
 IRF = IRON ROD FOUND
 IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
 PKF = PK NAIL FOUND FOR CORNER
 CM = CONTROLLING MONUMENT
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 SQ. FT. = SQUARE FEET
 M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

OWNER: ARIEL PALACIOS
 406 E. R ELLIS,
 ROCKWALL, TEXAS 75087
 PHONE: (972) 800 3628
 EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 10/30/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-033

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right-of-way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A;

THENCE North 88 degrees 40 minutes 33 seconds East, along the South line of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) 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.

6) 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.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 2, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, an addition to Rockwall County, 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 LOT 2, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, 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 (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.

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.

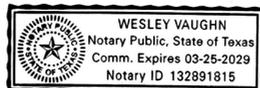
By: Ariel Palacios
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ariel Palacios, 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 24th day of November, 2025.

By: [Signature]
Notary Public in and for the State of Texas My Commission Expires 03-25-2029



OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 24th day of November, 2025.

[Signature]
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

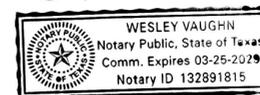


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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.

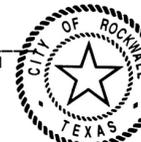
Given upon my hand and seal of office this 24th day of November, 2025.

By: [Signature]
Notary Public in and for the State of Texas My Commission Expires 03-25-2029



APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 24th day of October, 2025.

[Signature]
Mayor of the City of Rockwall
Chairman



[Signature]
Planning and Zoning Commission

[Signature]
City Secretary

[Signature]
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.
2025000002545 PLAT
02/12/2025 01:36:25 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

[Signature]



SHEET 2 OF 2

FINAL PLAT
LOT 2, BLOCK G,
LAKE ROCKWALL ESTATES EAST ADDITION
BEING A REPLAT OF LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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SCALE: 1"=30' / DATE: 10/30/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-033