

WHEREAS, GLEN COX and ROSIE COX, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.M. GASS SURVEY ABSTRACT NO. 88, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Trustee's Deed to Sharon Van Fosson, dated March 14, 2016 and being recorded in Document no. 2016000002423 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described as Tract 2 in a Deed to Joe W. Gideon and Katherine Gideon, as recorded in Volume 35, Page 591 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of said Van Fosson tract and the southwest corner of said Gass Survey;

THENCE N. 00 deg. 00 min. 00 sec. E. along the west line of said tract, at 1630.87 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1655.87 feet to a P-K nail found in pavement in the center of Quail Run Road;

THENCE S. 89 deg. 33 min. 17 sec. E. along the center of Quail Run Road, a distance of 788.87 feet to a P-K nail found in pavement for corner;

THENCE S. 00 deg. 06 min. 26 sec. W. a distance of 1660.11 feet to a 1/2" iron rod found for corner at the southwest corner of SADDLEBROOK ESTATES SECTION 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 37 sec. W. a distance of 785.80 feet to the POINT OF BEGINNING and containing 29.97 acres of land.

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 COX ACRES, 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, 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 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, maint aining, 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 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 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 we may have as a result of the dedication of exaction's made herein.

GLEN COX  
ROSIE COX

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN COX 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 2 day of June, 2017

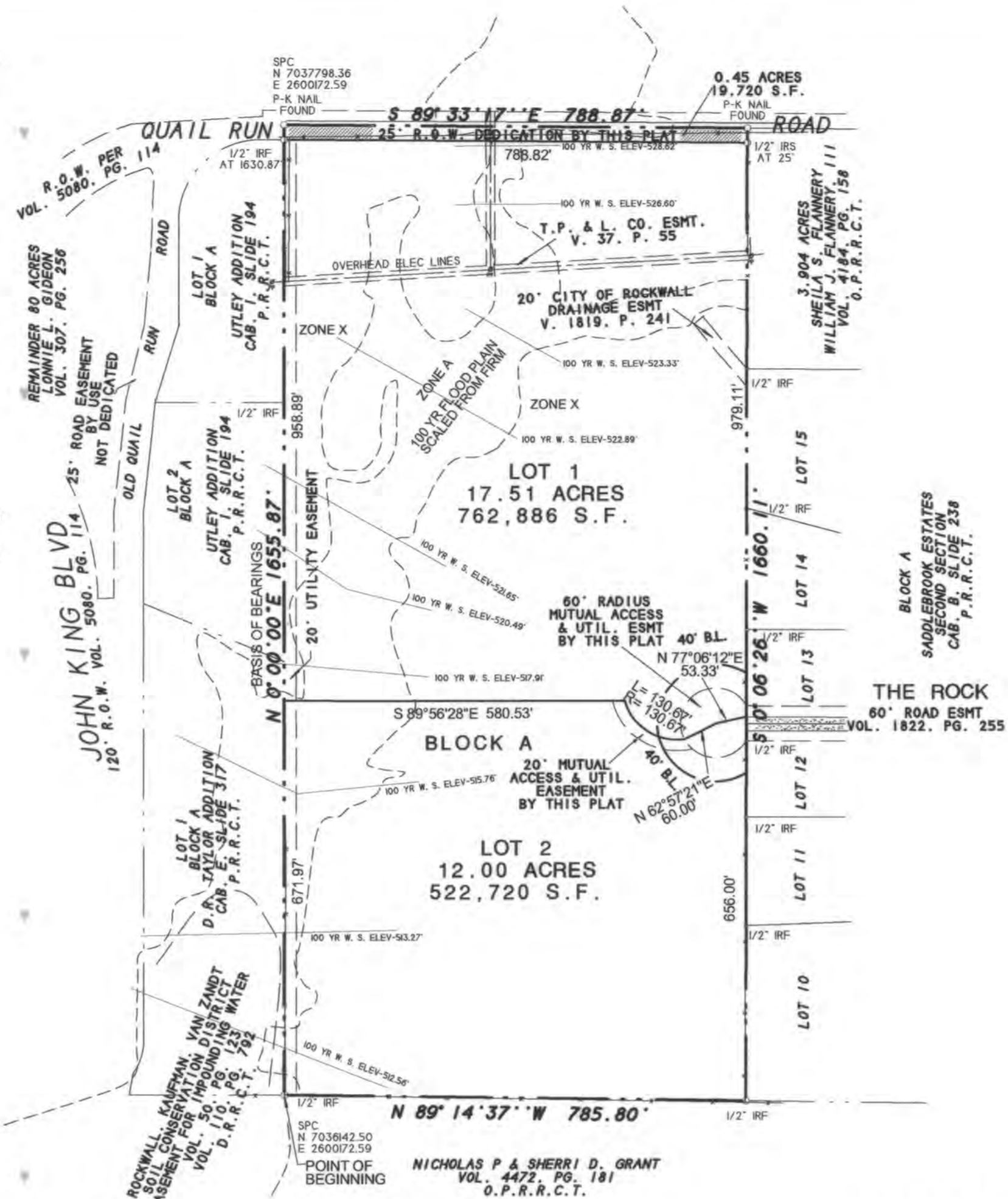
Elizabeth A. Morgan 02-28-2021  
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROSIE COX 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 2 day of June, 2017

Elizabeth A. Morgan 02-28-2021  
Notary Public in and for the State of Texas My Commission Expires:



NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

NOTE: 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 6-2-17

APPROVED

I hereby certify that the above and foregoing plat of COX ACRES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30 day of May, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 5th day of June, 2017

Mayor, City of Rockwall

City Secretary, City of Rockwall

Ann Williams  
City Engineer

6/5/17  
Date



Filed and Recorded  
Official Public Records  
Shellie Miller, County Clerk  
Rockwall County, Texas  
06/06/2017 08:51:06 AM  
\$50.00  
2017000010136



COX  
J 146

J 146  
FINAL PLAT  
COX ACRES  
LOTS 1 & 2, BLOCK A

TWO LOTS (2) BEING  
29.97 ACRES OR 1,305,326 S.F.  
SITUATED IN THE  
J. M. GASS SURVEY, A-88  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
GLEN COX  
ROSIE COX  
815 T.L. TOWNSEND BLVD  
ROCKWALL, TEXAS 75087  
972-672-3478  
972-672-5888

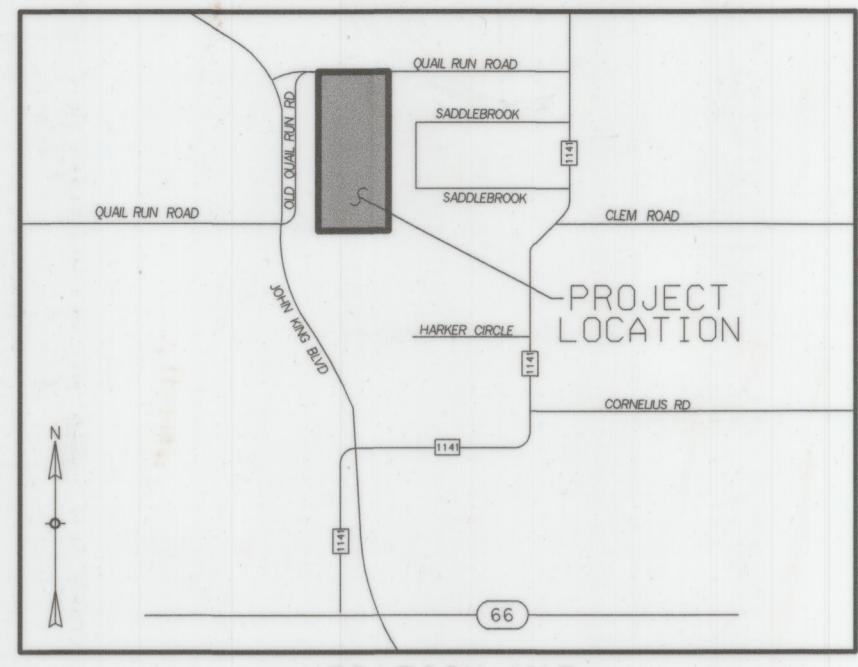
H.D. Fetty Land Surveyor, LLC  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 1

SYMBOL LEGEND	
TV	TV
WATER	WATER
ELECTRIC	ELECTRIC
...	...

SURVEY DATE: MARCH 20, 2017  
SCALE: 1" = 200' FILE # 20160173PP  
CLIENT: COX

Cox Acres  
Lots & 2, Block A  
Final Plat



LOCATION MAP N. T. S.

OWNER'S CERTIFICATION (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS GERALD GLEN COX AND ROSALBA CARRASCO COX, HUSBAND AND WIFE, BEING THE OWNERS OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J. M. Gass Survey, Abstract Number 88, in Rockwall County, Texas, being all of Lots 1 & 2, Block A of Cox Acres, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Instrument No. 20170000010136, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said Lot 2 and the southeast corner of D.R. Taylor Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet E, Slide 317, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the north line of a tract of land described in deed to Nicholas P. Grant and Sherri D. Grant, as recorded in Volume 4472, Page 181 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE North 01 degree 55 minutes 09 seconds West, with the west line of said Lot 2 and the east line of said D.R. Taylor Addition, at a distance of 671.97 feet passing the northwest corner of said Lot 2 and the southwest corner of said Lot 1, continuing with the west line of said Lot 1, at a distance of 739.08 feet passing the northeast corner of said D.R. Taylor Addition and the southeast corner of Utley Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 194, P.R.R.C.T., continuing with the west line of said Lot 1 and the east line of said Utley Addition, a total distance of 1,630.87 feet to a 1/2-inch iron rod with cap stamped "Vannoy 1988" (controlling monument) found at the northwest corner of said Lot 1, being in the south line of Quail Run Road (variable width right-of-way);

THENCE North 88 degrees 31 minutes 34 seconds East, with the north line of said Lot 1 and the south line of said Quail Run Road, at a distance of 788.82 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said Lot 1, being in the west line of a tract of land described in deed to Sheila S. Flannery and William J. Flannery III, recorded in Volume 4184, Page 161, D.R.R.C.T.;

THENCE South 01 degree 48 minutes 43 seconds East, with the east line of said Lot 1, at a distance of 979.11 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing with the east line of said Lot 2, a total distance of 1,635.11 feet to a 5/8-inch iron rod found at the southeast corner of said Lot 2, being in the north line of a tract of land described in deed to Billy B. Hutcheson, recorded in Volume 6802, Page 300, D.R.R.C.T.;

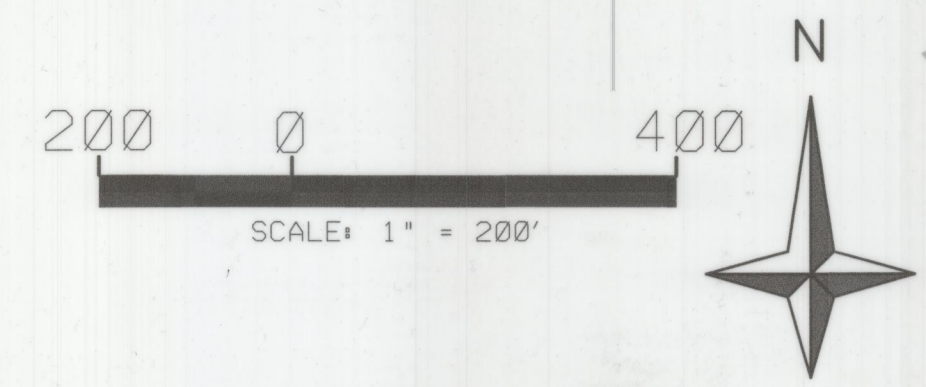
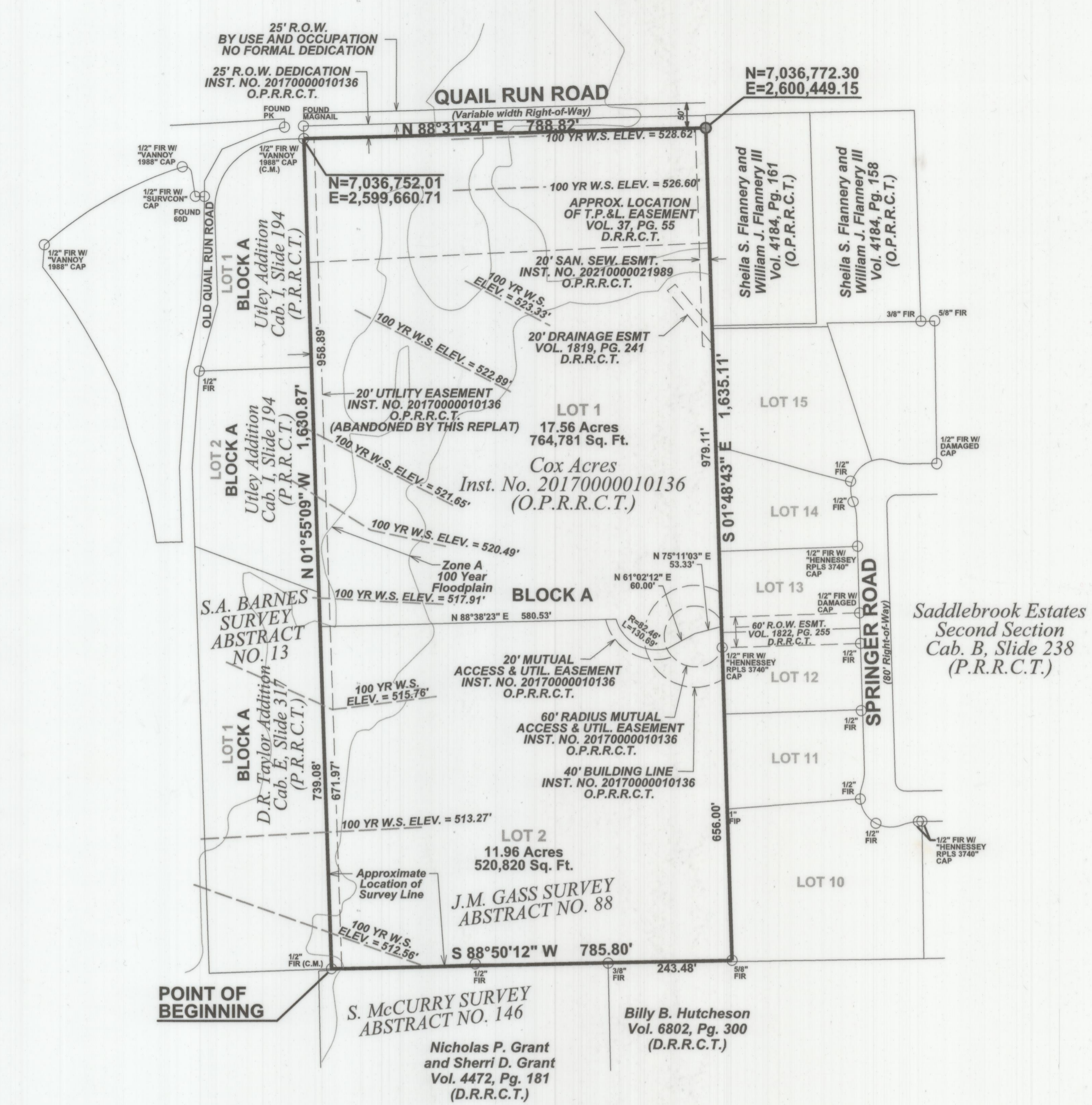
THENCE South 88 degrees 50 minutes 12 seconds West, with the south line of said Lot 2 and the north line of said Hutcheson tract, at a distance of 243.48 feet passing a 3/8-inch iron rod found at the northwest corner of said Hutcheson tract and the northeast corner of said Grant tract, continuing with the south line of said Lot 2, a total distance of 785.80 feet to the POINT OF BEGINNING, containing 29.51 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 ROCKWALL TECHNOLOGY PARK PHASE V, 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 on the subdivision 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:

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

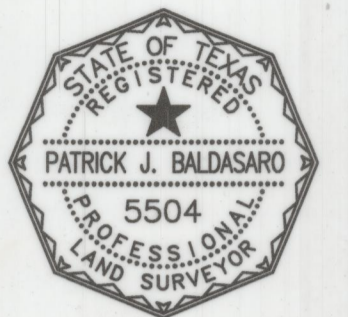


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, 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.

Signature of Patrick J. Baldasaro, Texas Registered Professional Land Surveyor No. 5504.



STANDARD CITY SIGNATURE BLOCK

Signature of Planning & Zoning Commission Chairman, dated 3/29/22.

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 21 day of March, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 30th day of March, 2022. Signatures of Mayor and City Secretary.



Signature of City Engineer, Amy Williams, P.E.

LEGEND

Table with 4 columns: Symbol, Description, Abbreviation, and Full Name. Includes Monument Found, 1/2" Set Iron Rod, Set "X" Cut, Found Iron Rod, Found Iron Rod with Cap, Found Iron Pipe, Found PK Nail, Found "X" Cut, Concrete Monument, Controlling Monument, Found, O.P.R.R.C.T., D.R.R.C.T., P.R.R.C.T., INST. NO., VOL., PG., R.O.W., D.E., U.E., S.S.E., Official Public Records Of Rockwall County Texas, Deed Records Of Rockwall County Texas, Plat Records Of Rockwall County Texas, Instrument Number, Volume, Page, Right-of-Way, Drainage Easement, Utility Easement, Sanitary Sewer Easement.

General Notes:

- 1. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
2. Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0030L, dated September 26, 2008.
3. There are no proposed building improvements with this plat.
4. 100 year cross sections are depicted as shown on Cox Acres Plat, recorded in Instrument No. 20170000010136, O.P.R.R.C.T.
5. PJB Surveying assumes no liability for the removal of the 20' Utility Easement or the abandonment process.
6. The property owner is responsible or maintenance, repair, and replacement of all drainage systems

REPLAT OF COX ACRES LOTS 1 & 2, BLOCK A

2 LOTS, BEING 29.51 ACRES SITUATED IN THE J.M. GASS SURVEY ABSTRACT NO. 88 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

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

OWNER/SUBDIVIDER Gerald Glen Cox and Rosalba Carrasco Cox 815 T.L. Townsend Ste. 101 Rockwall, TX 75087

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.

Signatures of Gerald Glen Cox and Rosalba Carrasco Cox.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gerald Glen Cox and Rosalba Carrasco Cox, 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 22 day of March, 2022.

Notary Public in and for the State of Texas

HUMBERTO JOHNSON Notary ID #132479174 My Commission Expires May 15, 2024

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 04/01/2022 01:40:44 PM \$50.00 2022000007310



Signature of Jennifer Fogg, County Clerk.