

WHEREAS ROBBY WIDBOOM and KYLIE WIDBOOM, 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 DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a 1.00 acres tract of land as described in a Deed to Robby Widboom and Kylie Widboom, dated October 31, 2017 abd being recorded in Document number 20170000021455 of the Official Public Records of Rockwall County, Texas, and being more particularly

BEGINNING at a 3/8" iron rod found for corner at the southeast corner of said 1.00 acres tract of land and being at the northeast corner of a 1.22 acres tract of land as described in a Warranty deed to Joseph and Mary Renkevich, as recorded in Volume 161, Page 14 of the Real Property Records of Rockwall County,

THENCE S. 89 deg. 22 min. 18 sec. W. along the south line of said 1.00 acres tract, a distance of 86.97 feet to a 3/8" iron rod found for corner;

THENCE N. 01 deg. 22 min. 59 sec. W. a distance of 370.58 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south right-of-way line of State Highway 66;

THENCE S. 89 deg. 45 min. 52 sec. E. along said right-of-way line, a distance of 78.12 feet to a TXDOT

THENCE in an easterly direction along a curve to the left having a central angle of 02°27'06", a radius of 1638.98 feet, a tangent of 35.07 feet, a chord of N. 87 deg. 58 min. 20 sec. E., 70.13 feet, along said right-of-way line, an arc distance of 70.13 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 08 deg. 00 min. 31 sec. W. along the east line of said 1.00 acres tract, a distance of 375.34 feet to the POINT OF BEGINNING and containing 43,472 square feet or 1.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as WIDBOOM 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. We further certify that all other parties who have a mortgage or lien interest in 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 or using same.

We 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 the errespective system on any of these consent stripes and any public utility shall strall times have the right of ingrees or 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain
- 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, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall or 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 deposit or 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

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 exaction's made herein.

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBBY WIDBOOM 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 26th day of June



STATE OF TEXAS COUNTY OF ROCKWALL

02-28-2021

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.

Before me, the undersigned authority, on this day personally appeared KYLIE WIDBOOM 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 26th day of June

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.

Registered Professional Land Surveyor No. 5034

HAROLD D. FETTY III 5034

RECOMMENDED FOR FINAL APPROVAL

and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of WIDBOOM 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 the City of Rockwall on the Cit

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.

City Secretary City

8-2-20\8



Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 08/02/2018 04:10:50 PM 201800000013855

FINAL PLAT

WIDBOOM ADDITION LOT 1, BLOCK A

1.00 ACRES OR 43,472 S.F. (1 LOT)

DAVID HARR SURVEY, A-102 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ROBBY WIDBOOM KYLIE WIDBOOM 302 BLUE SAGE FATE, TEXAS 75087

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

SYMBOL LEGEND

SURVEY DATE MAY 4. 2018 SCALE 1 - 30 FILE# 20180121-FP CLIENT CLEMENTS 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2018-014