



City of Rockwall

Planning & Zoning Department
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 Rockwall, Texas 75032
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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded in Instrument 2019000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northwest corner of said Lot 1, said corner being 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 of said Lots 1 through 5, Block A 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 (PRRCT), a distance of 415.34 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, whose chord bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right-of-way line of Whisper Rock Drive, a 50 ft. right-of-way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 369.12 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 13.97 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east line of said Ridge Road

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 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, LOTS 29-33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29-33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does 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. RRDC, LTD. also understands 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.

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

RRDC, LTD. further acknowledges 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; RRDC, LTD., its successors and assigns hereby waive any claim, damage, or cause of action that it 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 ___, 2019.

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 ___, 2019.

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 ___, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

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 ___, 2019.

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 WHISPER ROCK, LOTS 29-33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2019.

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 ___, 2019.

Mayor, City of Rockwall City Secretary City Engineer

AMENDING PLAT

WHISPER ROCK
LOTS 29-33, BLOCK A

BEING

5 SINGLE FAMILY LOTS
ZONED: PD-47
1.177 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

REV:
DATE: 08/15/2019 CASE: P201-___ SHEET 2 OF 2