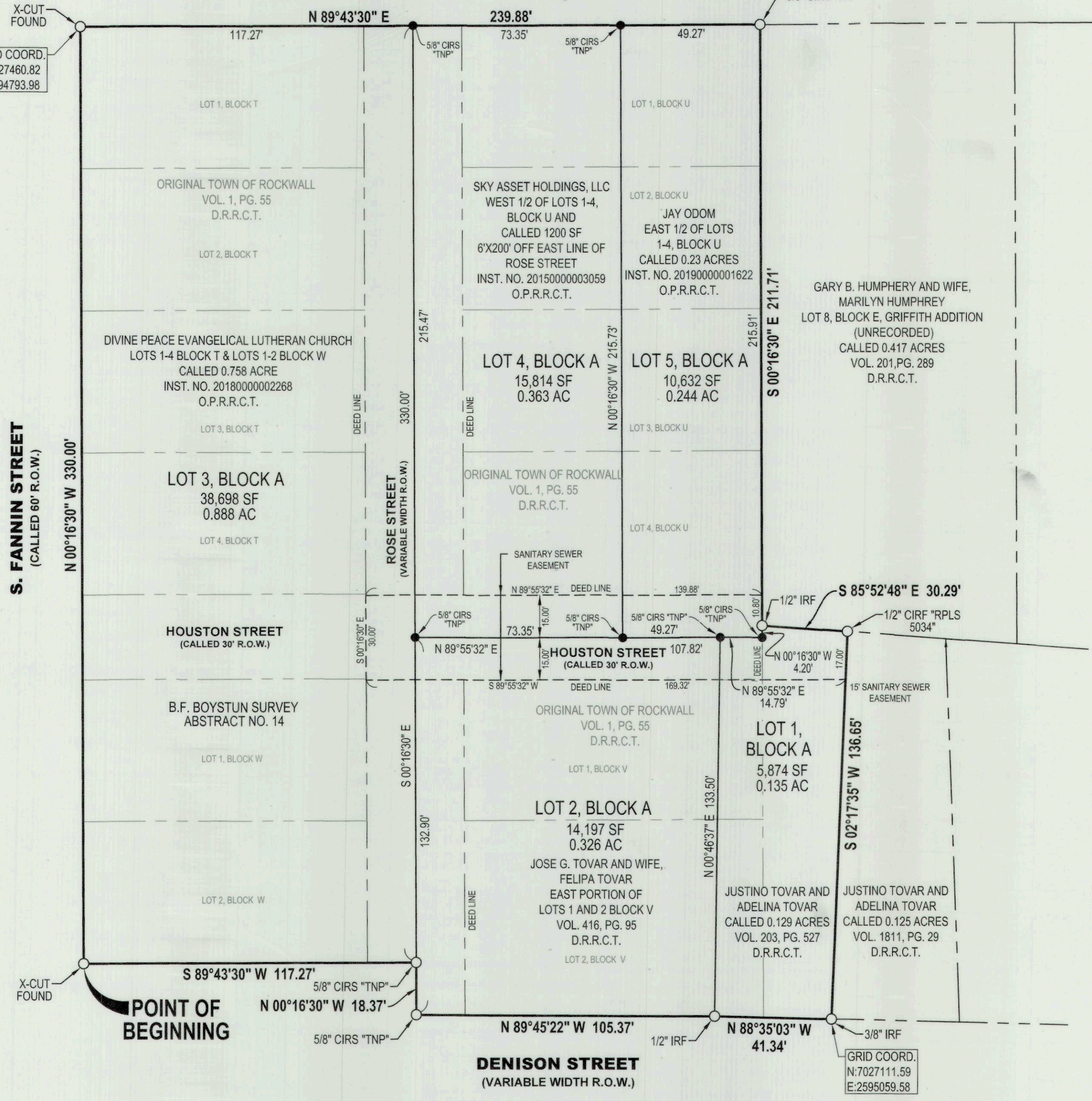


LEGEND
 CIRS - CAPPED IRON ROD SET
 CIRF - CAPPED IRON ROD FOUND
 IRF - IRON ROD FOUND
 R.O.W. - RIGHT OF WAY
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. PAGE
 SF - SQUARE FEET
 AC - ACRES
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

GRID COORD.
 N:7027460.82
 E:2594793.98

S. FANNIN STREET
 (CALLED 60' R.O.W.)

E. WASHINGTON STREET
 (CALLED 50' R.O.W.)

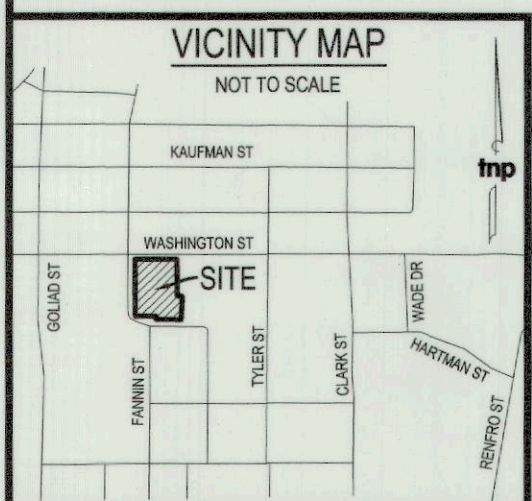


- NOTES:**
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83/2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS AND REFERENCING THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-16. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
 2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 4. SELLING A PORTION OF THIS 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 COD, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
 5. 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 SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITH 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.
 6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DESTINATION EASEMENTS.
 7. 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.
 8. 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).
 9. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT LINE FOR FUTURE DEVELOPMENT.

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1-2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTION OF BLOCK 8, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET,
 CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



RECOMMENDED FOR FINAL APPROVAL

APPROVED: I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the 17 day of November, 2025.

[Signature]
 Mayor of the City of Rockwall

[Signature]
 Planning and Zoning Commission Chairman

[Signature]
 City Secretary

[Signature]
 City Engineer

OWNER LOT 1	OWNER LOT 2	OWNER LOT 3	OWNER LOT 4	OWNER LOT 5
JUSTINO TOVAR AND ADELINA TOVAR 301 Denison St Rockwall, Texas 75087	JOSE G. TOVAR AND FELIPA TOVAR 303 Denison St Rockwall, Texas 75087	DIVINE PEACE EVANGELICAL LUTHERAN CHURCH 203 S. Fannin St. and 305 S. Fannin St. Rockwall, Texas 75087	SKY ASSET HOLDINGS, LLC 306 E. Washington St Rockwall, Texas 75087	JAY ODOM 308 E. Washington St Rockwall, Texas 75087

PROJECT INFORMATION
 Project No.: RWL 25375
 Date: September 30, 2025
 Drawn By: WS
 Scale: 1"=30'
 SHEET 1 of 2



SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpinc.com

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 1, 2, 3, 4, & 5 BLOCK A, HOUSTON-ROSE ADDITION 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. 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 occasioned 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 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 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 exactions made herein.

Justin Tovar
JUSTINO TOVAR

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Justin Tovar 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 5th day of March, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



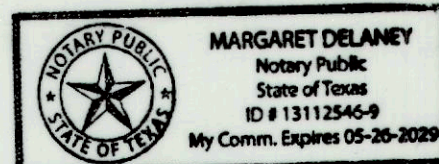
Adelina Tovar
ADELINA TOVAR

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Adelina Tovar 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 5th day of March, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



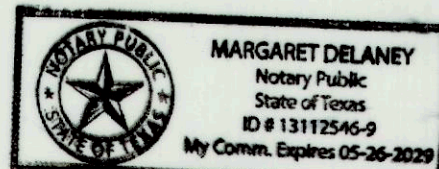
JOSE G. TOVAR

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jose G. Tovar 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 23rd day of February, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



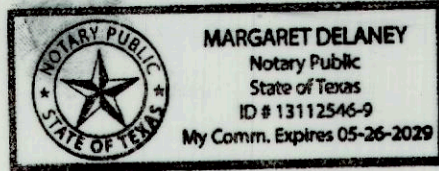
Felipa Tovar
FELIPA TOVAR

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Felipa Tovar 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 23rd day of February, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared LUNAR R. LEONARDO 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 20th day of February, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



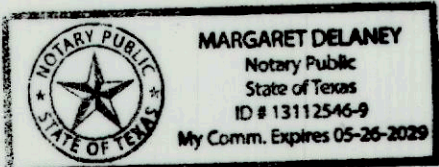
SKY ASSET HOLDINGS, LLC

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared M. Choe Swiercinsky 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 31st day of March, 2026

Margaret Delaney
Notary Public in and for the State of Texas
05-26-2029
My Commission Expires:



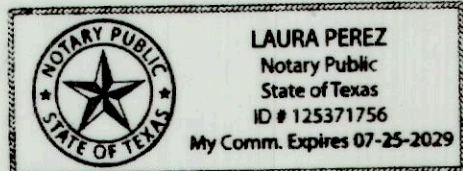
JAY ODOM

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jay Odom 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 23rd day of February, 2026

Laura Perez
Notary Public in and for the State of Texas
7-25-2029
My Commission Expires:



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1-4, Block T, all of Lots 1-4, Block U, all of Lots 1 and 2 Block V, all of Lots 1 & 2, Block W, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Texas according to the Plat recorded in Volume 1, Page 55 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 203, Page 527 of the Deed Records of Rockwall County, Texas, and all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 416, Page 95 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 2018000002268 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 2015000003059 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 2019000001622 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an x-cut found on the east right-of-way of Fannin Street, a called 60 foot right-of-way, for the southwest corner of said Block W, same being the southwest corner of said Divine Peace tract;

THENCE North 00 degrees 16 minutes 30 seconds West, along the east right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 330.00 feet to an x-cut found on the intersection of the east right-of-way of said Fannin Street and the south right-of-way of E. Washington Street, a called 50 foot right-of-way, for the northwest corner of said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Sky Asset tract and the north line of said Odom tract, same being the north line of said Block U, a total distance of 239.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northeast corner of said Odom tract, same being the northwest corner of a tract of land described by deed to Gary B. Humphrey and Wife, Marilyn Humphrey as recorded in Volume 201, Page 289 of the Deed Records of Rockwall County, Texas, same being the northwest corner of Lot 8, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees 16 minutes 30 seconds East departing the south right-of-way of said E. Washington Street and along the east line of said Block U, same being the west line of said Humphrey tract, passing the southeast corner of said Block U, and continuing a total distance of 211.71 feet to a 1/2 inch iron rod found on the east line of said Houston Street, a called 30 foot right-of-way, for the southwest corner of said Humphrey tract, same being the northernmost northwest corner of said Justino Tovar tract;

THENCE South 89 degrees 52 minutes 48 seconds East along the south line of said Humphrey tract, same being the north line of said Justino Tovar tract, a distance of 30.29 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the northeast corner of said Justino Tovar tract, same being the northwest corner of a called 0.125 acre tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 1811, Page 29 of the Deed Records of Rockwall County, Texas;

THENCE South 02 degrees 17 minutes 35 seconds West departing the south line of said Humphrey tract and along the west line of said 0.125 acre tract, same being the east line of said Justino Tovar tract, a distance of 136.65 feet to a 3/8 inch iron rod found on the north right-of-way of Denison Street, a variable width right-of-way, for the southwest corner of said 0.125 acre tract, same being the southeast corner of said Justino Tovar tract;

THENCE North 88 degrees 35 minutes 03 seconds West along the north right-of-way of said Denison Street and the south line of said Justino Tovar tract, a distance of 41.34 feet to a 1/2 inch iron rod found for the southwest corner of said Justino Tovar tract, same being the southeast corner of said Jose G. Tovar tract;

THENCE North 89 degrees 45 minutes 22 seconds West continuing along the north right-of-way of said Denison Street, passing the southwest corner of said Jose G. Tovar tract, and continuing distance of 105.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the extension of the centerline of said Rose Street;

THENCE North 00 degrees 16 minutes 30 seconds West along the extension of the centerline of said Rose Street, a distance of 18.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the centerline of said Rose Street;

THENCE South 89 degrees 43 minutes 30 seconds West departing the centerline of said Rose Street and along the south line of said Block W, same being the south line of said Divine Peace tract, a distance of 117.27 feet to the POINT OF BEGINNING containing 85,215 square feet, or 1.956 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF December, 2025.

Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430



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.
2026000009488 PLAT
05/20/2026 10:55:26 AM Total Fees: \$98.00
Jennifer Fogg, County Clerk
Rockwall County, TX

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1-2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTION OF BLOCK 8, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET, CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 2 of 2



CASE NO. P025-036

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Table with 5 columns: OWNER LOT 1 (JUSTINO TOVAR AND ADELINA TOVAR), OWNER LOT 2 (JOSE G. TOVAR AND FELIPA TOVAR), OWNER LOT 3 (DIVINE PEACE EVANGELICAL LUTHERAN CHURCH), OWNER LOT 4 (SKY ASSET HOLDINGS, LLC), OWNER LOT 5 (JAY ODOM). Includes addresses for each owner.