

OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 20180000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 20170000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 20170000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 20170000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 20170000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson Addition, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson 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 Scott Johnson 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

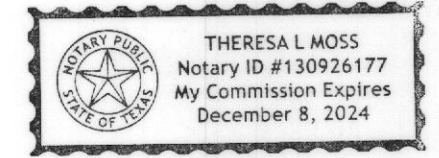
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing 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 Scott Johnson 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 Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson
By: Scott Johnson

NOTARY PUBLIC



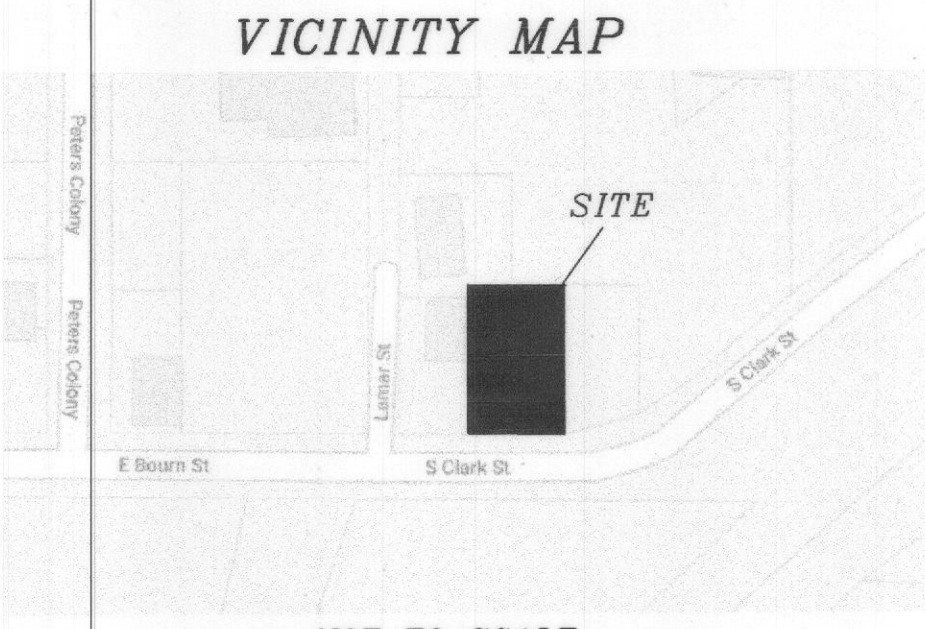
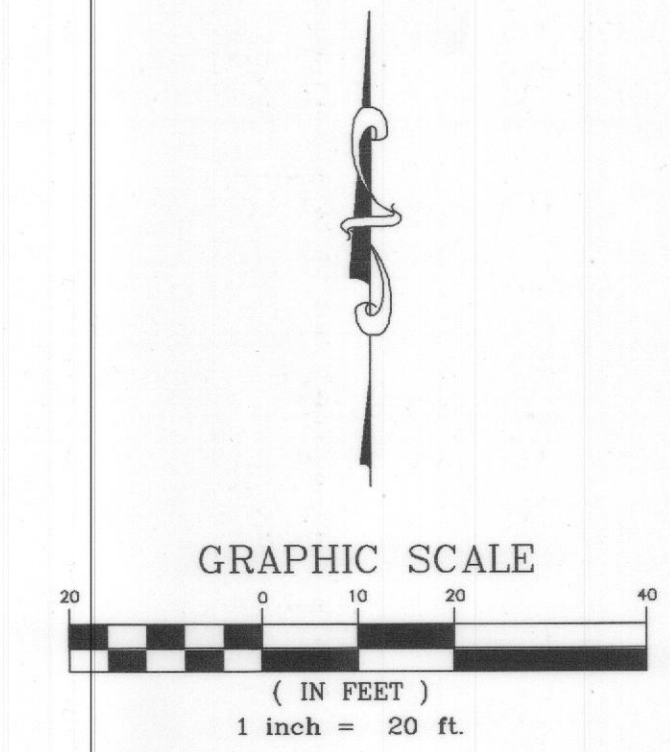
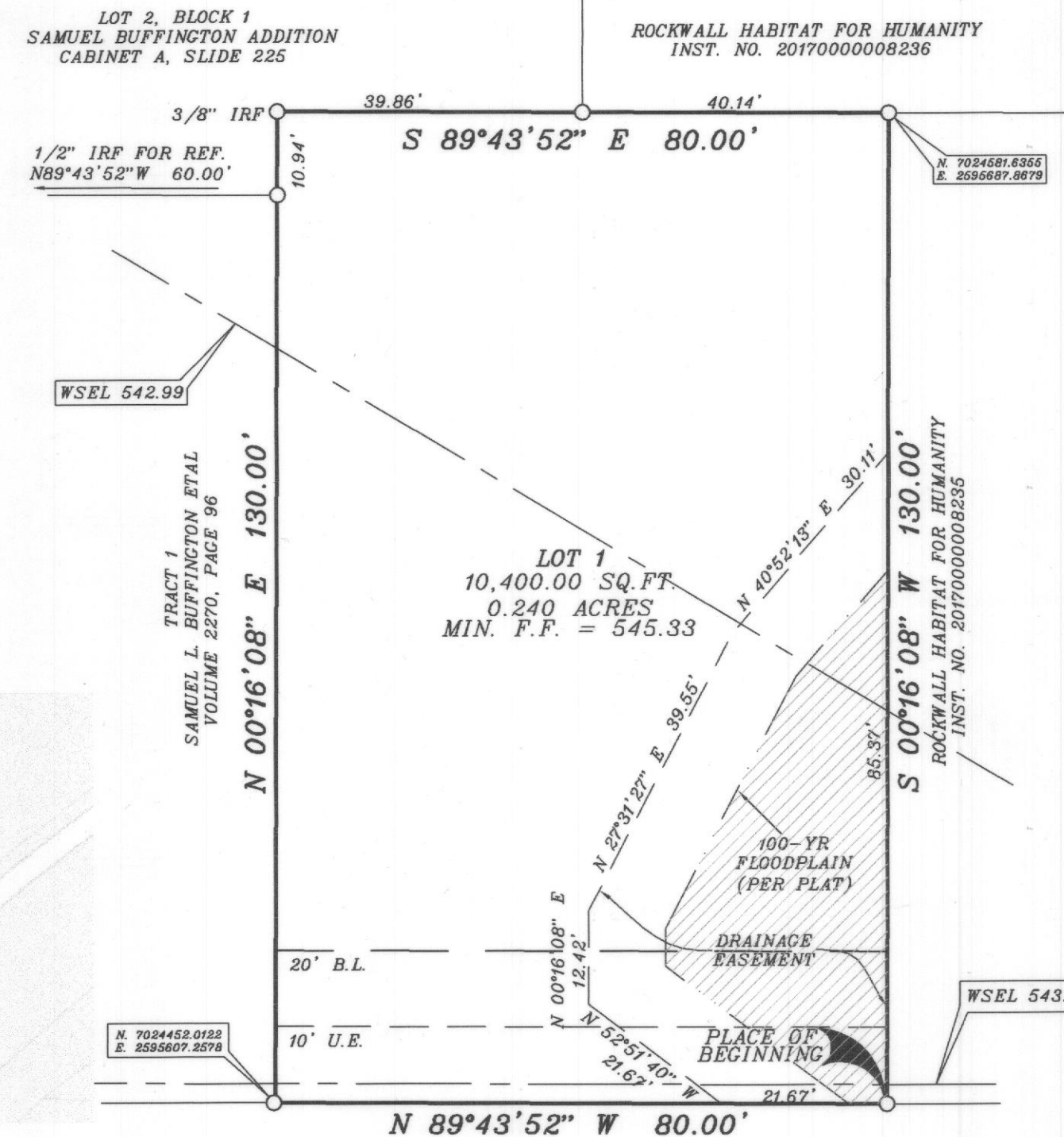
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Johnson, 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 29 day of June 2021
Theresa L. Moss, Notary Public in and for the State of Texas, My Commission Expires: 12-08-2024

FINAL PLAT LOT 1, BLOCK A JOHNSON ADDITION 0.24 ACRES/10,454 SQ. FT. 1 LOT

BEING A REPLAT OF LOT E, BLOCK 112, B.F. BOYDSTUN ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



- NOT TO SCALE
LEGEND
R.O.W.-RIGHT-OF-WAY
PFC-POINT FOR CORNER
1/2" IRON ROD SET
IRF/IRS-IRON ROD FOUND/SET
EASMENT LINE
FLOODPLAIN LINE
CENTERLINE
WATER SURFACE ELEV. LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision. EXECUTED THIS 8TH DAY OF APRIL, 2021

Brian Gallia, Registered Professional Land Surveyor No. 5569



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 7 day of June, 2021

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 June 2021
Mayor, City Secretary, City Engineer



OWNER SCOTT JOHNSON 709 STILLWATER DRIVE ROCKWALL, TEXAS, 75087 PHONE: (214) 448-7212 CAD. TECH. MM JOB NO. 1801517-4

GENERAL NOTES

- 1. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.
2. No improvements or structures allowed in drainage easements of flood plain without a flood study approved by City.
3. 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.
NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR.
NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.
NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE.