

FINAL PLAT
 LOT 1 & 2
 BLOCK A
 SWEAT ADDITION
 2 LOTS - 8.67 ACRES/377,611 S.F.
 SAMUEL MCFADGIN SURVEY, ABST. 142
 ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings 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 of Rockwall 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 Rockwall 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 of Rockwall.
 - (3) Drainage and Detention Easements. 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) Fire Lanes. 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) Street Appurtenances. 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).

- SURVEYOR'S NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0070 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED.
 - 3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS" RPLS 5034."

OWNERS:
 WENDALL SWEAT
 TINA SWEAT
 200 SABINE CREEK RD
 ROYSE CITY, TX 75189

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

| | |
|-------------|---------------|
| SURVEY DATE | JUNE 10, 2025 |
| SCALE | 1" = 100' |
| FILE # | 20250063-FP |
| CLIENT | SWEAT |

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WENDALL SWEAT and TINA SWEAT, BEING THE OWNER OF A TRACT OF land in the McFADGIN SURVEY, ABSTRACT NO. 142, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed to Wendall Sweat and Tina Sweat, as recorded in Volume 1193, Page 188, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the west corner of Sweat tract and in the northeast right-of-way line of N. Munson Road;

THENCE N. 44 deg. 52 min. 13 sec. E. along Sweat tract, a distance of 596.93 feet to a 1/2" iron rod found for corner at the north corner of same;

THENCE S. 45 deg. 34 min. 49 sec. E. a distance of 705.31 feet to a 1/2" iron rod found for corner in the northwest right-of-way of Sabine Creek Road;

THENCE S. 44 deg. 51 min. 13 sec. W. along said right-of-way a distance of 494.09 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 12 min. 58 sec. W. along said right-of-way, a distance of 41.11 feet to a TXDOT 5/8" iron rod with pink plastic cap found in the north right-of-way of State Highway 276;

THENCE N. 81 deg. 17 min. 22 sec. W. along said right-of-way, a distance of 99.50 feet to a TXDOT 5/8" iron rod with pink plastic cap found for corner;

THENCE N. 34 deg. 09 min. 09 sec. W. a distance of 66.68 feet to a TXDOT concrete monument found for corner;

THENCE S. 67 deg. 15 min. 35 sec. W. a distance of 29.92 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 25 min. 29 sec. E. a distance of 229.44 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 35 min. 27 sec. W. a distance of 190.18 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 24 min. 33 sec. W. a distance of 226.72 feet to a 1/2" iron rod found for corner in the northeast right-of-way of N. Munson Road;

THENCE N. 44 deg. 17 min. 56 sec. W. a distance of 358.61 feet to the POINT OF BEGINNING and containing 377,611 square feet or 8.67 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 LOTS 1 & 2, BLOCK A, SWEAT ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 LOTS 1 & 2, BLOCK A, SWEAT ADDITION, 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:

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 occasional 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 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 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 I may have as a result of the dedication of exaction's made herein.

Wendall Sweat
Wendall Sweat

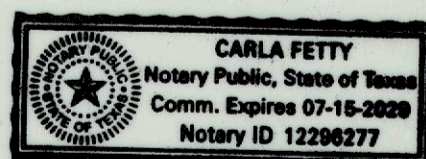
Tina Sweat
Tina Sweat

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Wendall Sweat, 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 9th day of March, 2016

Carla Fetty
Notary Public

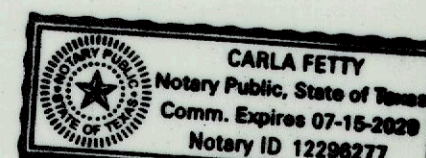


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tina Sweat, 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 9th day of March, 2016

Carla Fetty
Notary Public



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, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED:

Jeff Carway
Planning & Zoning Commission Chairman

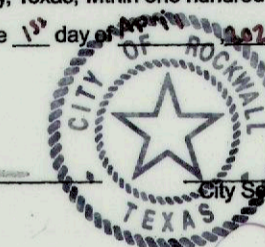
March 31, 2016
Date

APPROVED: I hereby certify that the above and foregoing plat of an Addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the 10th day of October, 2015, in accordance with the requirements of the Intercal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (E.T.J.) of the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall entered into by the City of Rockwall and Rockwall County.

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 days from said date of that approval.

WITNESS OUR HANDS, this the 13th day of March, 2016

Mayor
Mayor of City of Rockwall



Ann Williams, P.E.
City Engineer

Kristy League
City Secretary
Rockwall County Judge Date

FINAL PLAT

LOT 1 & 2
BLOCK A

SWEAT ADDITION

2 LOTS - 8.67 ACRES/377,611 S.F.

SAMUEL MCFADGIN SURVEY, ABST. 142
ROCKWALL COUNTY, TEXAS

OWNERS:
WENDALL SWEAT
TINA SWEAT
200 SABINE CREEK RD
ROYSE CITY, TX 75189

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 10, 2025
SCALE 1" = 100' FILE # 20250063-FP
CLIENT SWEAT

CITY CASE NO. P2025-032

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.

2026000006687 PLAT
04/10/2025 10:31:50 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg

