

CURVE TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°23'29"	5050.00	122.63	61.32	122.62	S 0°43'06"E

FINAL PLAT
DEVOLL PLACE ADDITION
LOT 1, BLOCK A
 1 LOT
 6.96 ACRES OR 303,114 S.F.
 E.M. ELLIOTT SURVEY, A-77
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNERS:
 JUDY K. LARSON
 JAMES D. DEVOLL
 CAROLYN G. MAYNARD
 VON MAYNARD
 PO BOX 838
 FATE, TX 75132

SHEET 1 OF 2

SYMBOL LEGEND	
	1/2" IRF
	TXDOT DISK
	SPC
	ELEC
	FENCE
	RAILROAD
	AIRPORT ROAD
	STATE HIGHWAY
	RIDING CLUB
	ROLLING MEADOWS
	SITE

SURVEY DATE MARCH 13, 2019
 SCALE 1" = 100' FILE # 20041661RP
 CLIENT DEVOLL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: STATE PLANE COORDINATES BASED ON THE CITY OF ROCKWALL MONUMENT SYSTEM, NAD-83, NORTH CENTRAL ZONE.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JUDY K. LARSON, JAMES D. DEVOLL, VON and CAROLYN MAYNARD, BEING THE OWNERS OF A TRACT OF land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of Lot 1, Block A, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas and being N. 89 deg. 08 min. 37 sec. W., a distance of 492.01 feet from a 1/2" iron rod pipe in the West right-of-way line of F.M. Highway 3549 at the southeast corner of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. a distance of 285.23 feet to a 1/2" iron rod found for corner at the south most southwest corner of said Devoll tract;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a 1/2" iron rod found for corner at the west most southwest corner of said Devoll tract and in the east boundary line of Ridge Crest Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 63 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of said Devoll tract;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to a TXDOT disk monument found for corner in the west right-of-way line of F.M. 3549;

THENCE along a curve to the left having a central angle of 01°23'29", a radius of 5050.00 feet, a tangent of 61.32 feet, a chord bearing of S. 00 deg. 43 min. 06 sec. E., chord distance of 122.62 feet, along said right-of-way, an arch length 122.63 feet, to a TXDOT disk monument found for corner;

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 169.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west boundary line of Maynard Place, a distance of 176.69 feet to the POINT OF BEGINNING and containing 303,114 square feet or 6.96 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DEVOLL PLACE ADDITION, LOT 1, BLOCK A, 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. We further certify that all other parties who have a mortgage or lien interest in the subdivision 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, 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.

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.

Von Maynard
VON MAYNARD

Carolyn Maynard
CAROLYN MAYNARD

Judy K. Larson
JUDY K. LARSON

James D. Devoll
JAMES D. DEVOLL

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VON MAYNARD, 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 2 day of September, 2020.

Lauren Montanez
Notary Public in and for the State of Texas

12/27/2020
My Commission Expires:



NOTE: 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.

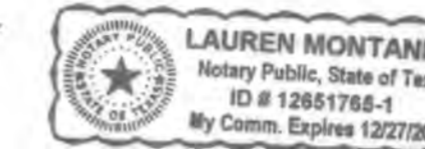
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROLYN MAYNARD, 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 2 day of September, 2020.

Lauren Montanez
Notary Public in and for the State of Texas

12/27/2020
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Sen
Planning and Zoning Commission

9-8-2020
Date

APPROVED

I hereby certify that the above and foregoing plat of DEVOLL PLACE ADDITION, LOT 1, 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 _____.

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.

WITNESS OUR HANDS, this 8th day of September, 2020.

Jeri Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary, City of Rockwall

Arny Williams, P.E.
City Engineer



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY K. LARSON, 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 2 day of September, 2020.

Lauren Montanez
Notary Public in and for the State of Texas

12/27/2020
My Commission Expires:



STATE OF New Mexico
COUNTY OF Bernalillo

Before me, the undersigned authority, on this day personally appeared JAMES D. DEVOLL, 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 27th day of August, 2020.

Mayera Marquez LeChuga
Notary Public in and for the State of Texas

10/17/2021
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
Registered Professional Land Surveyor No. 5034



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/11/2020 08:52:52 AM
\$100.00
20200000021393



Shelli

FINAL PLAT

DEVOLL PLACE ADDITION
LOT 1, BLOCK A

1 LOT
6.96 ACRES OR 303,114 S.F.

E.M. ELLIOTT SURVEY, A-77
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
JUDY K. LARSON
JAMES D. DEVOLL
CAROLYN G. MAYNARD
VON MAYNARD
PO BOX 838
FATE, TX 75132

SHEET 2 OF 2

SYMBOL LEGEND	
	EASEMENT
	RIGHT OF WAY
	SURVEY BOUNDARY
	CORNER MONUMENT
	EASEMENT STRIP
	RIGHT OF WAY STRIP
	SURVEY BOUNDARY STRIP
	CORNER MONUMENT STRIP

SURVEY DATE MARCH 13, 2019
SCALE 1" = 100' FILE# 20041661RP
CLIENT DEVOLL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00

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CASE NO. P2019-011