

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the JARED STEPHENSON SURVEY, ABSTRACT NO. 188, City of Roysse City, Rockwall County, and being Lots 1 and 2, of CUSTOM BAND SAWING ADDITION, an Addition to the City of Roysse City, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 2, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Circle Lane, said point being at the Northeast corner of said tract;

THENCE S. 00 deg. 01 min. 38 sec. E., at 19.3 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1343.15 feet to a 1/2" iron rod found for corner at the Southeast corner of 11.994 acres tract and said Addition;

THENCE S. 89 deg. 42 min. 11 sec. W, a distance of 388.00 feet to a 1/2" iron rod found for corner at the Southeast corner of said 11.994 acres tract and said Addition, and being the Southeast corner of a 93.076 acres tract of land as described in a Warranty deed from Betty Terrell Blakeway to LA-DF Investments Fund 9, LLC, as recorded in Volume 1328, Page 288 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 01 min. 37 sec. W, along the common line between said tracts, at 1329.70 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1349.70 feet to a point for corner in the center of Circle Lane;

THENCE S. 89 deg. 19 min. 45 sec. E, along the center of Circle Lane, a distance of 388.01 feet to the POINT OF BEGINNING and containing 11.99 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert Gladu, being the owner of the above described tract of land, do hereby designate this plat as REPLAT CUSTOM BAND SAWING ADDITION, an Addition to the City of Roysse City, Texas, an hereby dedicate to the Public use forever all easements shown on this plat for the purposes and consideration herein expressed.

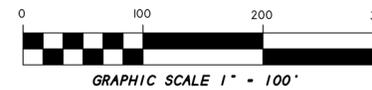
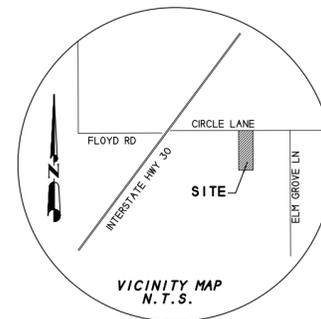
ROBERT GLADU

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Robert Gladu, for the purposes indicated.

Notary Public

My commission expires:



6.64 ACRES  
CIRCLE ELM INVESTMENTS LLC  
VOL. 5359, PG. 236

APPROVED AND ACCEPTED:

Chairman, Planning and Zoning Commission,  
City of Roysse City, Texas

dated \_\_\_\_\_

Mayor, City of Roysse City, Texas

dated \_\_\_\_\_

The undersigned, the City Secretary of Roysse City, Texas, hereby certifies the foregoing REPLAT CUSTOM BAND SAWING ADDITION, an Addition in the City of Roysse City, was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council by formal action, then and there accepted the dedication of all the easements as shown and set forth in an upon said plat, and said Council further authorized the Mayor to note acceptance thereof by signing his name as subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Secretary of City of Roysse City, Texas

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



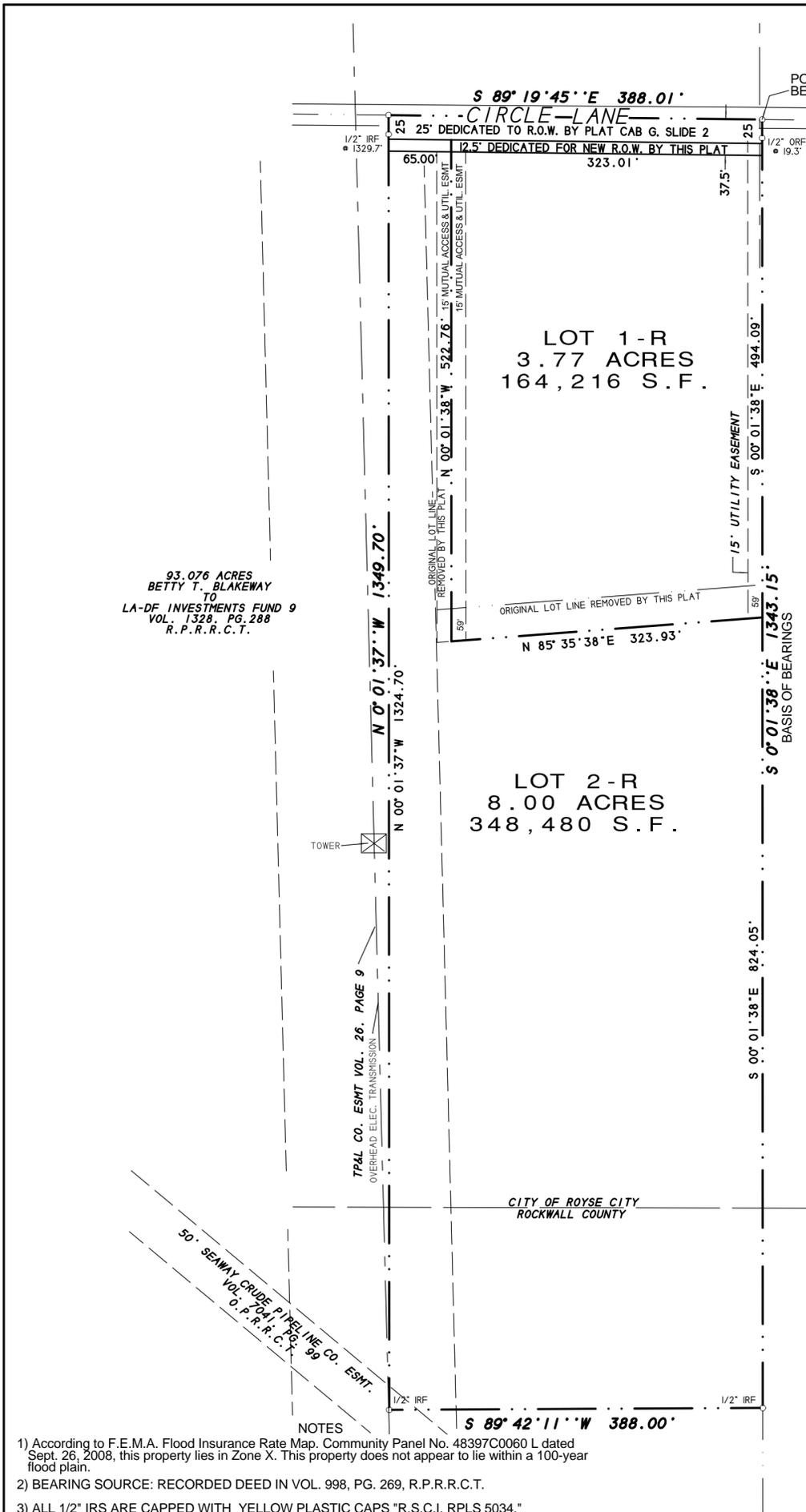
REPLAT  
**CUSTOM BAND SAWING  
ADDITION**  
11.99 ACRES ( 2 LOTS )  
AN ADDITION TO THE  
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

OWNER:  
ROBERT GLADU  
2501 CIRCLE LANE  
ROYSE CITY, TEXAS 75189

**H.D. Fetty Land Surveyor, LLC**

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

SURVEY DATE DECEMBER 31, 2021  
SCALE 1" = 100' FILE # 20000355-RP  
CLIENT GLADU



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0060 L 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: RECORDED DEED IN VOL. 998, PG. 269, R.P.R.C.T.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

FIELD WORK PERFORMED DECEMBER 31, 2021