

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being more particularly described as follows: Being situated in the W. T. DeWeese Survey, Abstract No. 71, and being all of Lot 1 of Rockwall Middle School No. 4, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet F, Page 67, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner in the south line of F.M. No. 552 (a variable width R.O.W.), said point being the northwest corner of the aforementioned Lot 1, Rockwall Middle School No. 4;

THENCE N89°26'25"E, with the south line of F.M. No. 552, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" found corner;

THENCE S00°34'23"E, leaving F.M. No. 552, a distance of 1270.00 feet to a 2/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S89°26'25"W, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N00°34'23"W, a distance of 1270.00 feet to the POINT OF BEGINNING and CONTAINING 1,113,790 square feet, or 25.569 acres of land.

BASIS OF BEARINGS:

The bearing shown on the south line of Lot 3 (S89°26'25"W) is the basis of bearings for this tract and are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

GENERAL 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 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.

(2) 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. 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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as Lot 3, Block 1, Rockwall Middle School No. 4 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. We understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desired to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been 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.

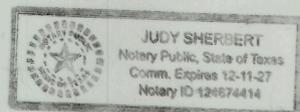
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

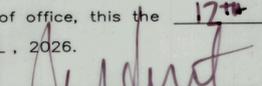

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID CARTER, 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 purposes and considerations therein expressed and in the capacity therein stated.

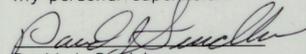
GIVEN under my hand and seal of office, this the 17th day of FEBRUARY, 2026.




Notary Public in and for the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

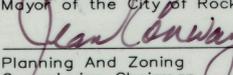
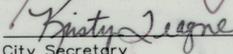
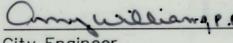
That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.


David J. Surdukan
Registered Public Surveyor
Registration No. 4613
TX Firm No. 10069500



APPROVED:

I hereby certify that the above and foregoing subdivision plat, Lot 3, Block 1, Rockwall Middle School No. 4 Addition, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 6th day of May, 2026.


Mayor of the City of Rockwall

Planning And Zoning
Commission Chairman

City Secretary

City Engineer



SHEET 2 OF 2
FINAL PLAT

Lot 3, Block 1
ROCKWALL MIDDLE SCHOOL
No. 4 ADDITION
Being A Replat Of
Lot 1, Block 1
Rockwall Middle School No. 4 Addition
Being
1 Lot And 25.569 Acres Or 1,113,790 S.F.
Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605
Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-31
January 21, 2026

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.
2026000003913 PLAT
03/04/2026 02:20:28 PM Total Fees: \$98.00
Jennifer Fagg, County Clerk
Rockwall County, TX  