

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS 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 (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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 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.
- 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 (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.

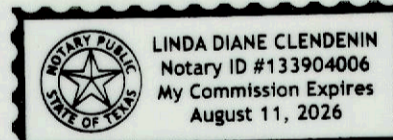
John Wardell
John Wardell, Owner

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 John Wardell, 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 of consideration therein expressed.

Given upon my hand and seal of office this 11 day of May, 2026.

Linda Diane Clendenin
Notary Public in and for the State of Texas
MY COMMISSION EXPIRES ON Aug. 4, 2026



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 4th day of May, 2026.

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 180 days from said date of final approval.

WITNESS OUR HANDS, this 20th day of May, 2026.

Mayor
Mayor, City of Rockwall
Binty League
City Secretary
Amy Williams, P.E.
City Engineer
Joan Coxway
Planning & Zoning Commission Chair



LEGEND

- ▲ (CM) = CONTROLLING MONUMENT
- = MONUMENT FOUND (AS DESCRIBED)
- = 1/2" CAPPED IRON ROD (STAMPED "BISON CREEK") SET (UNLESS NOTED OTHERWISE)
- U.E. = UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE

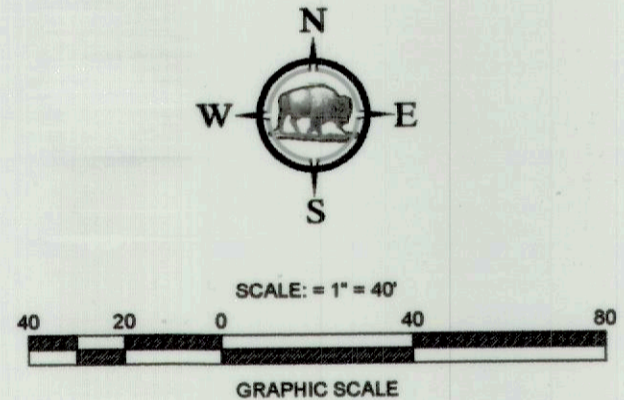
THE STATE OF TEXAS
COUNTY OF ROCKWALL
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.
2026000009490 PLAT
05/20/2026 11:02:48 AM Total Fees: \$49.00
Jennifer Fogg, County Clerk
Rockwall County, TX

SURVEY NOTES

- Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appear to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.

GENERAL NOTES

- 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 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.
- Public improvement statement. It shall be the policy of the city 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 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.
- 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.
- 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.
- 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).



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS JOHN WARDELL 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 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

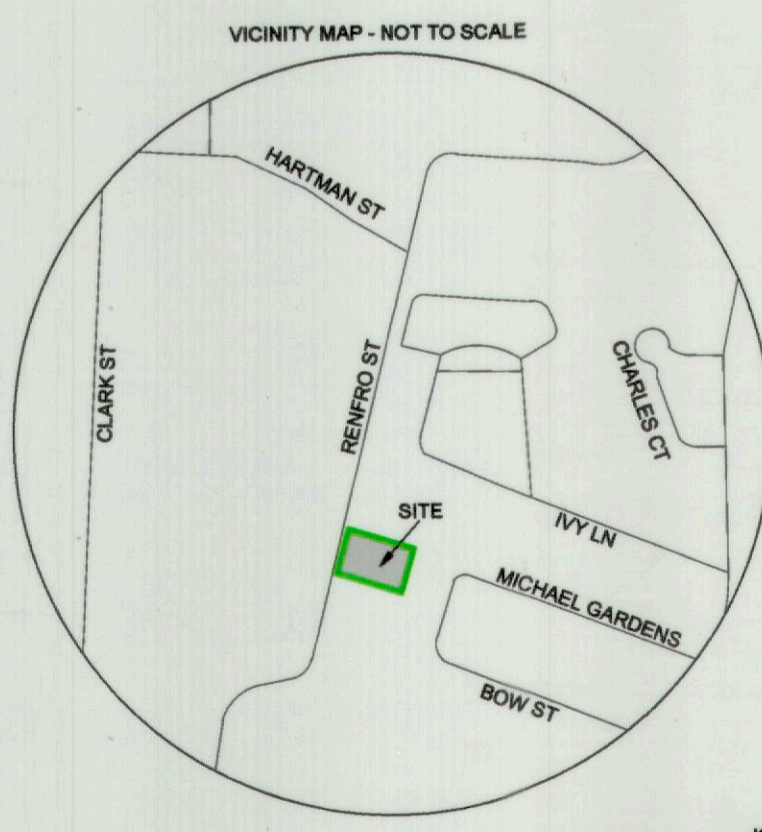
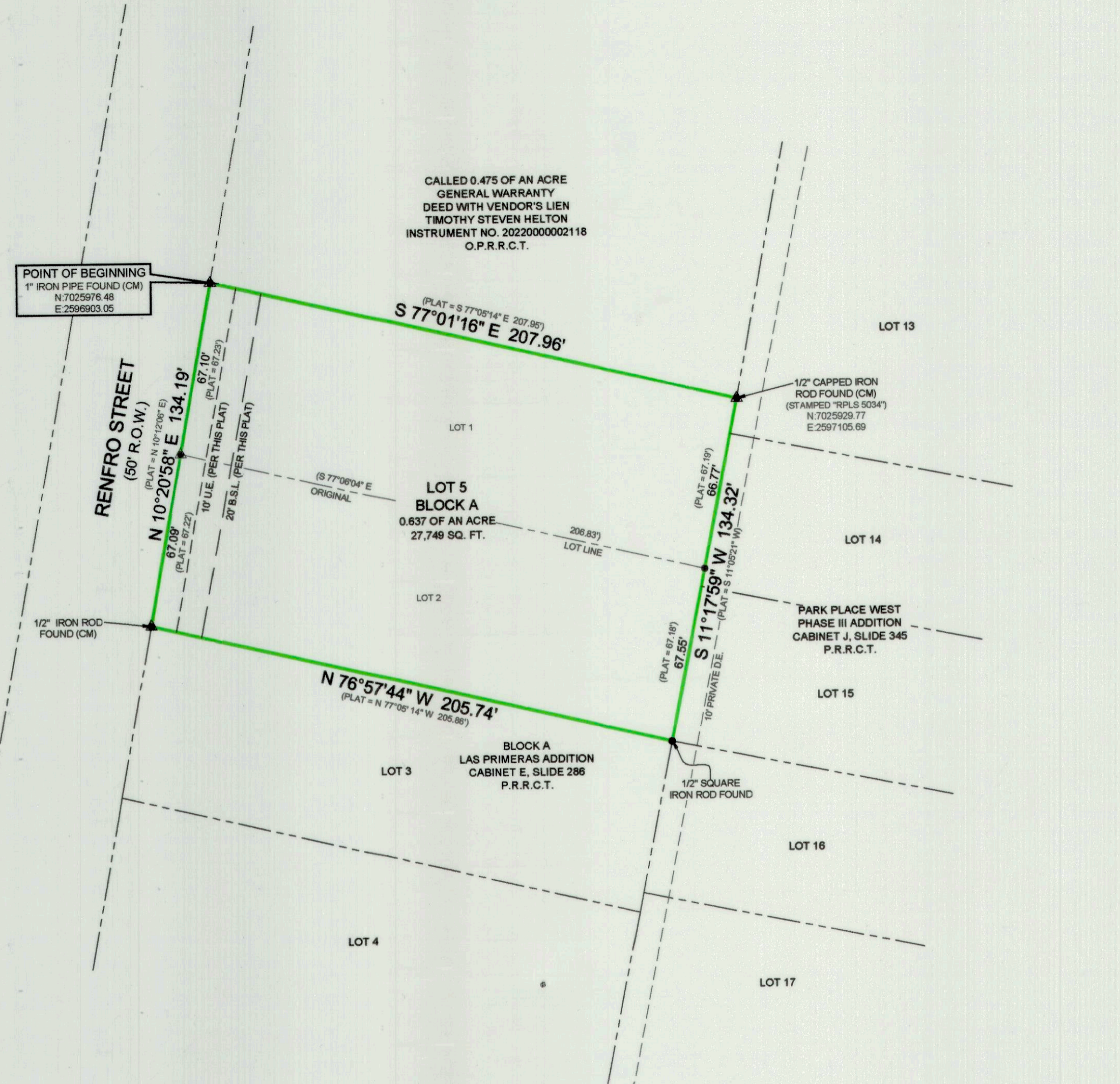
THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, 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.

Mason Lewis
Mason Lewis
RPLS No. 7110
Date: 05/07/26

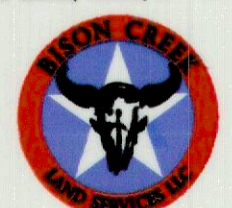


**FINAL PLAT OF
LOT 5, BLOCK A
LAS PRIMERAS ADDITION**

BEING A REPLAT OF LOTS 1 & 2,
BLOCK A, LAS PRIMERAS ADDITION
BEING LOT 1, 0.637 OF AN ACRE OR 27,749 SF
SITUATED IN THE R. BALLARD SURVEY, ABSTRACT
NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS

PREPARED BY:
BISON CREEK

Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707-2732