

P2018-043 - FINAL PLAT FOR WHISPER ROCK
 FINAL PLAT - LOCATION MAP = [location pin icon]

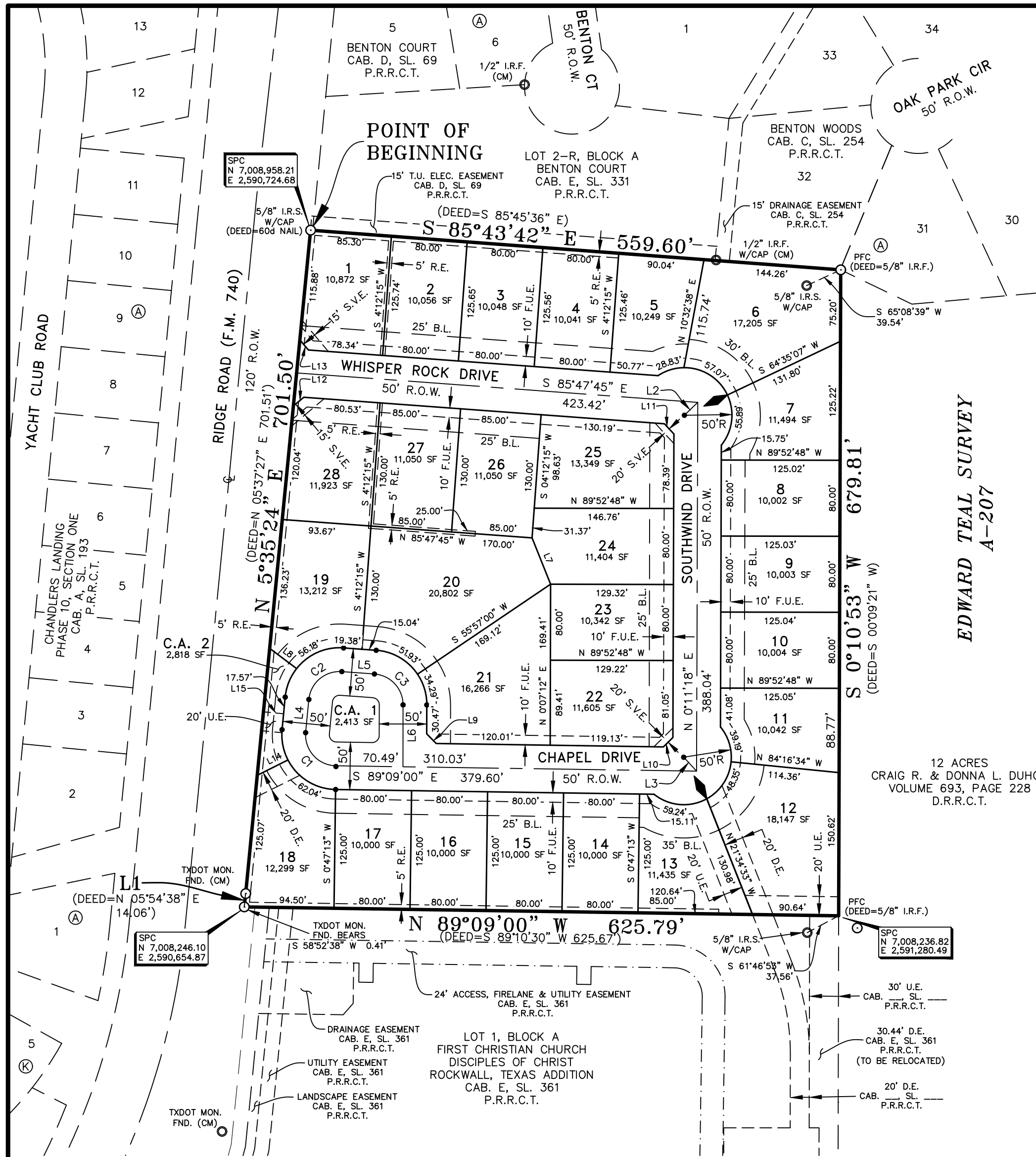


City of Rockwall

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.





LEGEND

5/8" I.R.S. W/CAP 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"

I.R.F. IRON ROD FOUND

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

C.A. COMMON AREA TRACT

B.L. BUILDING SETBACK LINE

R.E. RETAINING WALL EASEMENT

F.U.E. UTILITY EASEMENT

U.E. FRANCHISE UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

S.V.E. SIDEWALK & VISIBILITY EASEMENT

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

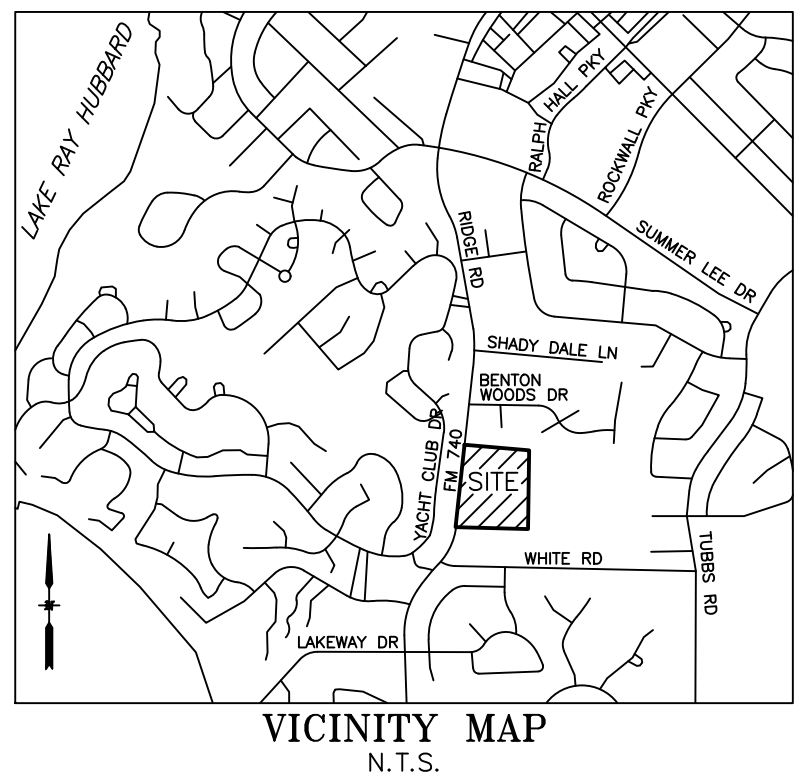
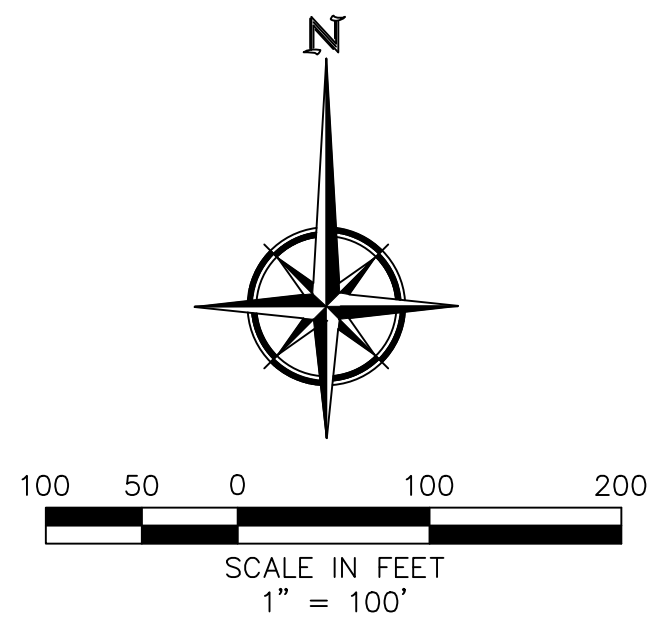
◆ INDICATES CHANGE IN STREET NAME

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	094°40'18"	32.50'	35.26'	53.70'	S 41°48'51" E	47.80'
C2	088°40'57"	32.50'	31.76'	50.30'	S 49°51'47" W	45.43'
C3	085°54'57"	32.50'	30.26'	48.73'	N 42°50'16" W	44.29'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 6°03'52" E	14.12'
L2	N 46°11'20" E	19.51'
L3	S 42°43'50" E	19.90'
L4	S 5°31'18" W	34.36'
L5	N 85°47'45" W	34.42'
L6	N 0°07'12" E	65.15'
L7	N 21°46'40" W	52.49'
L8	S 53°11'39" E	35.52'
L9	S 44°30'54" E	14.23'
L10	N 45°31'09" E	14.06'
L11	N 42°48'13" W	14.63'
L12	S 49°53'50" W	14.31'
L13	S 40°06'10" E	13.97'
L14	S 63°25'20" W	36.13'
L15	S 84°28'42" E	21.33'



- Notes:
- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
 - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood 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 statement shall not create liability on the part of the surveyor.
 - The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
 - The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts.

OWNER
RRDC, LTD.
 900 HEATHLAND CROSSING
 HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 488 ARROYO COURT
 SUNNYVALE, TX 75182
 (214) 532-0636
 FAX (972) 412-4875
 EMAIL: rcmsurveying@gmail.com
 FIRM NO. 10192300 JOB NO. 426

FINAL PLAT
WHISPER ROCK
 LOTS 1-28, BLOCK A
 BEING
 28 SINGLE FAMILY LOTS
 2 COMMON AREA TRACTS
 ZONED: PD-47
 9.477 ACRES

SITUATED IN THE
 EDWARD TEAL SURVEY, A-207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
 (972) 941-8400 FAX (972) 941-8401

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 2017000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4"TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 06 degrees 03 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.12 feet to a 3 1/4"TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of- way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, a 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 WHISPER ROCK 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: RRDC, LTD.
BY: RRDC-GP, LLC, its general partner

BY: Scott Lewis, Manager

FOR: _____ (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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 ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ 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 ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires:

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

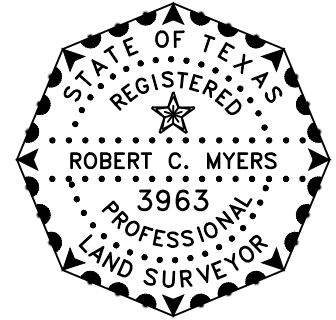
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared 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 THIS ____ DAY OF _____, 2018.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
WHISPER ROCK
LOTS 1-28, BLOCK A
BEING
28 SINGLE FAMILY LOTS
2 COMMON AREA TRACTS
ZONED: PD-47
9.477 ACRES
SITUATED IN THE
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TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

BENCHMARK:
 "X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
 OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS
 & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
 CONSTRUCTION SERVICES - FIRM REG. #F-00145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

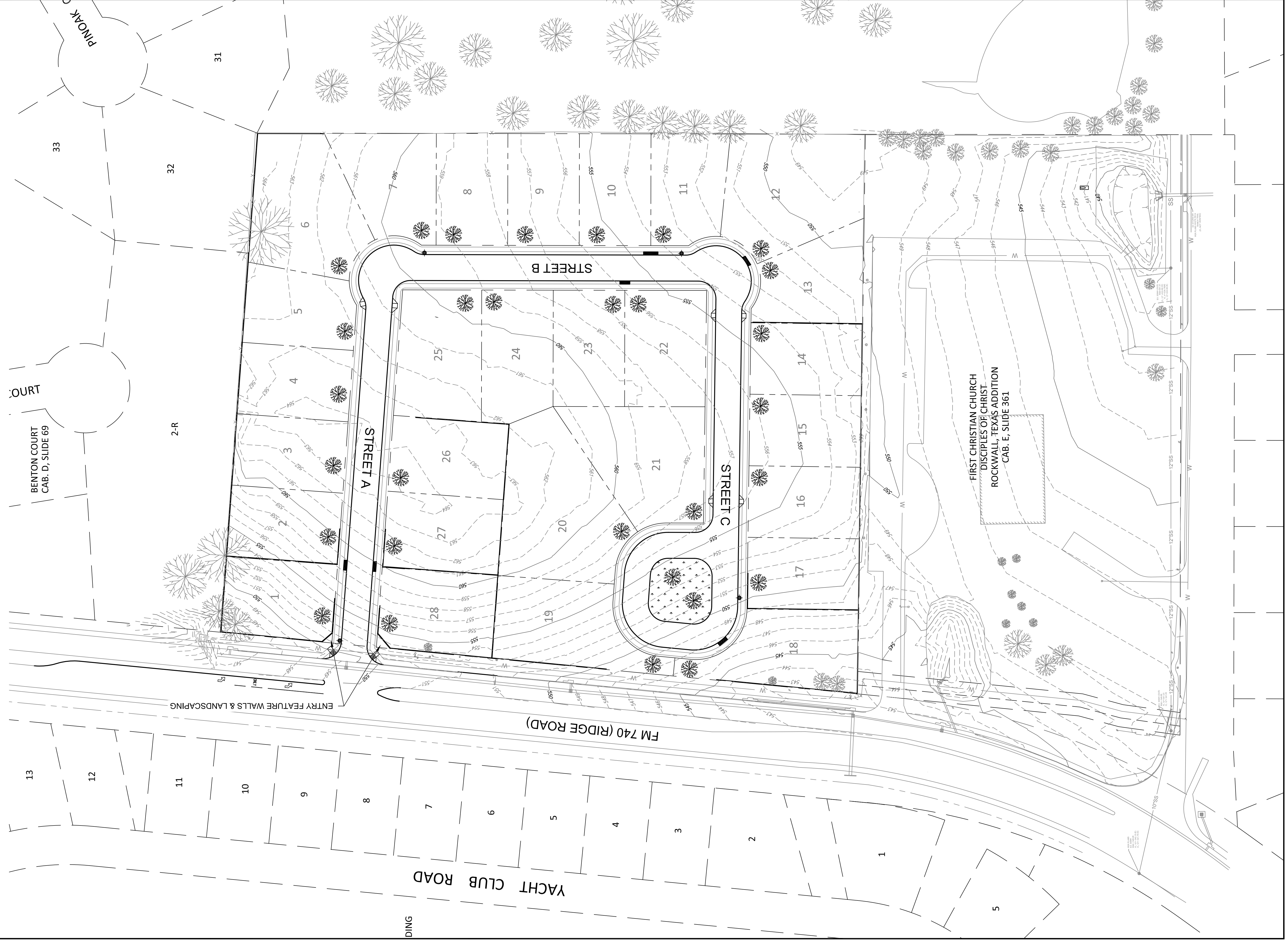
REVISIONS:	
DRAWN: JIM	DATE: December 13, 2017
CHECKED: TW	PROJECT NO.: 3551
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR
 THE PURPOSE OF INTERIM REVIEW AND BIDDING
 ONLY.



TRESCAPE & LANDSCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
 ROCKWALL COUNTY

SHEET
 OF



LEGEND:

- EXISTING TREES TO BE PROTECTED
- STREET TREES PROVIDED BY BUILDER
- OPEN SPACE

