

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS Brian Kelly and Darla Kelly, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 3.217 Acre tract of land situated in the W. W. FORD SURVEY, ABSTRACT NO. 80, City of Rockwall, Rockwall County, Texas, being all that certain tract of land described in deed to Wayne Curtis Jones, as recorded in instrument no. 20130000500816, deed records, Rockwall County, Texas (said tract being described by metes and bounds in volume 4062, page 212, said deed records), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears south 67 deg. 47' 15" west -2.16 feet, said first mentioned iron rod being the south corner of said Jones tract, and being on the most southwesterly northeast line of that certain tract of land described in deed to John N. Cullins and wife Jane M. Cullins as recorded in volume 539, page 187, said deed records:

THENCE North 44 deg. 45' 20" West, a distance of 150.00 feet along the common line of said Jones tract and said Cullins, tract to a 1/2-inch iron rod found at the west corner of said Jones tract:

THENCE North 56 deg. 35' 51" East along said common line, passing the most northerly east corner of said Cullins tract and the south corner of that certain tract of land described in deed to PSB Indemnity Family Limited Partnership, as recorded in instrument no. 20140000006357, aforsaid deed records, at a distance of 516,08 feet and continuing along the common line of said Jones and PSB tracts a total distance of 740.80 feet to a 1/2-inch iron rod set at the common north corner of said Jones tract and that certain tract of land described in deed to Joann Vostitsianos Jones, as rocorded in instrument no. 20130000500814, said deed

THENCE South 06 deg. 42' 38" East, a distance of 300.89 feet along the common line of said Jones tracts to a 1/2-inch iron rod found at the common south corner of said tracts, said iron rod being on the most southerly northwest line of that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in instrument no. 20130000500815, said deed records:

THENCE South 68 deg. 31' 52" West along the common line of said Jones (20130000500816) and Jones (20130000500815) tracts, passing the most southerly west corner of said Jones tract (20130000500815) at a distance of 111.54 feet and continuing along the southeast line of said Jones tract (20130000500816) a total distance of 588.84 feet to the point of beginning and containing 140,138 square feet or 3.217 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 KELLY RANCH ADDITION, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in KELLY RANCH ADDITION, LOT 1, BLOCK A, 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.
- 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, 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.
- 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.
- 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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 I may have as a result of the dedication of exaction's made herein.

10

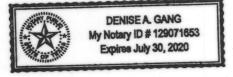
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRIAN KELLY 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 15th d

Notary Public/in and for the State of Texas

My Commission Expires:



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/29/2017 02:02:42 PM
\$100.00

Rockwall County, Texas 12/29/2017 02:02:42 PM \$100.00 201700000023942

DARLA KELLY

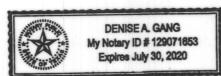
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DARLA KELLY 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

Given upon my hand and seal of office this

Notally Public in and for the State of Texas

My Commission Expires:



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, M Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KELLY RANCH ADDITION, LOT 1 BLOCK A, 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 day of _______.

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 18th day of December, 2017

City of Rockwall

City Secretary City of Rockwall

City Engineer

11/20/17 Date



J 262 FINAL PLAT

KELLY RANCH ADDITION

LOT 1, BLOCK A

3.217 ACRES OR 140,138 S.F. (1 LOT)

W. W. FORD SURVEY, A-80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: BRIAN KELLY DARLA KELLY 2846 BENT RIDGE DRIVE ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

SHEET 2 OF 2

SYMBOL LEGEND

© SYMBOL LEGEND

© TY GAS TEL FH POWER FH POWER FH POWER POWER POWER HYDRANT POLE

ELECT ELEC BLOW WATER LIGHT FOLE

ELECTRIC BOX WATER LIGHT FOLE

FENCE PROPERTY LINE

FENCE PROPERTY LINE

SURVEY DATE

DECEMBER 6. 2017

SCALE 1 50 FILE # 20170409PP.

CLIENT KELLY

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com