

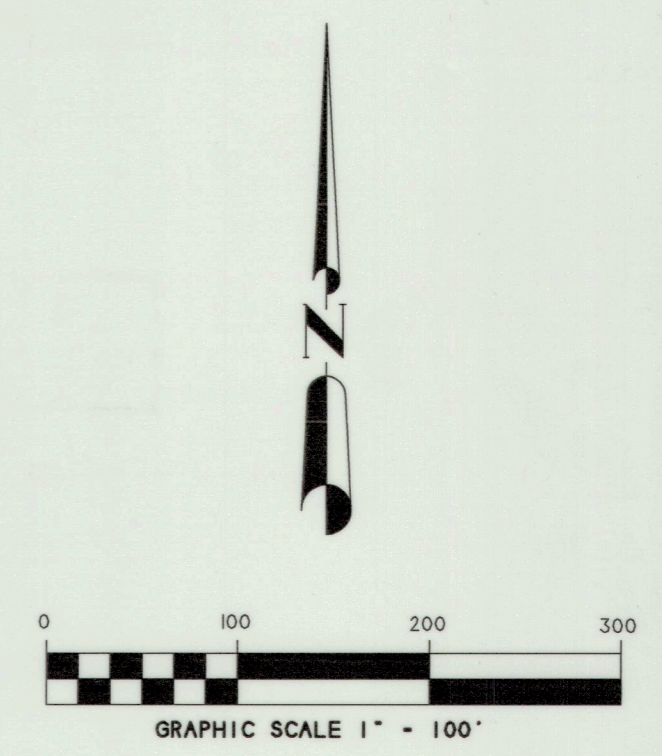
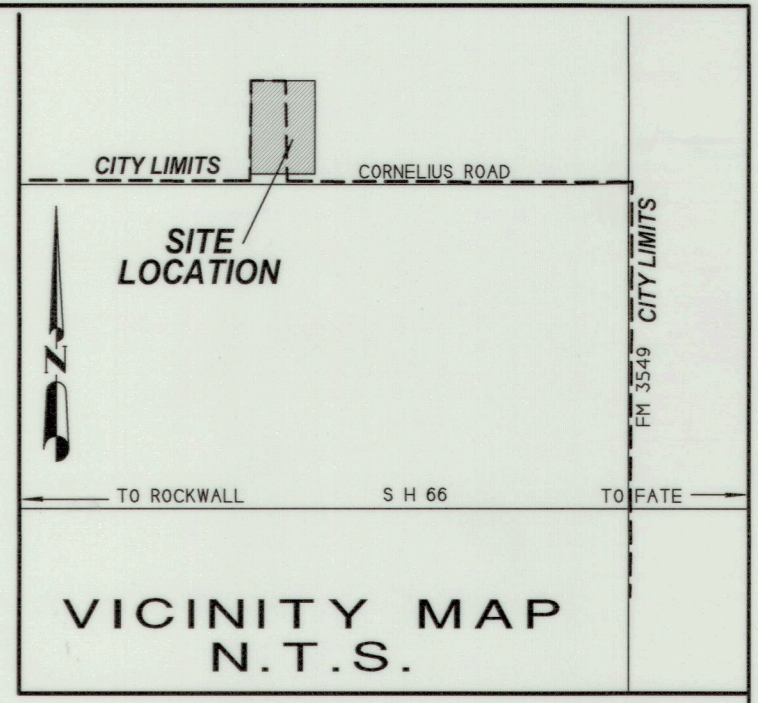
WINDING CREEK SUBDIVISION  
DOC#2024000000457

CRAIG MCCALLUM  
PAMELA MCCALLUM  
VOL. 5422, PG. 28

N 89° 26' 06" E 327.76' 30' UTILITY EASEMENT N 89° 43' 03" E 278.28'

**SURVEYOR'S NOTES**  
 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.  
 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

**General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):**  
 (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.



Line	Bearing	Distance
1	S 89° 33' 35" E	65.16'
2	N 0° 05' 24" W	32.50'
3	S 0° 13' 47" E	32.50'
4	N 54° 33' 56" W	17.19'
5	S 89° 35' 35" E	65.16'
6	S 89° 47' 28" W	102.75'
7	N 89° 15' 13" W	50.00'
8	S 89° 47' 28" W	70.01'
9	S 89° 47' 28" W	120.00'
10	S 54° 33' 56" E	17.19'
11	S 89° 47' 28" W	120.00'
12	N 89° 47' 28" E	70.01'
13	S 89° 15' 13" E	50.00'
14	S 89° 47' 28" W	120.00'
15	N 89° 47' 28" E	120.00'

**FINAL PLAT**  
 LOTS 1, 2, 3 & 4, BLOCK A  
**LEE ACRES ADDITION**  
 4 LOTS  
 BEING 19.56 ACRES OR 852,112 S.F.  
 TRACTS 5 AND 22-01 IN THE  
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

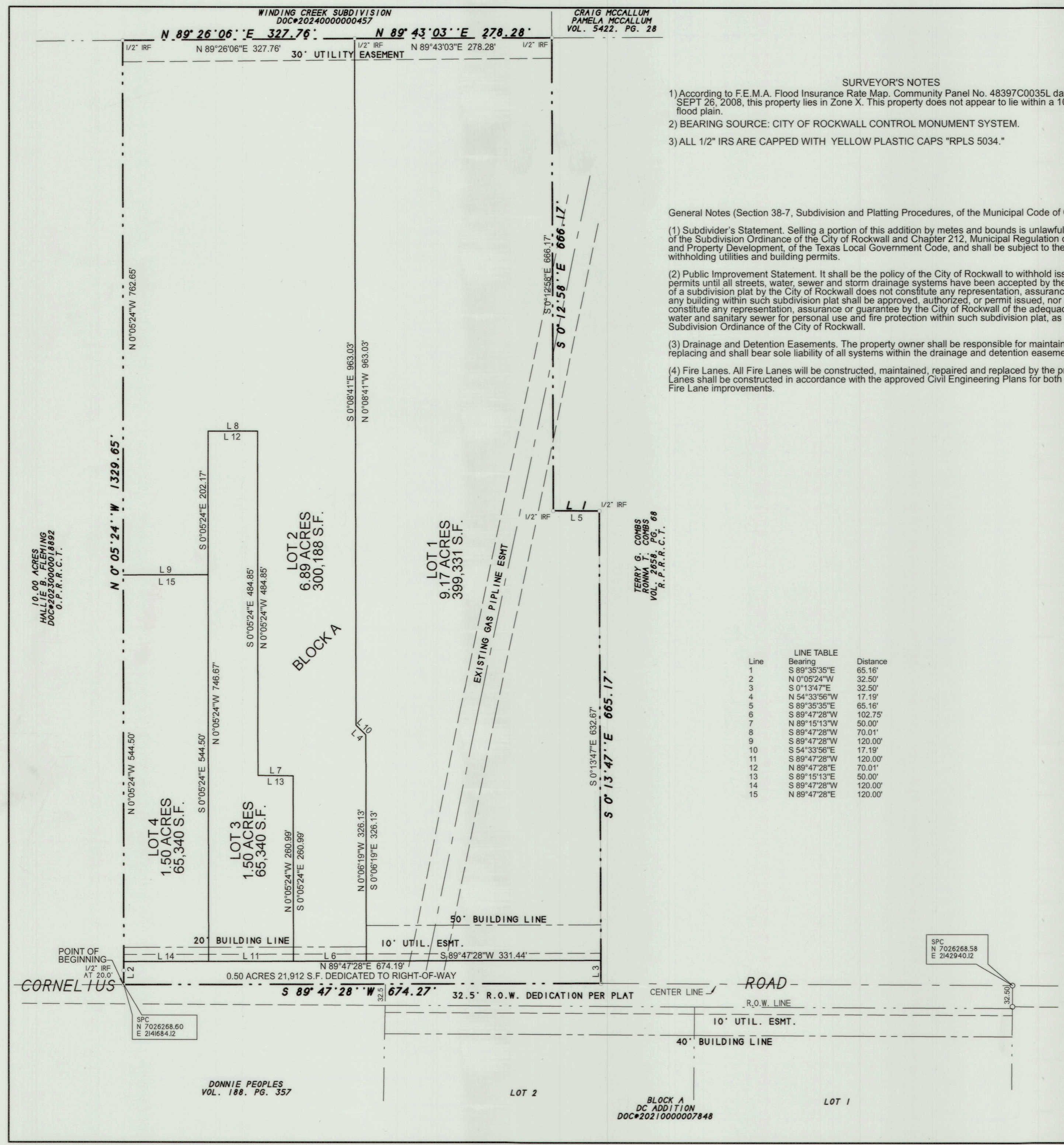
**OWNERS:**  
 JAMES H. LEE  
 BARBARA LEE  
 RONNY M. PEWITT  
 JENNIFER L. PEWITT  
 628 CORNELIUS ROAD  
 ROCKWALL, TEXAS 75087

**SYMBOL LEGEND**

TV	GAS	TEL	FH	PP
TELEVISION CABLE REEF	VALV	METER	WATER	HYDRANT
▲	ELECTRIC METER	▲	ELECTRIC SUBSTATION	▲
▲	ELECTRIC METER	▲	ELECTRIC SUBSTATION	▲
▲	ELECTRIC METER	▲	ELECTRIC SUBSTATION	▲
▲	ELECTRIC METER	▲	ELECTRIC SUBSTATION	▲

SURVEY DATE: FEBRUARY 19, 2024  
 SCALE: 1" = 100'  
 CLIENT: LEE

**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



10.00 ACRES  
HALLIE B. FLEMING  
DOC#20230000018892  
O.P.R.C.T.

N 0° 05' 24" W 1329.65'

LOT 4  
1.50 ACRES  
65,340 S.F.

LOT 3  
1.50 ACRES  
65,340 S.F.

LOT 2  
6.89 ACRES  
300,188 S.F.

LOT 1  
9.17 ACRES  
399,331 S.F.

BLOCK A  
DC ADDITION  
DOC#20210000007848

DONNIE PEOPLES  
VOL. 188, PG. 357

TERRY G. COMBS  
RONNA T. COMBS  
VOL. 2656, PG. 68  
R.P.R.C.T.

SPC  
N 7026268.58  
E 2142940.12

SPC  
N 7026268.60  
E 2141684.12

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, 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 WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000015627 of the Official Public Records of Rockwall County, Texas, and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 2021000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres Lee tract as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 20230000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 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 LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES 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 the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES 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 property owner and subdivision engineer shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements.
- The property owner 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 sewers, 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.

James H. Lee  
JAMES H. LEE

Barbara P. Lee  
BARBARA P. LEE

Ronny M. Pewitt  
RONNY M. PEWITT

Jennifer L. Pewitt  
JENNIFER L. PEWITT

STATE OF TEXAS  
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the 27 day of August, 2024 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this 27 day of August, 2024.

Frank New  
Rockwall County Judge

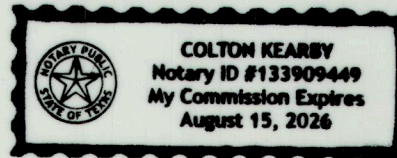
ATTEST:

Patricia Webb

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE 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.

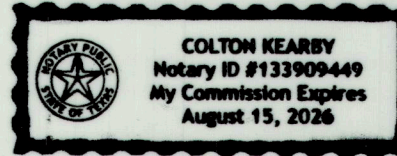
Given upon my hand and seal of office this 9<sup>th</sup> day of AUGUST, 2024  
[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 08/15/2026



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE 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.

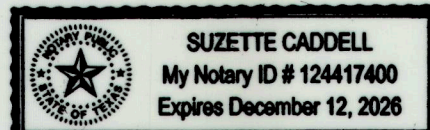
Given upon my hand and seal of office this 9<sup>th</sup> day of AUGUST, 2024  
[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 08/15/2026



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT 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.

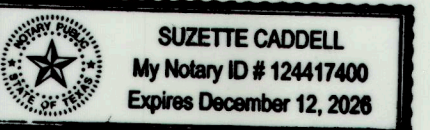
Given upon my hand and seal of office this 13<sup>th</sup> day of August, 2024  
Suzette Caddell  
Notary Public in and for the State of Texas  
My Commission Expires: 12-12-24



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT 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 13<sup>th</sup> day of August, 2024  
Suzette Caddell  
Notary Public in and for the State of Texas  
My Commission Expires: 12-12-24



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



RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission

August 27, 2024  
Date

APPROVED

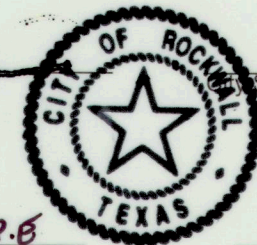
I hereby certify that the above and foregoing plat of LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

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 11<sup>th</sup> day of Sept, 2024

[Signature]  
Mayor, City of Rockwall



[Signature]  
Secretary City of Rockwall

[Signature]  
City Engineer

Date

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
09/12/2024 10:25:35 AM  
\$98.00  
20240003016138



[Signature]

FINAL PLAT  
LOTS 1, 2, 3 & 4, BLOCK A  
LEE ACRES ADDITION

4 LOTS  
BEING 19.56 ACRES OR 852,112 S.F.  
TRACTS 5 AND 22-01 IN THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:  
JAMES H. LEE  
BARBARA LEE  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
628 CORNELIUS ROAD  
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

SHEET 2 OF 2

SYMBOL LEGEND	
TO	CONCRETE
TELEPHONE CABLE	CEILING
ELECTRICAL	ELECTRICAL
METAL	METAL
STEEL	STEEL
WOOD	WOOD
IRON	IRON
BRASS	BRASS
COPPER	COPPER
ZINC	ZINC
ALUMINUM	ALUMINUM
LEAD	LEAD
SILVER	SILVER
PLATINUM	PLATINUM
DIAMOND	DIAMOND
GEM	GEM
PEARL	PEARL
OPAL	OPAL
EMERALD	EMERALD
SAFETY	SAFETY
WALL	WALL
CEILING	CEILING
FLOOR	FLOOR
ROOF	ROOF
FOUNDATION	FOUNDATION
CONCRETE	CONCRETE
CEMENT	CEMENT
PLASTER	PLASTER
BRICK	BRICK
GLASS	GLASS
WOOD	WOOD
IRON	IRON
BRASS	BRASS
COPPER	COPPER
ZINC	ZINC
ALUMINUM	ALUMINUM
LEAD	LEAD
SILVER	SILVER
PLATINUM	PLATINUM
DIAMOND	DIAMOND
GEM	GEM
PEARL	PEARL
OPAL	OPAL
EMERALD	EMERALD

SURVEY DATE FEBRUARY 19, 2024  
SCALE 1" = 100' FILE # 2024/992020-EP  
CLIENT LEE