

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL:

WHEREAS Duane Piercy and Jennifer Piercy, Being the owner 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 R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, STATE OF TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO DUANE AND JENNIFER PIERCY, RECORDED IN DOCUMENT NO. 2015-000001277, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE NORTHEAST LINE OF HARTMAN STREET, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID PIERCY TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CARL DORE, RECORDED IN VOLUME 2515, PAGE 221, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY TEXAS;
THENCE NORTH 48 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG SAID HARTMAN STREET, A DISTANCE OF 48.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;
THENCE NORTH 05 DEGREES 22 MINUTES 28 SECONDS WEST, ALONG SAID HARTMAN STREET, A DISTANCE OF 194.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID PIERCY TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TREVOR ANDERSON, RECORDED IN VOLUME 2628, PAGE 252, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;
THENCE NORTH 05 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 142.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM R. STANDLEY, RECORDED IN VOLUME 997, PAGE 87, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID PIERCY TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ANDERSON TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 84 DEGREES 19 MINUTES 59 SECONDS WEST - 173.05 FEET, BEING THE APPARENT NORTHWEST CORNER OF SAID ANDERSON TRACT;
THENCE SOUTH 84 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID STANDLEY TRACT, A DISTANCE OF 10.95 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;
THENCE SOUTH 82 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;
THENCE SOUTH 77 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF 119.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF SAID STANDLEY TRACT, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID PIERCY TRACT AND THE APPARENT NORTHWEST CORNER OF LOT 3 OF RENFRO PLACE NORTH, RECORDED IN CABINET E, SLIDE 172, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 75 DEGREES 05 MINUTES 03 SECONDS EAST - 130.50 FEET, BEING THE APPARENT NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 33 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 238.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 52,217.70 SQUARE FEET OR 1.198 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Duane Piercy and Jennifer Piercy the undersigned owner(s) of the land shown on this plat, and designated herein as the Piercy Place 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 all therein expressed. I Duane Piercy and Jennifer Piercy further certify that all other parties who have a mortgage or lien interest in the Piercy Place Addition, subdivision have been notified and signed this plat. I Duane Piercy and Jennifer Piercy 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 Duane Piercy and Jennifer Piercy 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 and 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 Duane Piercy & Jennifer Piercy 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 Duane Piercy and Jennifer Piercy, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Duane Piercy and Jennifer Piercy may have as a result of the dedication of exactions made herein.

Owner: Duane Piercy
Owner: Jennifer Piercy
Leinholder: American National Bank of Texas
By: Duane Piercy
By: Jennifer Piercy
By: Mary Grace Fraiser

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mary Grace Fraiser American National Bank VP 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 22 day of May, 2015

Notary Public in and for the State of Texas: Krystal Hansard
My Commission Expires: November 19, 2018

Notary Public in and for the State of Texas: Krystal Hansard
My Commission Expires: November 19, 2018

FINAL PLAT

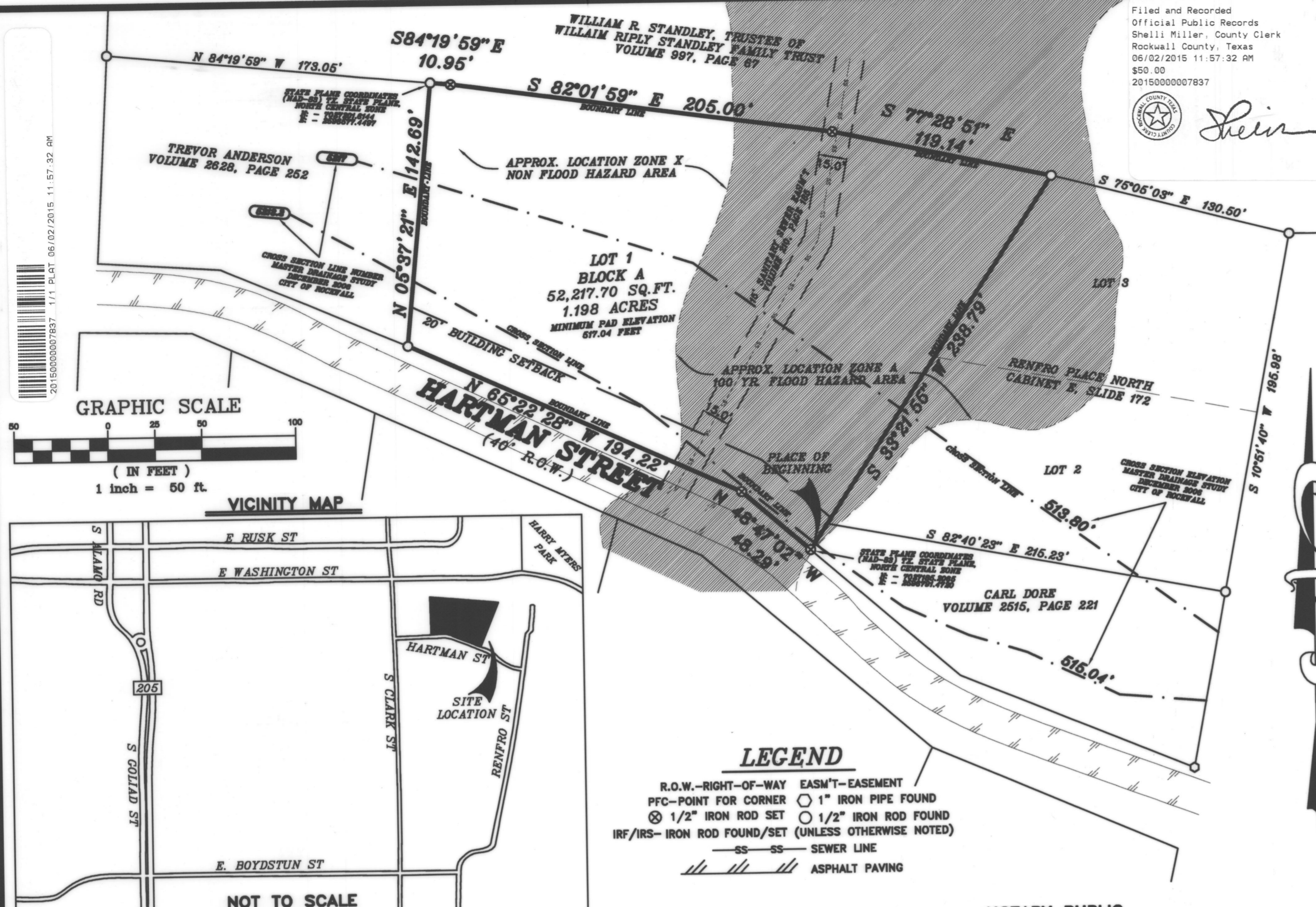
PIERCY PLACE ADDITION

LOT 1, BLOCK A (1 LOT)
BEING A 1.229 ACRE TRACT OF LAND
TRACT 21, R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

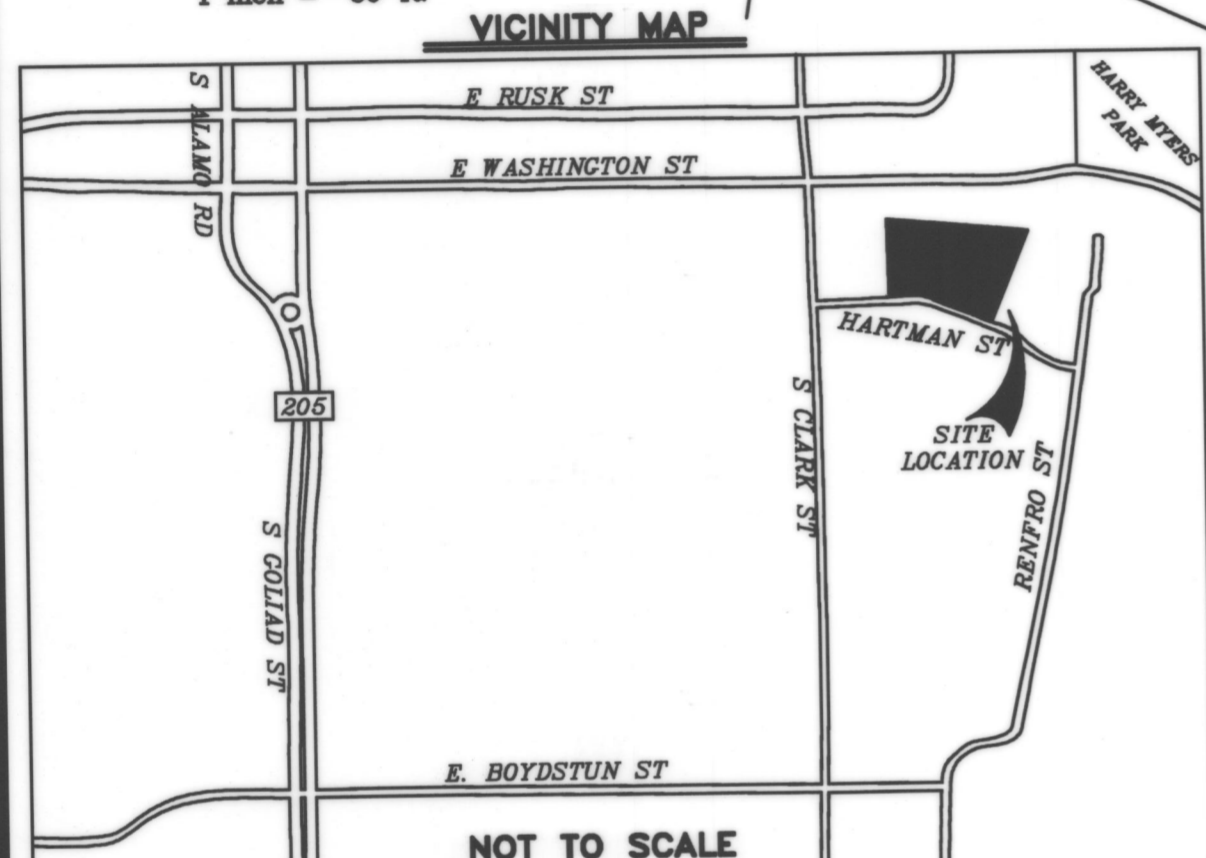
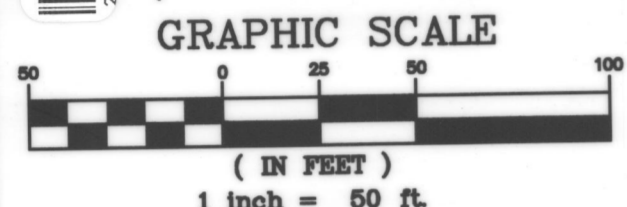
Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/02/2015 11:57:32 AM
\$50.00
20150000007837



Shelli Miller



20150000007837 - 1/1 PLAT 06/02/2015 11:57:32 AM



Craig R. Penho
Planning & Zoning Commission, Chairman
Date _____

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 _____ day of _____, 20____.

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 1st day of June, 2015
Tom Smith Mayor, City of Rockwall
Tracy Robinson City Secretary
Amy Willis City Engineer

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.L.R.M. IN COMMUNITY PANEL NO. 48397C0040L, THIS PROPERTY APPEARS TO LIE IN ZONE A & X AND A PORTION APPEARS TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON RECORDED PLAT THE NORTHWEST LINE OF RENFRO PLACE NORTH, CAB E, SLIDE 172. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.
TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Duane Piercy 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 22 day of May, 2015

Notary Public in and for the State of Texas: Krystal Hansard
My Commission Expires: November 19, 2018

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jennifer Piercy 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 22 day of May, 2015

Notary Public in and for the State of Texas: Krystal Hansard
My Commission Expires: November 19, 2018

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Gallia 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 12 day of MARCH, 2015

Notary Public in and for the State of Texas: Brian Gallia
My Commission Expires: November 19, 2018

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Gallia 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.



~BRIAN GALLIA & ASSOCIATES~
PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com
CAD. TECH. A.OWEN JOB NO. 1501107-1 IIF2

Piercy Place Addition
Lot 1, Block A
Final Plat

P2015-011