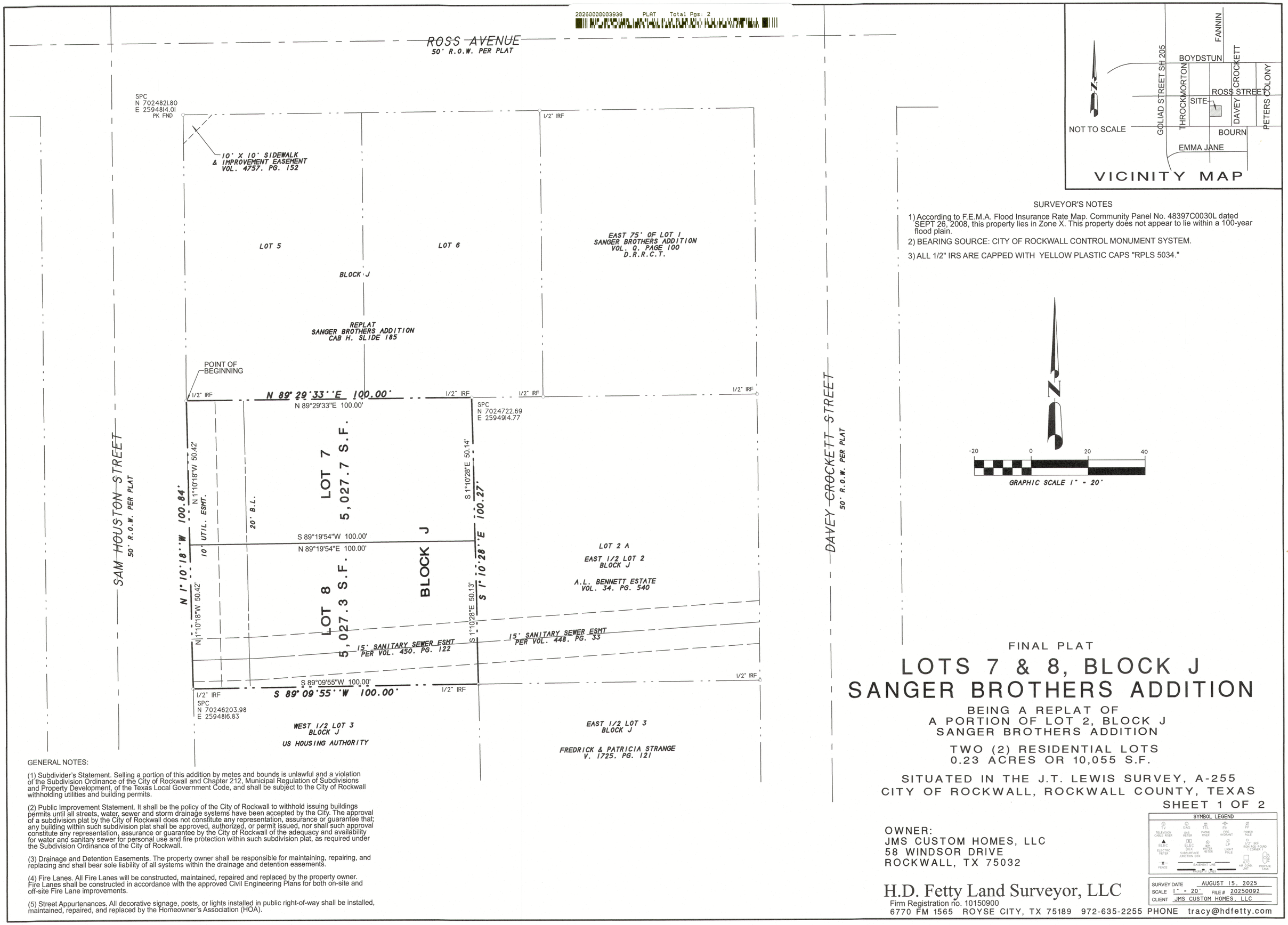
20260000003938 PLAT Total Pgs: 2



SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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).

FINAL PLAT

LOTS 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
A PORTION OF LOT 2, BLOCK J
SANGER BROTHERS ADDITION

TWO (2) RESIDENTIAL LOTS
0.23 ACRES OR 10,055 S.F.

SITUATED IN THE J.T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WV WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND (CORNER) · X FENCE · EASEMENT LINE · PROPERTY LINE · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE	AUGUST 15. 2025
SCALE 1" - 20'	FILE# 20250092
CLIENT	JMS CUSTOM HOMES, LLC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE# P2025-029

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JMS CUSTOM HOMES, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being the West 1/2 of Lot 2, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, 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 Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 2, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the north boundary line of Lot 2, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 10 min. 28 sec. E. a distance of 100.27 feet to a 1/2" iron rod found for corner in the south boundary line of said Lot 2, Block J;s

THENCE S. 89 deg. 09 min. 55 sec. W. along the south boundary line of said Lot 2, Block J, a distance of 100.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the southwest corner of same;

THENCE N. 01 deg. 10 min. 18 sec. W. along said right-of-way line, a distance of 100.84 feet to the POINT OF BEGINNING and containing 10,055 square feet or 0.23 acres of land.

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 7 & 8, BLOCK J, SANGER BROTHERS 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 further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, have been notified and signed this plat.

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.

We 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 th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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 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 We may have as a result of the dedication of exaction's made herein.

Javier Silva
for JMS CUSTOM HOMES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Javier Silva 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 20 day of February, 2026.

Amanda Potthoff
Notary Public in and for the State of Texas

My Commission Expires: April 22, 2026

NOTARY PUBLIC STATE OF TEXAS
AMANDA POTTHOFF
Notary ID #126292778
My Commission Expires
April 22, 2026

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of LOTS 7 & 8, BLOCK J, SANGER BROTHERS 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 15 day of September 2025.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

Kristy League
City Secretary

Amy Williams, P.E.
City Engineer

CITY OF ROCKWALL TEXAS

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.

20260000003938 PLAT
03/04/2026 03:39:28 PM Total Fees: $98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

FINAL PLAT

LOTS 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
A PORTION OF LOT 2, BLOCK J
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SHEET 2 OF 2

OWNER:
JMS CUSTOM HOMES, LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

SYMBOL LEGEND
TV TELEVISION CABLE RISER
GAS GAS METER
TEL PHONE RISER
FH FIRE HYDRANT
PP POWER POLE
E.E.C. ELECTRIC METER
ELEC BOX SUBSURFACE JUNCTION BOX
WM WATER METER
LP LIGHT POLE
I.R.F. 1/2" IRON ROD FOUND 1 CORNER
FENCE
EASEMENT LINE
SANITARY SEWER
WATER
AIR COND. UNIT
PROPANE TANK

SURVEY DATE AUGUST 15, 2025
SCALE 1" = 20' FILE # 20250092
CLIENT JMS CUSTOM HOMES, LLC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
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