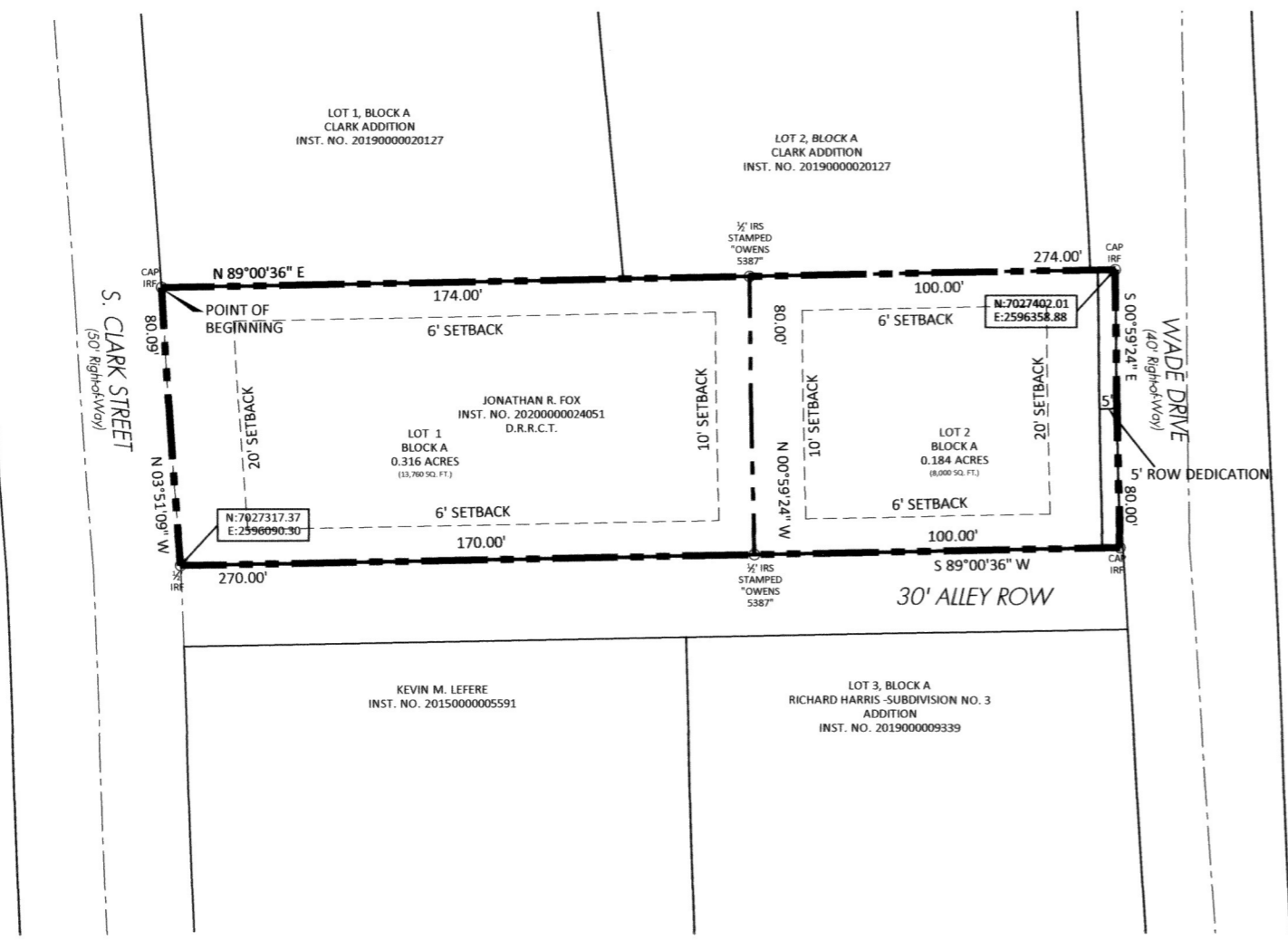


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
**BEING a 0.500 acre** tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 2019000020127, Official Public Records, Rockwall County, Texas;

**THENCE** along the common line of said 0.500 acre tract and said Lot 1, **NORTH 89°00'36" EAST** a distance of **274.00** feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

**THENCE** along the west line of said WADE DRIVE, **SOUTH 00°59'24" EAST** a distance of **80.00** feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

**THENCE** along the north line of said 30' Alley ROW, **SOUTH 89°00'36" WEST** a distance of **270.00** feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

**THENCE** along the east line of said South Clark Street, **NORTH 03°51'09" WEST** a distance of **80.09** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **0.500** acres or 21,760 square feet more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

*Frank R. Owens*  
 Frank R. Owens  
 Registered Professional Land Surveyor No. 5387  
 frank@ajbedfordgroup.com  
 A.J. Bedford Group, Inc.  
 301 North Alamo Road  
 Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

We, **JONATHAN R. FOX**, the undersigned owner of the land shown on this plat, and designated herein as the **FOX ADDITION** subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the **FOX ADDITION** subdivision 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 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 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. Property Owner Signature

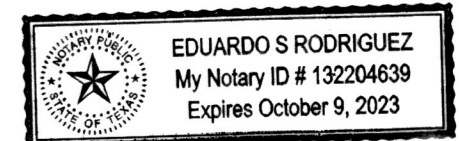
Jonathan R. Fox  
*Jonathan R. Fox*

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox, known to me to be the persons 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 under my hand and seal of office this 23<sup>rd</sup> day of September, 2022.

*Eduardo S. Rodriguez*  
 Notary Public in and for the State of Texas  
 Signature of Party with Mortgage or Lien Interest



STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **Jonathan R. Fox**, known to me to be the person(s) 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 \_\_\_\_ day of \_\_\_\_\_, 2022.  
 Notary Public in and for the State of Texas My Commission Expires \_\_\_\_\_

**GENERAL NOTES:**

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 plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

All drainage maintenance and repair shall be the property owners responsibility.

**FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Filed and Recorded  
 Official Public Records  
 Jennifer Fogg, County Clerk  
 Rockwall County, Texas  
 09/29/2022 10:09:06 AM  
 \$50.00  
 2022000021655



Case No.: P2022-031

**REPLAT**  
 LOTS 1 & 2, BLOCK A, FOX ADDITION  
 Being 2 Lots  
 Containing a total of 0.500 Acres  
 Situated in the B. F. Boydston Survey, Abstract NO. 14, City Block 47  
 City of Rockwall, Rockwall County, Texas

Owners:  
 JONATHAN R. FOX  
 205 S. CLARK STREET  
 ROCKWALL, TX 75087

Scale: 1" = 50'	Checked By: Frank R. Owens
Date: May 24, 2022	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: FOX ADDITION PLAT
Drawn By: Spradling/Bedford	Job No. 772-001
	GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:  
 1  
 Of: 1



TBPLS REG#10118200

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]* 9/27/22  
 Planning and Zoning Commission Date

**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 18 day of July, 2022.

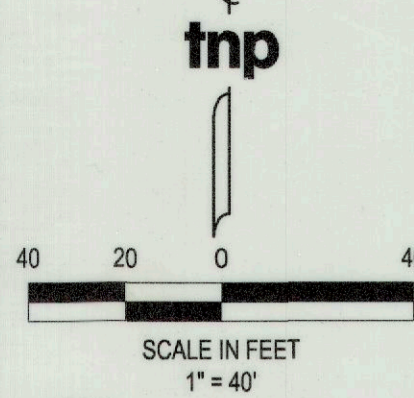
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS this 27<sup>th</sup> day of September, 2022.  
*[Signature]* *[Signature]* *[Signature]*  
 Mayor, City of Rockwall City Secretary City Engineer

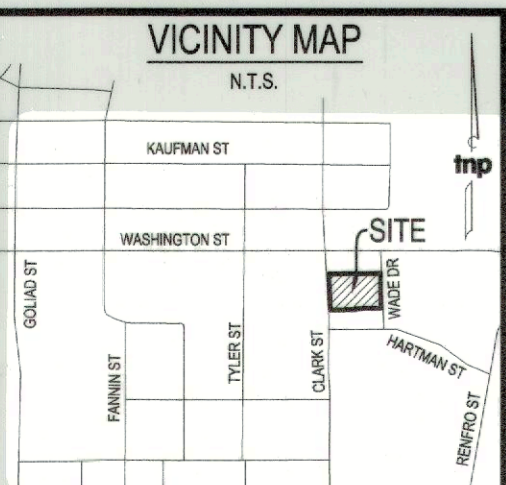
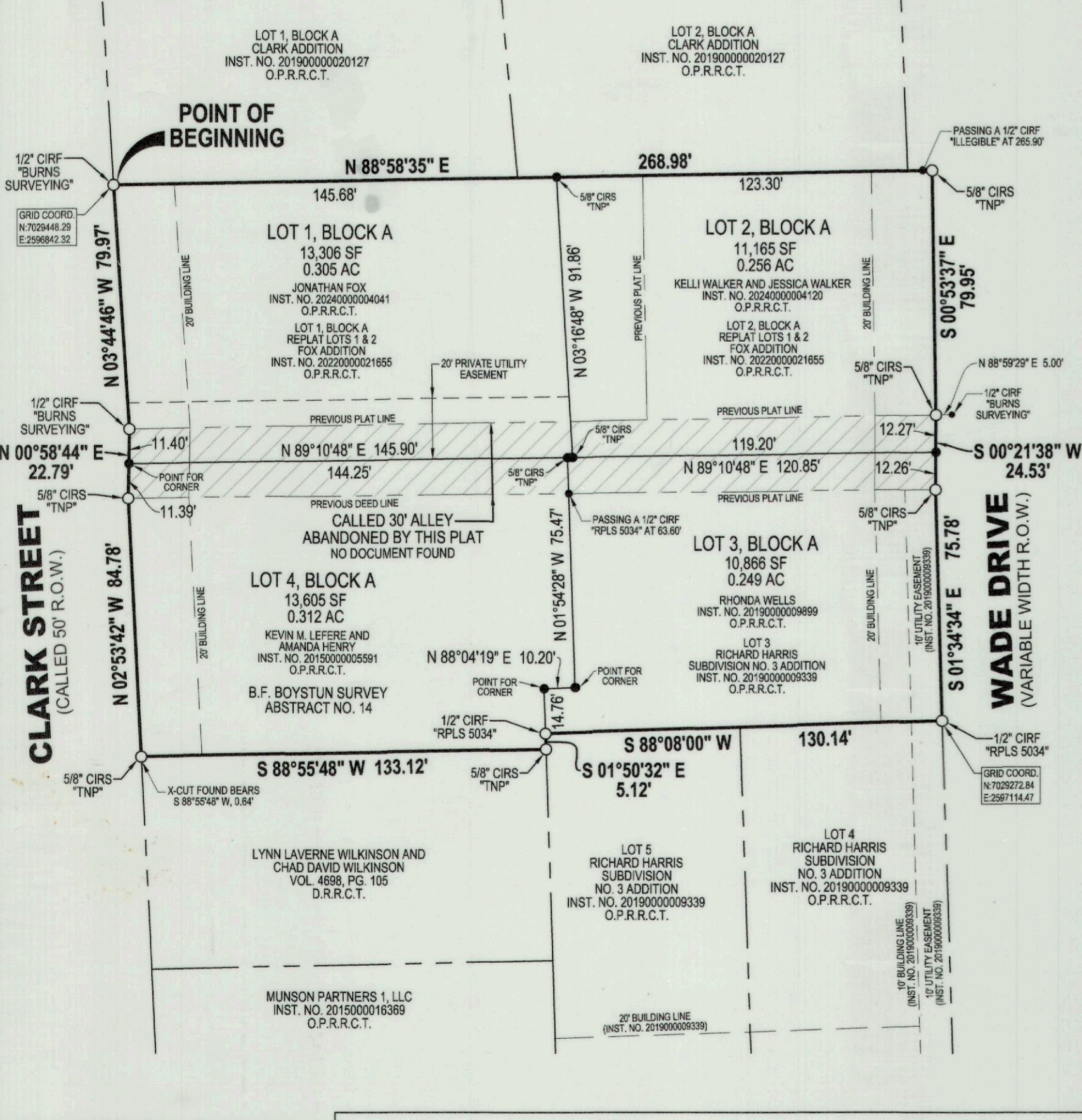


NOTES:

- 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOGICALLY 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.



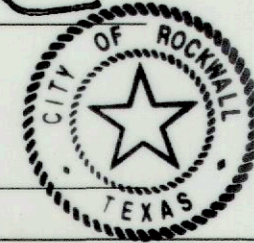
LEGEND
CIRF - CAPPED IRON ROD FOUND
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



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 18th day of February, 2025.

City Secretary signature and name: Kristy League



Planning and Zoning Commission Chairman signature and name: Amy Williams, P.E., City Engineer

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, BLOCK A, FOX-HARRIS ADDITION...

- 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...

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...

JONATHAN FOX

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jonathan Fox, 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 April, 2025.

Notary Public signature and name: Laura Perez



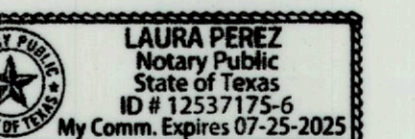
KELLI WALKER

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Kelli Walker, 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 8th day of April, 2025.

Notary Public signature and name: Laura Perez



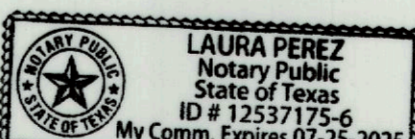
JESSICA WALKER

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jessica Walker, 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 8th day of April, 2025.

Notary Public signature and name: Laura Perez



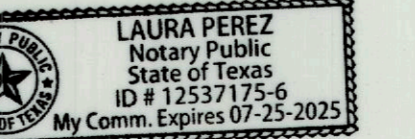
RHONDA WELLS

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Rhonda Wells, 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 11th day of April, 2025.

Notary Public signature and name: Laura Perez



RHONDA WELLS

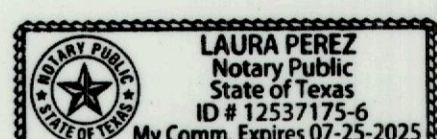
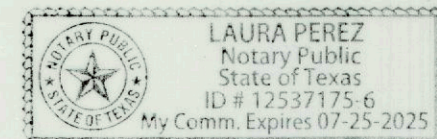
STATE OF TEXAS)
COUNTY OF ROCKWALL)

Table with 4 columns: OWNER LOT 1 (Jonathan Fox), OWNER LOT 2 (Kelli Walker and Jessica Walker), OWNER LOT 3 (Rhonda Wells), OWNER LOT 4 (Kevin M. Lefere and Amanda Henry)

Notary Public signature and name: Kevin M. Lefere

Notary Public signature and name: Amanda Henry

Notary Public signature and name: Laura Perez



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Jonathan Fox, Kelli Walker and Jessica Walker, Rhonda Wells, and Kevin M. Lefere and Amanda Henry, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1 & 2, Block A, Fox Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2022000021655 of the Official Public Records of Rockwall County, Texas...

BEGINNING at a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found on the east right-of-way of Clark Street, a called 50 foot right-of-way, for the southwest corner of Lot 1, Block A, Clark Addition, an addition to the City of Rockwall, Texas as recorded in Instrument Number 2019000020127 of the Official Public Records of Rockwall County, Texas...

THENCE North 88 degrees 58 minutes 35 seconds East departing the east right-of-way of said Clark Street and along the south line of said Clark Addition, same being the north line of said Fox Addition, passing at a distance of 265.90 feet a 1/2 inch iron rod with an illegible cap found, and continuing a total distance of 268.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the west right-of-way of Wade Drive, a variable width right-of-way, for the northeast corner of said Lot 2, Block A, Fox Addition;

THENCE South 00 degrees 53 minutes 37 seconds East, along the west right-of-way of said Wade Drive and the east line of said Fox Addition, a distance of 79.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 2, Block A, from which a 1/2 inch iron rod found for the southeast corner of said Fox Addition bears North 88 degrees 59 minutes 29 seconds East, a distance of 5.00 feet;

THENCE South 00 degrees 21 minutes 38 seconds West continuing along the west right-of-way of said Wade Drive, a distance of 24.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 3, Block A, Richard Harris No. 3 Addition;

THENCE South 01 degrees 34 minutes 34 seconds East continuing along the west right-of-way of said Wade Drive and the east line of said Lot 3, Block A, a distance of 75.78 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the southeast corner of said Lot 3, and the northeast corner of Lot 4 of said Richard Harris No. 3 Addition;

THENCE South 88 degrees 08 minutes 00 seconds West departing the west right-of-way of said Wade Drive and along the south line of said Lot 3, Richard Harris No. 3 Addition and the north line of Lot 4 of said Richard Harris No. 3 Addition, a distance of 130.14 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found in the east line of said Lefere tract for the southwest corner of said Lot 3, Richard Harris No. 3 Addition, same being the northeast corner of Lot 5 of said Richard Harris No. 3 Addition;

THENCE South 01 degrees 50 minutes 32 seconds East along the east line of said Lefere tract, same being the west line of said Lot 5, Richard Harris No. 3 Addition, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a tract of land described by deed to Lynn Laverne Wilkinson and Chad David Wilkinson as recorded in Volume 4698, Page 105 of the Deed Records of Rockwall County, Texas, same being the southeast corner of said Lefere tract;

THENCE South 88 degrees 55 minutes 48 seconds West along the south line of said Lefere tract, same being the north line of said Wilkinson tract, a distance of 133.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the east right-of-way of said Clark Street for the southwest corner of said Lefere tract, same being the northwest corner of said Wilkinson tract, from which an x-cut found bears South 88 degrees 55 minutes 48 seconds West, a distance of 0.64 feet;

THENCE North 02 degrees 53 minutes 42 seconds West along the east right-of-way of said Clark Street and the west line of said Lefere tract, a distance of 84.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Lefere tract;

THENCE North 00 degrees 58 minutes 44 seconds East continuing along the east right-of-way of said Clark Street, a distance of 22.79 feet to a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found for the southwest corner of said Lot 1, Block A, Fox Addition; and a distance of 22.79 feet to a 1/2 inch iron rod with cap stamped "TNP" set for the southwest corner of said Lot 1, Block A, Fox Addition, a distance of 79.97 feet to the POINT OF BEGINNING containing 48,942 square feet, or 1.124 acres of land.

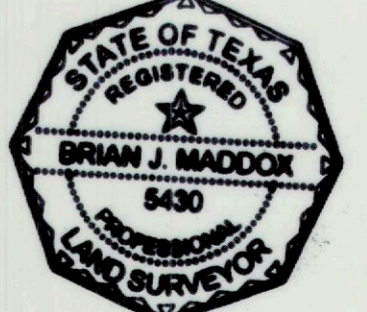
SURVEYOR'S CERTIFICATE

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 26th DAY OF February, 2025.

Notary Public signature and name: Brian J. Maddox



FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK A
FOX-HARRIS ADDITION

BEING A REPLAT OF LOTS 1 & 2, BLOCK A, FOX ADDITION AND BEING A REPLAT OF LOT 3, BLOCK A, RICHARD HARRIS NO. 3 ADDITION AND ALL OF A TRACT OF LAND DESCRIBED BY DEED TO KEVIN M. LEFERE AND AMANDA HENRY AND ALL OF A CALLED 30 FEET WIDE ALLEY CONTAINING A TOTAL OF 1.124 ACRES OR 48,942 SF

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 24372
Date: January 20, 2025
Drawn By: WS
Scale: 1"=40'
SHEET 1 of 1

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.tnppinc.com



CASE NO. P2025-002

