

**FINAL PLAT
LOTS 1 & 2, BLOCK A
GENTRY ADDITION**

**BEING TWO (2) LOTS
1.07 ACRES OR 46,740 S.F.**

**SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

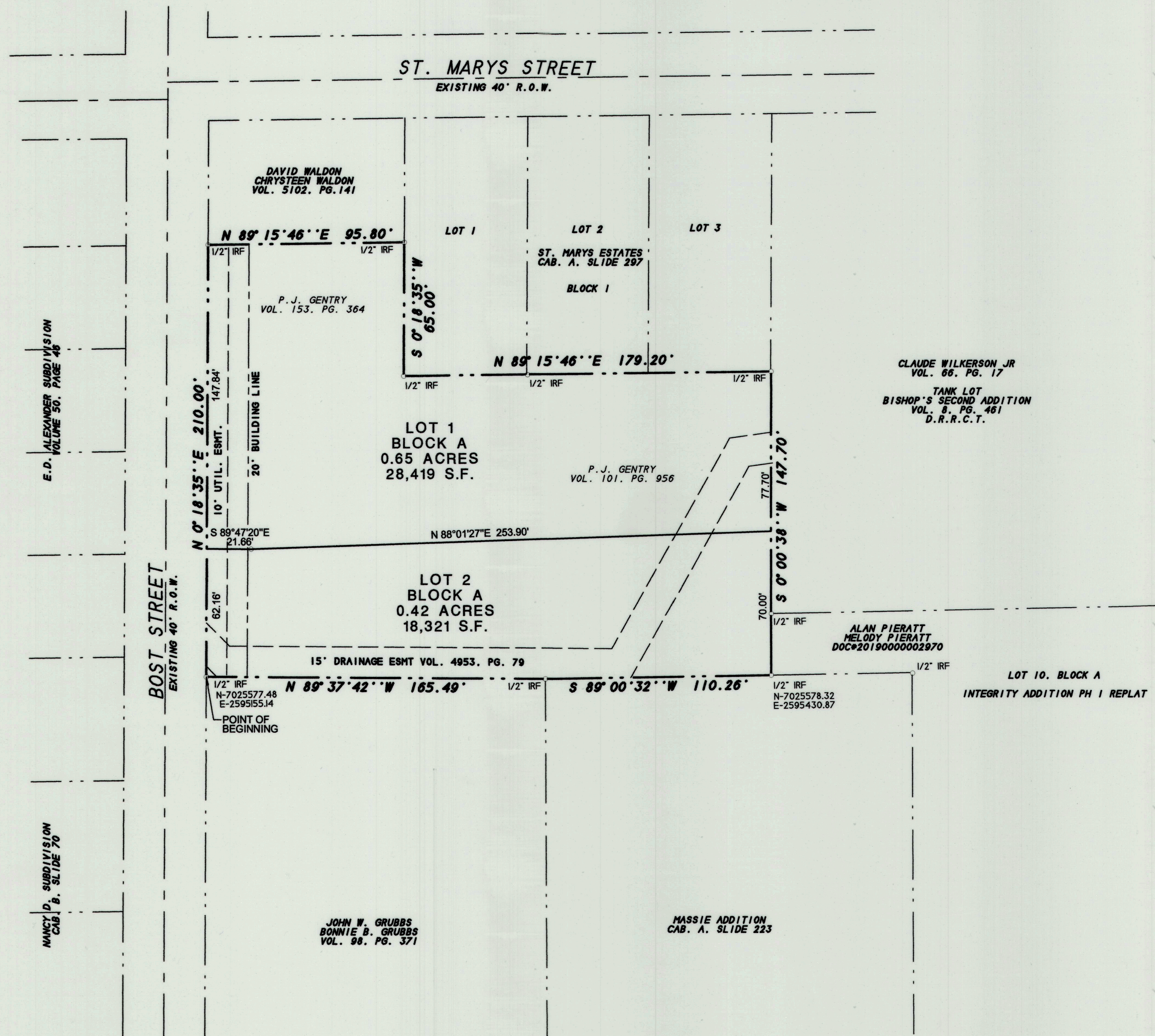
SHEET 1 OF 2

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-026

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).



OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. W. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 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, GENTRY 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, GENTRY 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.

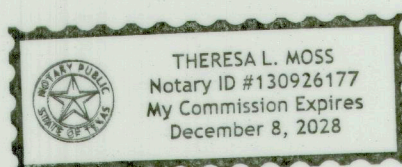
Dolly Bagby
DOLLY BAGBY
for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOLLY BAGBY, 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 11 day of September 2025

Theresa L. Moss 12-08-2028
Notary Public in and for the State of Texas My Commission Expires:



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.

20250000016898 PLAT
09/16/2025 03:37:54 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg



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
Registered Professional Land Surveyor No. 5034



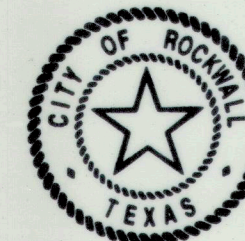
APPROVED: I hereby certify that the above and foregoing subdivision plat of LOTS 1 & 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of August, 2025.

[Signature]
Mayor of City of Rockwall

[Signature]
Planning and Zoning Commission Chairman

[Signature]
City Secretary

[Signature], P.E.
City Engineer



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ROCKWALL COUNTY, TEXAS

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SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

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