

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000018139 PLAT  
10/03/2025 03:26:43 PM Total Fees: \$49.00

Jennifer Fogg, County Clerk  
Rockwall County, TX

#### GENERAL NOTES

- (1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- (2) It shall be the policy of the city to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- (3) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- (5) All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

#### NOTE:

- (1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 26, 2006, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- (2) HEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- (3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- (4) 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 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 23-54
- (5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

#### CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing subdivision plat reviewed approved by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a FINAL PLAT the 14 day of August, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

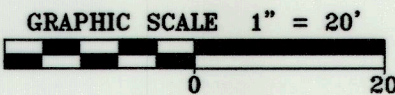
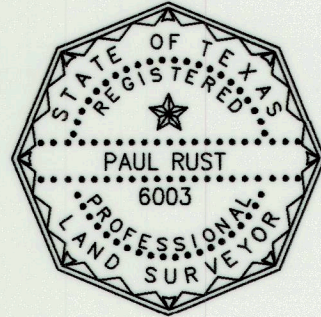
CITY SECRETARY

CITY ENGINEER

#### SURVEYOR CERTIFICATE:

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL RUST  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6003, STATE OF TEXAS  
FIRM CERTIFICATE NO. 101011-00  
DATE: AUGUST 5, 2025



OWNER:  
RODNEY D. WEBB  
FRAN W. WEBB  
(972)-624-6680

ADDRESS:  
507 EAST RUSK STREET  
ROCKWALL, TX. 75087

#### OWNERS CERTIFICATION

Whereas Rodney D. Webb and Fran W. Webb are the owners of that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Mark Van Myers to Rodney D. Webb, et al., as recorded in Document Number 2010000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner lying in the intersection of the East line of S. Tyler Street and the North line of E. Rusk Street, said corner being the Southeast corner of the said Subject Tract;

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kahlens Addition as recorded in Cabinet B, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37 min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kahlens Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 15 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 190.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,856 square feet, 0.45 acre of land.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parts, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT WEBB ADDITION have been notified and signed this plat. I (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. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer/property owner 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 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, 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Rodney D. Webb  
RODNEY D. WEBB

Fran W. Webb  
FRAN W. WEBB

STATE OF TEXAS  
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Rodney D. Webb, whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of September, 2025.

Notary Public



STATE OF TEXAS  
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Fran W. Webb, whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of September, 2025.

Notary Public



LEGEND		FINAL PLAT LOTS 1-2, BLOCK A WEBB ADDITION		MTG ENGINEERS & SURVEYORS	
○ FOUND MONUMENT	● SET MONUMENT	BEING A REPLAT OF LOT C, BLOCK 11, GRIFFITH ADDITION, CREATING 1 LOT 0.45 ACRE (19,856 SF), SITUATED WITHIN THE B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.		5930 Summerhill Road 903.636.0533 telephone Ft. Worth, TX 76103 903.632.4700 facsimile	
B.L. BUILDING LINE		Drawn By JF	Checked By FW	Drawn Date 9/15/2025	Print No. P2025-023
				1 OF 1	