
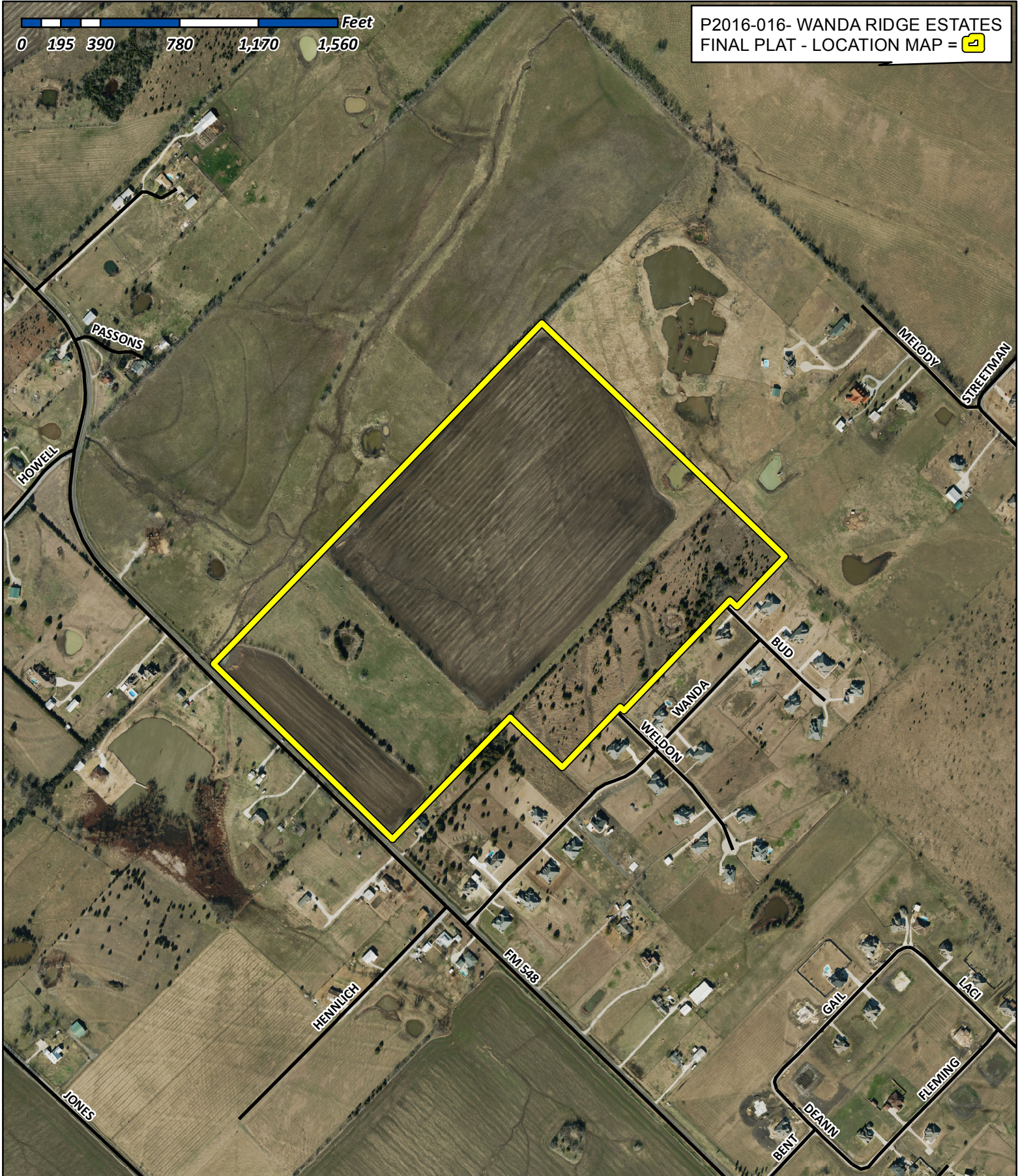


0 195 390 780 1,170 1,560 Feet

P2016-016- WANDA RIDGE ESTATES  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





TEXAS STATE  
PLANE COORDS.  
N=7012857.77  
E=2633514.49

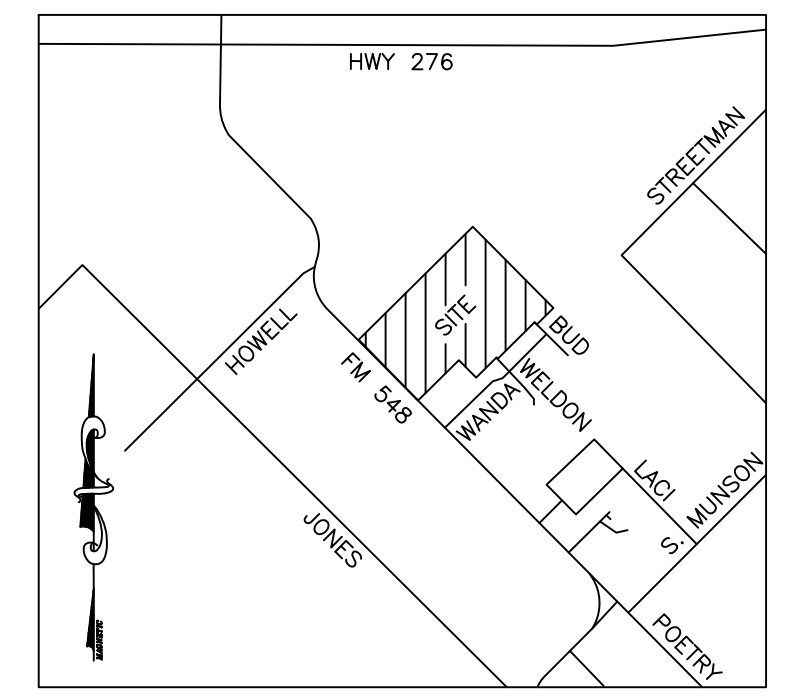
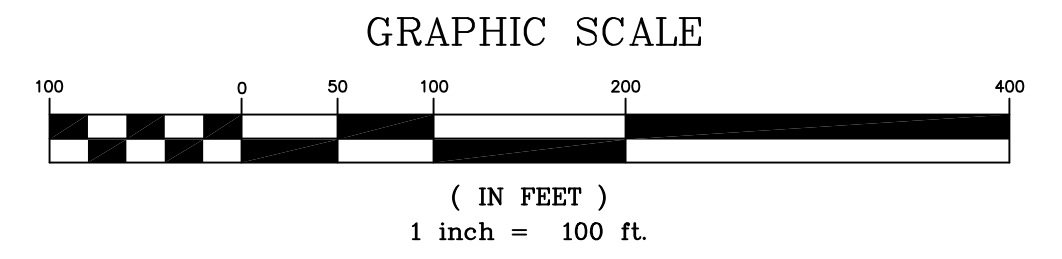
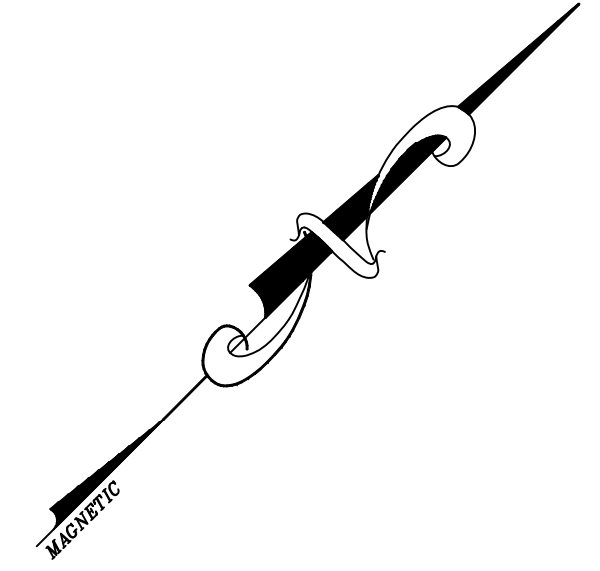
POINT OF  
BEGINNING

1/2" C.I.P.F.  
STAMPED "TIPTON"

DONALD JUNT AND EQUITY TRUST COMPANY  
CUSTODIAN FBO DONALD JUNT IRA  
97.282 ACRES  
VOL. 2015, PG. 18262  
D.R.R.C.T.

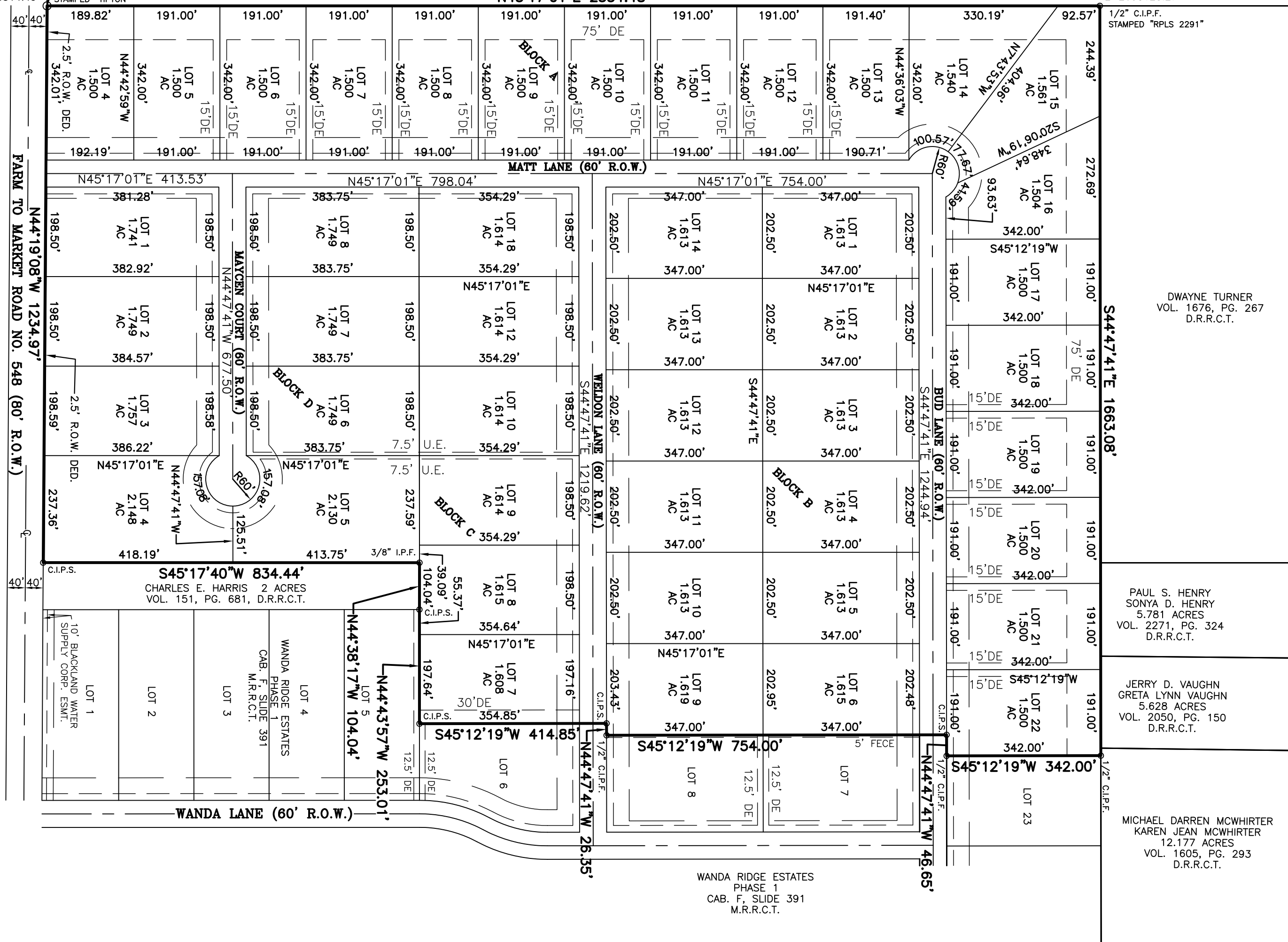
TEXAS STATE  
PLANE COORDS.  
N=7014553.94  
E=2635128.27

1/2" C.I.P.F.  
STAMPED "RPLS 2291"



- UE - UTILITY EASEMENT
- BL - BUILDING LINE
- DE - DRAINAGE EASEMENT
- FECE - FARMERS ELECTRIC COOPERATIVE EASEMENT
- C.I.P.S. - 1/2" YELLOW CAPPED IRON PIN SET  
STAMPED "CCG INC RPLS 5129"

**FINAL PLAT**  
**WANDA RIDGE ESTATES**  
**PHASE 2**  
45 RESIDENTIAL LOTS  
79.7111 ACRES OF LAND  
S. MCFADGIN SURVEY, ABSTRACT NO. 142  
ROCKWALL COUNTY, TEXAS



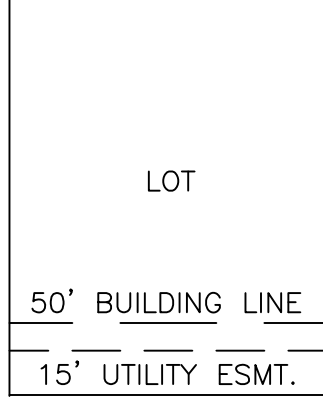
WANDA RIDGE ESTATES  
PHASE 1  
CAB. F. SLIDE 391  
M.R.R.C.T.

PAUL S. HENRY  
SONYA D. HENRY  
5.781 ACRES  
VOL. 2271, PG. 324  
D.R.R.C.T.

JERRY D. VAUGHN  
GRETA LYNN VAUGHN  
5.628 ACRES  
VOL. 2050, PG. 150  
D.R.R.C.T.

MICHAEL DARREN MCWHIRTER  
KAREN JEAN MCWHIRTER  
12.177 ACRES  
VOL. 1605, PG. 293  
D.R.R.C.T.

TYPICAL LOT DETAIL



OWNER:  
CROWELL DEVELOPMENT CORPORATION  
CONTACT: ROBERT JOHN CROWELL  
403 SOUTH ELM STREET  
ROYSE CITY, TEXAS 75189  
PHONE: 972-636-2108

Bearings based on northwest line of deed recorded in  
Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

State Plane coordinates based on the Texas State Plane Coordinate System,  
North Central Zone, North American Datum of 1983 on Grid Coordinate  
values, No Scale and no Projection.

**CARROLL CONSULTING GROUP, INC.**

P.O. BOX 11 LAVON, TEXAS 75166 PHONE:  
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742-4411

JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=100'	APRIL 7, 2016	CP

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Crowell Development Co., Inc. is the owner of a tract of land situated in the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas and being the same 79.7111 acre tract of land as conveyed to Crowell Development Co., Inc. by deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" capped iron pin found on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the west corner of said 79.7111 acre tract and the south corner of a 97.282 acre tract of land conveyed to Donald Junt and Equity Trust Company Custodian FBO Donald Junt IRA by deed recorded in Volume 2015, Page 18262, Deed Records, Rockwall County, Texas;

Thence, North 45°17'01" East, along the northwest line of said 79.7111 acre tract and the southeast line of said 97.282 acre tract, a distance of 2334.48 feet to a 1/2" capped iron pin found for the north corner of said 79.7111 acre tract and the west corner of a tract of land conveyed to Dwayne Turner by deed recorded in Volume 1676, Page 267, Deed Records, Rockwall County, Texas;

Thence, South 44°47'41" East, along the northeast line of said 79.7111 acre tract, the southwest line of said Turner tract, the southwest line of a 5.781 acre tract of land conveyed to Paul S. Henry and Sonya D. Henry by deed recorded in Volume 2271, Page 324, Deed Records, Rockwall County, Texas, the southwest line of a 5.628 acre tract of land conveyed to Jerry D. Vaughn and Greta Lynn Vaughn by deed recorded in Volume 2050, Page 150, Deed Records, Rockwall County, Texas and the southwest line of a 12.177 acre tract of land conveyed to Michael Darren McWhirter and Karen Jean McWhirter by deed recorded in Volume 1605, Page 293, Deed Records, Rockwall County, Texas, a distance of 1663.08 feet to a 1/2" capped iron pin found for the most northerly east corner of said 79.7111 acre tract and the most northerly corner of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Map Records, Rockwall County, Texas;

Thence, southwesterly, along the southeasterly lines of said 79.7111 acre tract and the northwesterly lines of said Wanda Ridge Estates Phase 1 the following:

South 45°12'19" West, a distance of 342.00 feet to a 1/2" capped iron pin found for corner on the northeast right-of-way line of Bud Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Bud Lane, a distance of 46.65 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 754.00 feet to a 1/2" capped iron pin found on the northeast right-of-way line of Weldon Lane (60' R.O.W.);

North 44°47'41" West, along the northeast line of said Weldon Lane, a distance of 26.35 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for corner;

South 45°12'19" West, a distance of 414.85 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the north line of Lot 5, of said Wanda Ridge Estates Phase 1;

Thence, North 44°43'57" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said Lot 5, a distance of 253.01 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" for the north corner of said Lot 5 and the east corner of a 2 acre tract of land conveyed to Charles E. Harris by deed recorded in Volume 151, Page 681, Deed Records, Rockwall County, Texas;

Thence, North 44°38'17" West, along a southwesterly line of said 79.7111 acre tract and the northeast line of said 2 acre tract, a distance of 104.04 feet to a 3/8" iron pin found for the north corner of said 2 acre tract;

Thence, South 45°17'40" West, along a southeasterly line of said 79.7111 acre tract and the northwest line of said 2 acre tract, a distance of 834.44 feet to a 1/2" yellow capped iron pin set stamped "CCG INC RPLS 5129" on the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) for the south corner of said 79.7111 acre tract and the west corner of said 2 acre tract;

Thence, North 44°19'08" West, along the northeasterly right-of-way line of Farm to Market Road No. 548 (80' R.O.W.) and the southwest line of said 79.7111 acre tract, a distance of 1234.97 feet to the Point of Beginning and containing 3,472,216 square feet or 79.7111 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the WANDA RIDGE ESTATES PHASE 2 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. I further certify that all other parties who have a mortgage or lien interest in the WANDA RIDGE ESTATES PHASE 2 subdivision 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 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.

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.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Crowell Development Co., Inc., Owner  
By: Bobby J. Crowell

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, 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 under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Crowell Development Co., Inc., Owner  
By: Bobby J. Crowell

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, 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 under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have 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.

*"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"*

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas.  
My commission expires: \_\_\_\_\_

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Bearings based on northwest line of deed recorded in Volume 4417, Page 152, Deed Records, Rockwall County, Texas.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      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 \_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

\_\_\_\_\_  
Rockwall County Judge      Date

General Notes:

1) 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.

FINAL PLAT

WANDA RIDGE ESTATES  
PHASE 2

45 RESIDENTIAL LOTS  
79.7111 ACRES OF LAND  
S. MCFADGIN SURVEY, ABSTRACT NO. 142  
ROCKWALL COUNTY, TEXAS

PAGE 2 OF 2

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		LAVON, TEXAS 75166	PHONE:
TEXAS FIRM REGISTRATION NO.:		10007200	(972) 742-4411
JOB No.	SCALE:	DATE	DRAWN BY:
2232-16	1"=100'	APRIL 7, 2016	CP