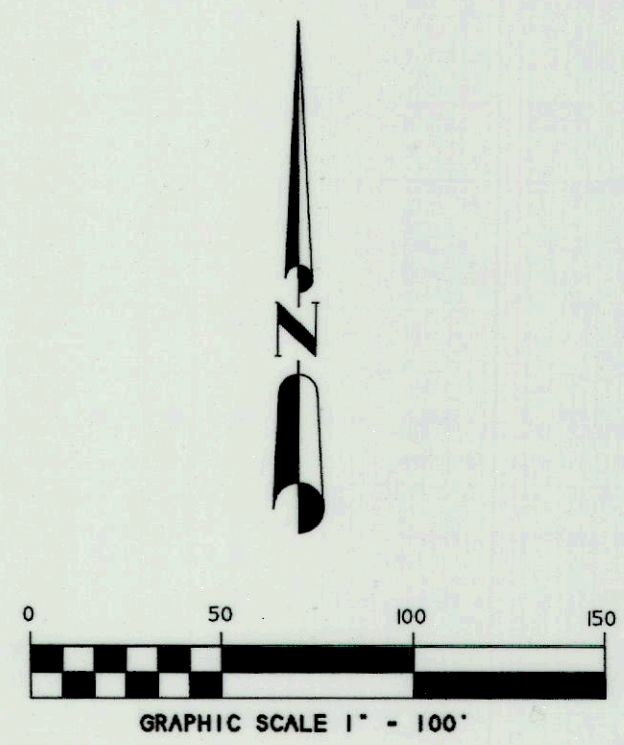
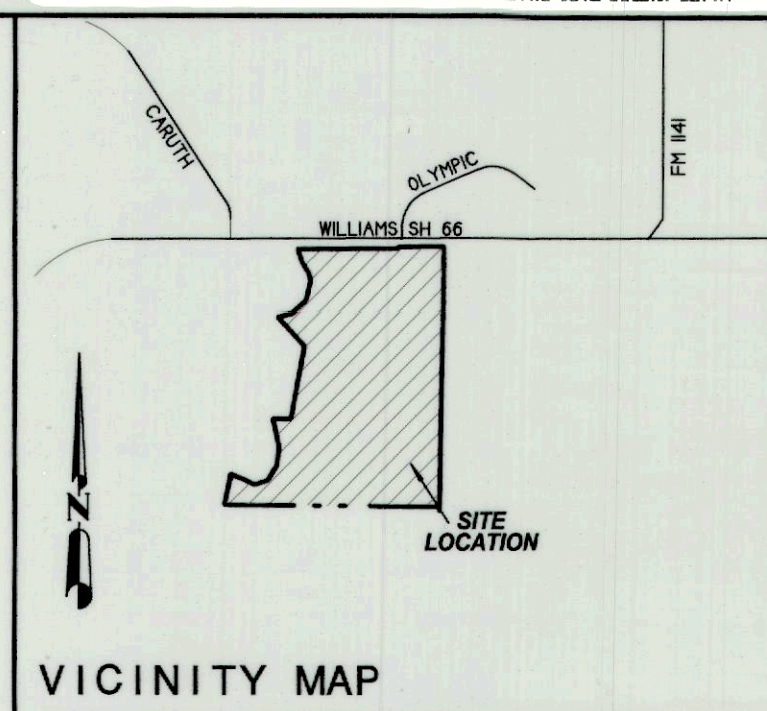
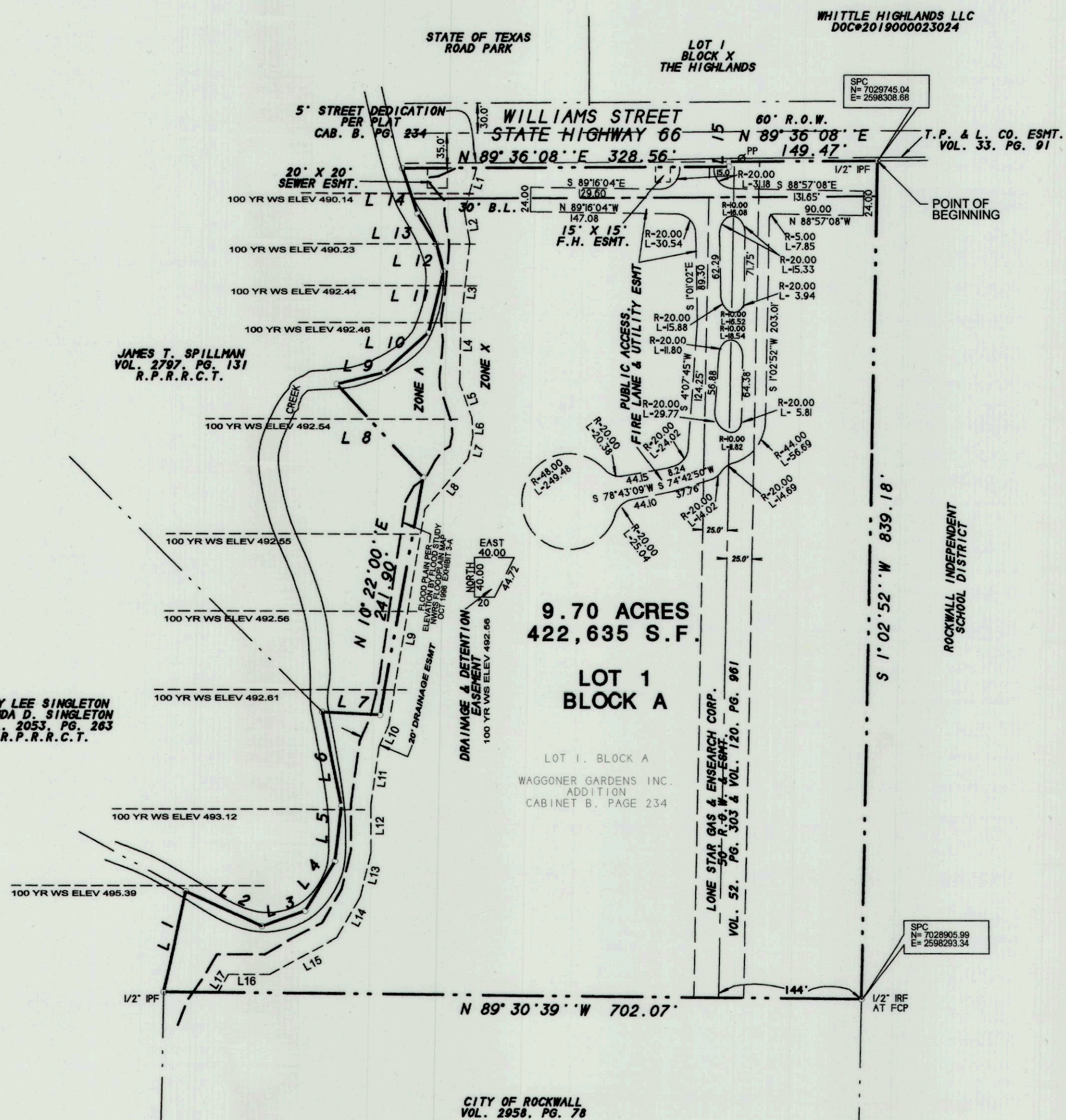


**SURVEYOR'S NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	84.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°31'12"E	56.23'
6	N 11°47'14"W	95.43'
7	S 87°20'38"E	58.30'
8	N 43°17'26"W	127.37'
9	N 78°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	N 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'

DRAINAGE ESMT LINE TABLE		
Line	Bearing	Distance
1	S 14°53'40"W	44.89'
2	S 09°32'40"E	31.54'
3	S 06°15'01"W	78.32'
4	S 01°15'00"W	63.50'
5	S 19°13'04"E	38.45'
6	S 03°20'28"E	38.45'
7	S 12°57'02"W	22.92'
8	S 40°31'58"W	66.36'
9	S 09°31'15"W	215.64'
10	S 24°27'06"W	24.32'
11	S 07°40'12"W	58.86'
12	S 00°00'00"W	47.63'
13	S 13°21'26"W	45.68'
14	S 30°17'06"W	47.63'
15	S 61°14'00"W	76.31'
16	S 90°00'00"W	41.55'
17	S 30°17'06"W	20.91'



**FINAL PLAT**  
**LOT 1, BLOCK A**  
**HELPING HANDS ADDITION**  
 BEING ONE (1) LOT  
 9.70 ACRES OR 422,635 S.F.  
 SITUATED IN THE  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEVISION CABLE WIRE
GC	GAS
W	WATER
E	ELECTRIC
BO	BOX
MS	METER
LP	LIGHT POLE
AS	ASBESTOS
FF	FIRE
PP	POST
FC	FOUNDATION
PT	PROPERTY CORNER

OWNER:  
 ROCKWALL COUNTY HELPING HANDS INC  
 P.O. BOX 375  
 ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: JANUARY 12, 2023  
 SCALE: 1" = 100' FILE # 20001612-RP  
 CLIENT: HELPING HANDS

- GENERAL NOTES:**
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
  - (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
  - (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
  - (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
  - (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL COUNTY HELPING HANDS INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Replat of Waggoner Gardens, Inc. Addition, an Addition to the City of Rockwall, Texas, according to the plat recorded in Cabinet D, Slide 68, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for corner in the south right-of-way line of State Highway 66 Williams Street and at the northeast corner of said Lot 1, Block A;

THENCE S. 01 deg. 02 min. 52 sec. W. along the east boundary of Lot 1, Block A, a distance of 839.18 feet to a 1/2" iron pipe found for corner;

THENCE N. 89 deg. 30 min. 39 sec. W. along south boundary of said tract, a distance of 702.07 feet to a 1/2" iron pipe found for corner;

THENCE N. 12 deg. 24 min. 50 sec. E., at 83.5 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 103.00 feet to a point in creek for corner;

THENCE in a northeasterly direction along the meanders of said creek as follows:

S. 65 deg. 30 min. 29 sec. E. a distance of 84.30 feet; N. 70 deg. 32 min. 09 sec. E. a distance of 45.75 feet; N. 30 deg. 42 min. 26 sec. E. a distance of 58.40 feet; N. 06 deg. 31 min. 12 sec. E. a distance of 65.23 feet; N. 11 deg. 47 min. 14 sec. E. a distance of 95.43 feet;

THENCE S. 87 deg. 20 min. 38 sec. E. leaving said creek, a distance of 58.30 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 22 min. 00 sec. E. a distance of 241.90 feet to a 1/2" iron rod found for corner;

THENCE N. 43 deg. 17 min. 26 sec. W. at 107.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 127.37 feet to a point for corner in creek;

THENCE in a northeasterly direction along the meanders of said creek as follows:

N. 76 deg. 19 min. 11 sec. E. a distance of 49.27 feet; N. 48 deg. 06 min. 07 sec. E. a distance of 60.45 feet; N. 13 deg. 30 min. 44 sec. E. a distance of 63.11 feet; N. 14 deg. 23 min. 51 sec. E. a distance of 28.69 feet; N. 32 deg. 04 min. 32 sec. E. a distance of 36.02 feet; N. 18 deg. 45 min. 17 sec. W. a distance of 47.20 feet to a point in the right-of-way for Williams Street SH 66;

THENCE N. 89 deg. 36 min. 08 sec. E. along said right-of-way, a distance of 328.56 feet to a TXDOT disk for corner;

THENCE N. 00 deg. 41 min. 53 sec. E. a distance of 5.00 feet a TXDOT disk for corner;

THENCE N. 89 deg. 36 min. 08 sec. E. along said right-of-way line, a distance of 149.47 feet to the POINT OF BEGINNING and containing 422,635 square feet or 9.70 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 1, BLOCK A, HELPING HANDS ADDITION, an Addition 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 LOT 1, BLOCK A, HELPING HANDS ADDITION, have been notified and signed this plat.

We 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.

We 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, curbs and gutters, 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.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

*Jon Bailey*  
Jon Bailey  
for ROCKWALL COUNTY HELPING HANDS INC

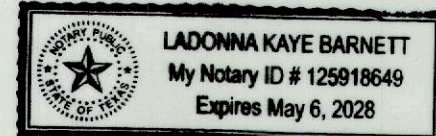
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jon Bailey 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 13th day of February, 2025.

*Ladonna Kay Barnett*  
Ladonna Kay Barnett  
Notary Public in and for the State of Texas

*May 6, 2028*  
My Commission Expires:



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*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, HELPING HANDS ADDITION an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9th day of November, 2015.

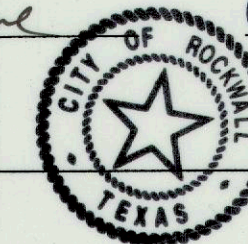
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

*Mayor*  
Mayor, City of Rockwall

*Chairman*  
Planning and Zoning Commission Chairman

*Kristy Seagren*  
City Secretary



*City Engineer*  
City Engineer

FINAL PLAT

LOT 1, BLOCK A  
HELPING HANDS ADDITION

BEING ONE (1) LOT  
9.70 ACRES OR 422,635 S.F.

SITUATED IN THE  
R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊙	TELEPHONE
⊙	CABLE
⊙	WATER
⊙	SEWER
⊙	STORM
⊙	POWER
⊙	POLE
⊙	CONCRETE
⊙	IRON
⊙	STEEL
⊙	WOOD
⊙	BRICK
⊙	STONE
⊙	GLASS
⊙	PLASTER
⊙	CEMENT
⊙	ASPHALT
⊙	PAVEMENT
⊙	GRAVEL
⊙	SAND
⊙	CLAY
⊙	ROCK
⊙	ICE
⊙	SNOW
⊙	WATER
⊙	SEWER
⊙	STORM
⊙	POWER
⊙	POLE
⊙	CONCRETE
⊙	IRON
⊙	STEEL
⊙	WOOD
⊙	BRICK
⊙	STONE
⊙	GLASS
⊙	PLASTER
⊙	CEMENT
⊙	ASPHALT
⊙	PAVEMENT
⊙	GRAVEL
⊙	SAND
⊙	CLAY
⊙	ROCK
⊙	ICE
⊙	SNOW

OWNER:

ROCKWALL COUNTY HELPING HANDS INC  
P.O. BOX 375  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2025000004256 PLAT  
03/13/2025 02:08:54 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk  
Rockwall County, TX

*Jennifer Fogg*

