

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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The purpose of this plat is to create 2 lots out of 1 platted lot.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- City of Rockwall control monuments used:
 COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. +100' south of the Airport Rd. centerline.
 Northing: 7,025,942.628 Easting: 2,601,204.043 Elevation: 558.61'
 COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate.
 Northing: 7,020,550.132 Easting: 2,607,463.893 Elevation: 595.63'

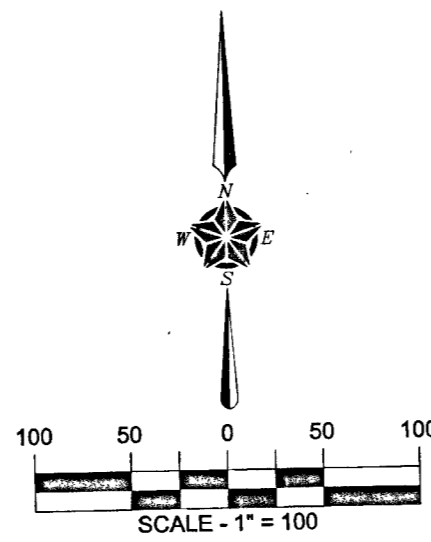
OSSF NOTES:

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There are no easements other than those noted on the lot 1A or 1B.
- There were no permitted/approved existing structures with associated OSSF(s) on lot 1A of 1B at the time of approval. Any existing structures or OSSFs on either lot must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/discharged sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Jill M. [Signature]
 Designated Representative for Collin County Development Services



**LEGAL DESCRIPTION
 STATE OF TEXAS
 COUNTY OF COLLIN**

WHEREAS, Bryan Wreyford and Edith Wreyford, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 inch iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, GARY E. JOHNSON, 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.

Gary E. Johnson
 Gary E. Johnson, R.P.L.S. No. 5299

[Signature]
 Planning & Zoning Commission, Chairman
 Date: 7/14/21

APPROVED:
 I hereby certify that the above and foregoing plat of an addition to Collin County, Texas, was approved by the City Council of the City of Rockwall on the 19 day of April, 2021 in accordance with the requirements of the Interterritorial Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ET J) of the City entered into by the City of Rockwall and Collin County.

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

WITNESS OUR HANDS, this 11 day of July, 2021

[Signature]
 Mayor, City of Rockwall
[Signature]
 City Secretary
[Signature]
 City Engineer

**OWNER'S CERTIFICATION [PUBLIC DEDICATION]
 STATE OF TEXAS
 COUNTY OF COLLIN**

WHEREAS Bryan Wreyford and Edith Wreyford, being the owners of a tract of land in the County of Collin, State of Texas, said tract being described as follows:
 Lot 1, of Crowell's Hidden Valley Estates, an addition in Collin County, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas.; when taken with Ratification of Plat dated October 18, 1985, filed January 2, 1986, recorded in Volume 2281, Page 781, Deed Records, Collin County, Texas.

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

the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION subdivision to the County of Collin, 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 (we) further certify that all other parties who have a mortgage or lien interest in the 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 (we) also understand the following:

- The public rights-of-way depicted on this subdivision plat are dedicated fee simple for the purpose of providing public roadways, streets, alleyways, and utilities.
- All public improvements and dedications are free and clear of all debt, liens, and/or any other encumbrances.
- For the purposes of this subdivision plat, the easements and public areas depicted and created by this subdivision plat, are dedicated to the public and the public's use in perpetuity.
- No buildings, structures, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements depicted on this subdivision plat.
- Utility easements may be used for the mutual use and accommodation of the all public utilities unless the easement limits the use by its designation.
- Public utilities shall have the right to remove and keep removed all or parts of any buildings, structures, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- Public utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The property owners or the Homeowner's Association (HOA) with lots adjacent to or upon the drainage easements created by this subdivision plat will be responsible for the maintenance and/or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of stormwater to the degree required by the design and original construction.
- Neither the City of Rockwall nor Collin County will be responsible for maintenance or repair of drainage improvements.
- Unless authorized by Collin County for a development where the subdivision infrastructure/public improvements have been completed, no construction on lots may take place until the subdivision infrastructure/public improvements for the entire subdivision have been accepted as complete.
- The roadways and rights-of-way depicted on the subdivision plat are public and neither the current nor future owner(s) of the subject property have the right to obstruct these roadways or rights-of-way by a fence, gate, or other means.
- Collin County will not accept for maintenance any road with a sidewalk in the public right-of-way of the road.

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 County; 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.

[Signature]
 Property Owner Signature(s)
 BRYAN W. WREYFORD

[Signature]
 Property Owner Signature(s)
 EDITH A. WREYFORD

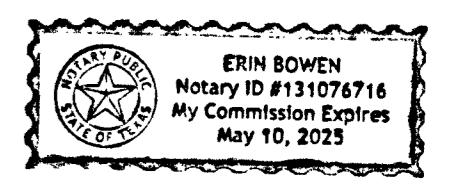
**STATE OF TEXAS
 COUNTY OF COLLIN**

Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD, 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 15th day of July, 2021

[Signature]
 Notary Public in and for the State of Texas

5-10-2025
 My Commission Expires



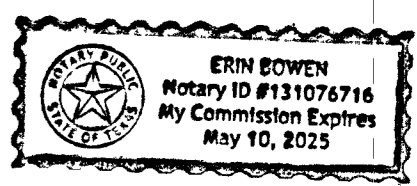
**STATE OF TEXAS
 COUNTY OF COLLIN**

Before me, the undersigned authority, on this day personally appeared EDITH WREYFORD, 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.

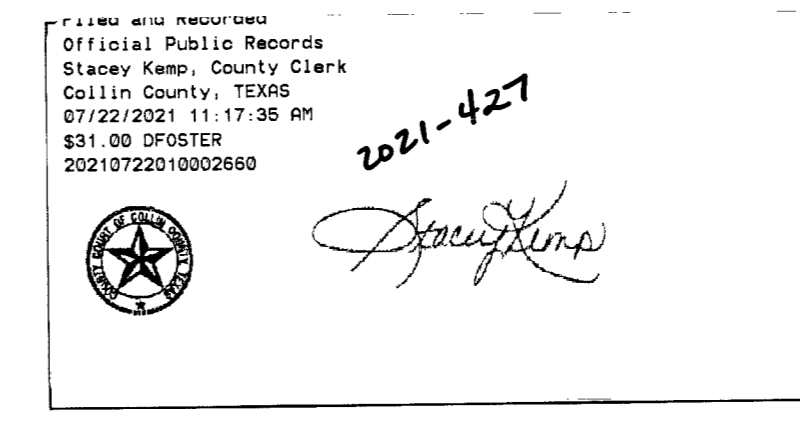
Given upon my hand and seal of office this 15th day of July, 2021

[Signature]
 Notary Public in and for the State of Texas

5-10-2025
 My Commission Expires



- LEGEND**
- C.C. COUNTY CLERK
 - SQ. FT. SQUARE FEET
 - IRF IRON ROD FOUND
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - IRS 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
 - STAMPED "TXHS" FOR CORNER
 - CM CONTROL MONUMENT
 - CENTERLINE CENTERLINE
 - BOUNDARY LINE BOUNDARY LINE
 - EASEMENT LINE EASEMENT LINE
 - B.L. BUILDING LINE SETBACK



Texas Heritage
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 tsheritage.com
 Firm #10169300

OWNER
 BRYAN & EDITH WREYFORD
 18877 FM 2755
 ROYSE CITY, TEXAS 75189

P2021-010

FINAL PLAT
WREYFORD ADDITION
LOTS 1 & 2, BLOCK A
129,252 SF/2.97 ACRES
 BEING A REPLAT OF LOT 1
 CROWELL'S HIDDEN VALLEY ESTATES
 ROBERT H. SMITH SURVEY, ABSTRACT NO. 861
 LOCATED WITHIN THE
 EXTRATERRITORIAL JURISDICTION,
 OF THE CITY OF ROCKWALL, COLLIN COUNTY, TEXAS

DATE: 07/12/2021 / JOB #: 2003000-1 / SCALE: 1" = 100' / DRAWN: KO