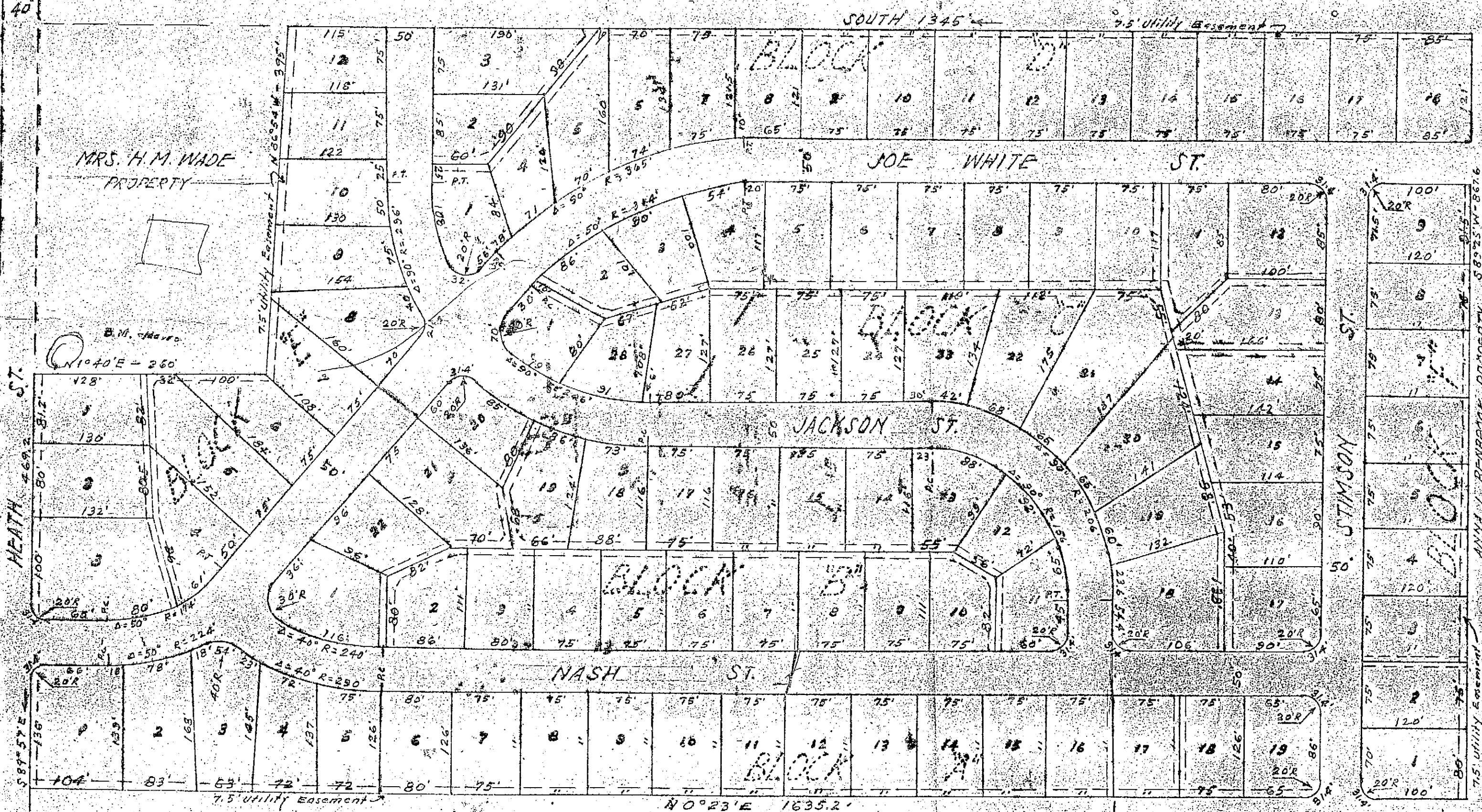


WADE
add.

W. A. PELTON ESTATE

JOE F. SPAFFORD PROPERTY

PLAT SHOWING
ROCKWALL COUNTY INVESTMENT
COMPANY ADDITION TO THE
CITY OF ROCKWALL-ROCKWALL
COUNTY TEXAS



FIELD NOTES
Beg. 40 feet north from the N.E. corner of the Fondret addition to the city of Rockwall Texas in the North line of Heath Street. Thence W 00deg 20 Min E. 1635.2 feet to corner.
Thence S. 89 Deg 35 Min W. 867.6 feet to corner
Thence South 1345 feet to corner
Thence S. 86 Deg 54 Min E. 395 feet to corner
Thence S. 1 deg 40 Min W. 260 feet to corner
Thence S. 89 deg 57 Min E. 469.2 feet to the place of beginning.

ENGINEERS CERTIFICATE

I, J. H. Brewer a licensed civil engineer do hereby certify that this plat was made from a drawing prepared by R. M. Beck, a licensed engineer, as per his survey made on the ground during the year of 1954 of this subdivision. Original plat being on file in the office of the F.H.A. Dallas Texas.

J. H. Brewer
J. H. Brewer

OWNERS CERTIFICATE

We the undersigned owners of the above land have caused to be surveyed as shown on this plat and do hereby dedicate the streets to public use forever.

ROCKWALL COUNTY INVESTMENT CO.

By: *Oral Wayne Jones*
John Wayne Jones

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me the undersigned authority in and for said county and state on this day personally appeared G. F. Blanton, Jabel Wayne Lowry, Lois Dillard and Bertie E. Edman known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to that they executed the same for the purposes herein expressed.
Given under my hand and seal of office this 24 day of May A.D. 1954.

G. F. Blanton
Notary Public in and for
Rockwall Co. Texas.

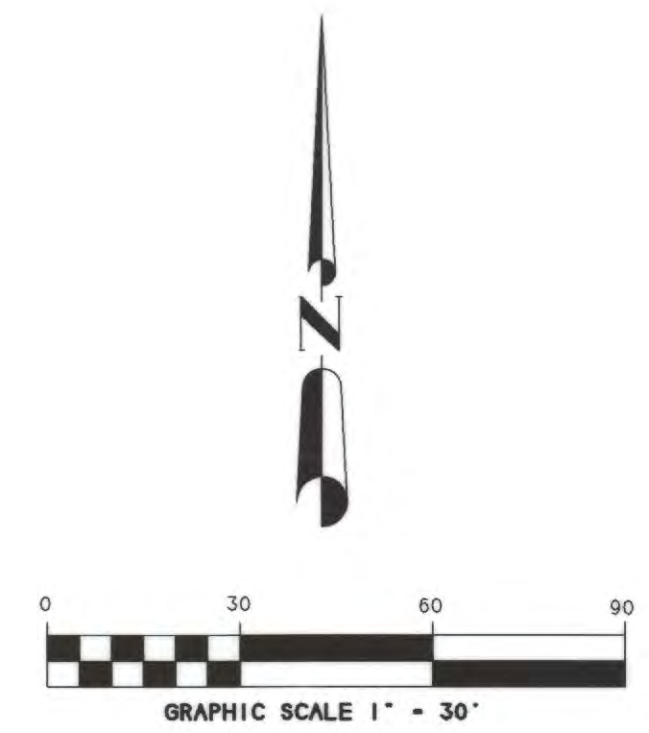
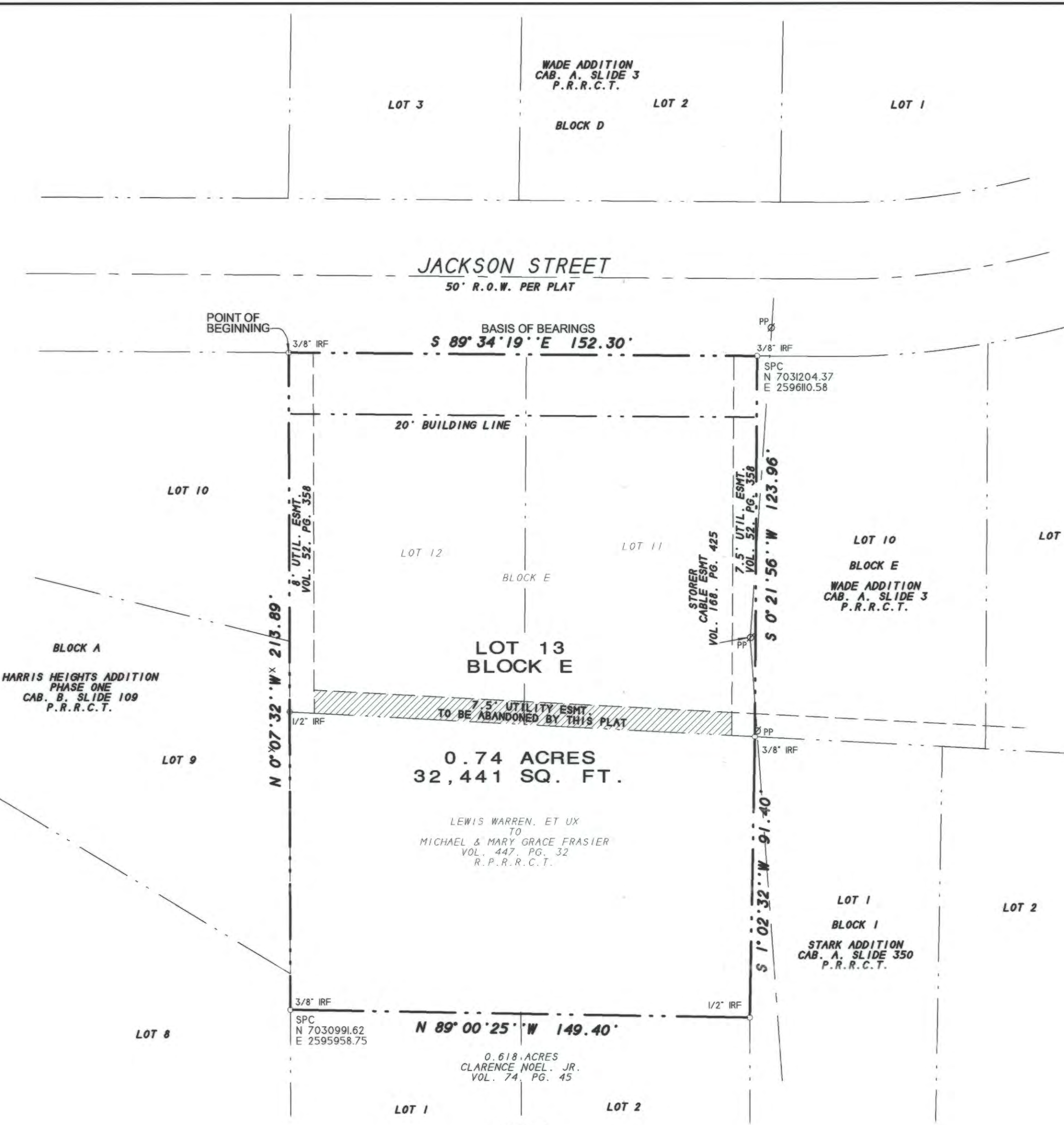
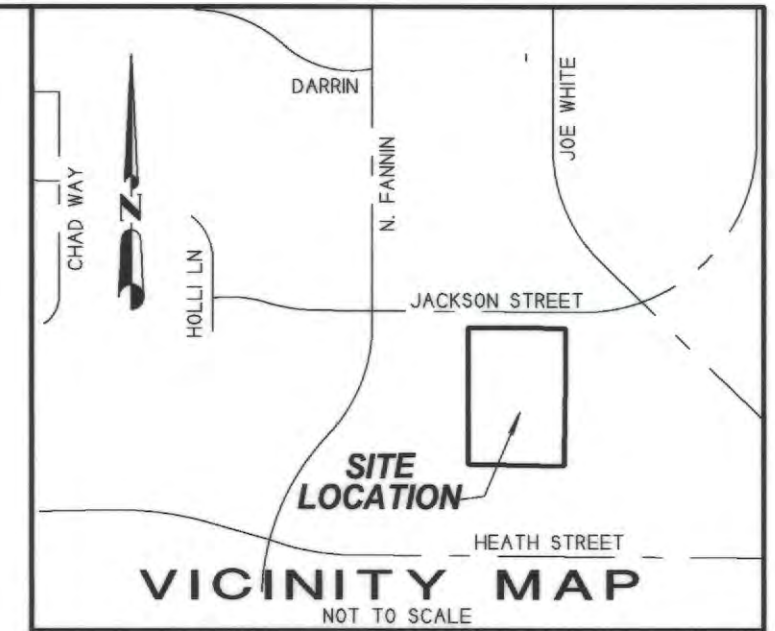
Approved and accepted by: City of Rockwall Texas.
By: _____ Mayor
Attest: _____ Secretary

ALL UTILITY EASEMENTS IN ALLEYS ARE 15' WIDE CUT BACK AT ANGLE POINTS AS SHOWN EXCEPT THE OUTSIDE ALLEYS WHICH ARE 7.5 FT.

HAL PHELE'S FARM

27 1/2

Handwritten initials and marks



I-309
 REPLAT
**LOT 13, BLOCK E
 WADE ADDITION**
 BEING A REPLAT OF LOTS 11 & 12, BLOCK E
 WADE ADDITION
 AND TRACT 36
 IN THE S.S. MCCURRY SURVEY, A-146
 0.74 ACRES OR 32,441 S.F.
 (1 LOT)
 S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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."

OWNER:
 MICHAEL RAY FRASIER
 MARY GRACE FRASIER
 704 JACKSON STREET
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TV
⊕	GAS
⊖	TEL
⊗	POLE
⊘	PIPE
⊙	HYDRAULIC
⊕	ELEC
⊖	ELEC
⊗	BOX
⊘	WELL
⊙	LP
⊕	NEW AND FOUND
⊖	WATER
⊗	METER
⊘	LIGHT
⊙	POLE
⊕	1/2" IRF
⊖	3/8" IRF
⊗	1" IRF
⊘	3" IRF
⊙	6" IRF
⊕	12" IRF
⊖	18" IRF
⊗	24" IRF
⊘	30" IRF
⊙	36" IRF
⊕	42" IRF
⊖	48" IRF
⊗	54" IRF
⊘	60" IRF
⊙	66" IRF
⊕	72" IRF
⊖	78" IRF
⊗	84" IRF
⊘	90" IRF
⊙	96" IRF
⊕	102" IRF
⊖	108" IRF
⊗	114" IRF
⊘	120" IRF
⊙	126" IRF
⊕	132" IRF
⊖	138" IRF
⊗	144" IRF
⊘	150" IRF
⊙	156" IRF
⊕	162" IRF
⊖	168" IRF
⊗	174" IRF
⊘	180" IRF
⊙	186" IRF
⊕	192" IRF
⊖	198" IRF
⊗	204" IRF
⊘	210" IRF
⊙	216" IRF
⊕	222" IRF
⊖	228" IRF
⊗	234" IRF
⊘	240" IRF
⊙	246" IRF
⊕	252" IRF
⊖	258" IRF
⊗	264" IRF
⊘	270" IRF
⊙	276" IRF
⊕	282" IRF
⊖	288" IRF
⊗	294" IRF
⊘	300" IRF
⊙	306" IRF
⊕	312" IRF
⊖	318" IRF
⊗	324" IRF
⊘	330" IRF
⊙	336" IRF
⊕	342" IRF
⊖	348" IRF
⊗	354" IRF
⊘	360" IRF
⊙	366" IRF
⊕	372" IRF
⊖	378" IRF
⊗	384" IRF
⊘	390" IRF
⊙	396" IRF
⊕	402" IRF
⊖	408" IRF
⊗	414" IRF
⊘	420" IRF
⊙	426" IRF
⊕	432" IRF
⊖	438" IRF
⊗	444" IRF
⊘	450" IRF
⊙	456" IRF
⊕	462" IRF
⊖	468" IRF
⊗	474" IRF
⊘	480" IRF
⊙	486" IRF
⊕	492" IRF
⊖	498" IRF
⊗	504" IRF
⊘	510" IRF
⊙	516" IRF
⊕	522" IRF
⊖	528" IRF
⊗	534" IRF
⊘	540" IRF
⊙	546" IRF
⊕	552" IRF
⊖	558" IRF
⊗	564" IRF
⊘	570" IRF
⊙	576" IRF
⊕	582" IRF
⊖	588" IRF
⊗	594" IRF
⊘	600" IRF
⊙	606" IRF
⊕	612" IRF
⊖	618" IRF
⊗	624" IRF
⊘	630" IRF
⊙	636" IRF
⊕	642" IRF
⊖	648" IRF
⊗	654" IRF
⊘	660" IRF
⊙	666" IRF
⊕	672" IRF
⊖	678" IRF
⊗	684" IRF
⊘	690" IRF
⊙	696" IRF
⊕	702" IRF
⊖	708" IRF
⊗	714" IRF
⊘	720" IRF
⊙	726" IRF
⊕	732" IRF
⊖	738" IRF
⊗	744" IRF
⊘	750" IRF
⊙	756" IRF
⊕	762" IRF
⊖	768" IRF
⊗	774" IRF
⊘	780" IRF
⊙	786" IRF
⊕	792" IRF
⊖	798" IRF
⊗	804" IRF
⊘	810" IRF
⊙	816" IRF
⊕	822" IRF
⊖	828" IRF
⊗	834" IRF
⊘	840" IRF
⊙	846" IRF
⊕	852" IRF
⊖	858" IRF
⊗	864" IRF
⊘	870" IRF
⊙	876" IRF
⊕	882" IRF
⊖	888" IRF
⊗	894" IRF
⊘	900" IRF
⊙	906" IRF
⊕	912" IRF
⊖	918" IRF
⊗	924" IRF
⊘	930" IRF
⊙	936" IRF
⊕	942" IRF
⊖	948" IRF
⊗	954" IRF
⊘	960" IRF
⊙	966" IRF
⊕	972" IRF
⊖	978" IRF
⊗	984" IRF
⊘	990" IRF
⊙	996" IRF
⊕	1002" IRF

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: NOVEMBER 17, 2015
 SCALE: 1" = 30'
 CLIENT: FRASIER

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MICHAEL FRASIER and MARY GRACE FRASIER, 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 S.S. MCCURRY SURVEY, ABSTRACT NO. 146, City of Rockwall, Rockwall County, Texas, and being Lots 11 and 12, Block E of WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 3 of the Plat Records of Rockwall County, Texas, and being all of Tract One and Tract Two as described in a Warranty deed from Lewis D. Warren and wife, Wilma R. Warren, dated January 9, 1989 and being recorded in Volume 447, Page 32 of the Real Property Records of Rockwall County, Texas, and in a Warranty deed to Michael R. Frasier and Mary Grace Frasier, as recorded in Volume 447, Page 32, of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the South right-of-way line of Jackson Street, at the Northwest corner of said Lot 12, Block E;
THENCE S. 89 deg. 34 min. 19 sec. E. (Basis if bearings) along said right-of-way line, a distance of 152.30 feet to a 3/8" iron rod found for corner at the Northeast corner of said Lot 11;
THENCE S. 00 deg. 21 min. 56 deg. W. along the East line of Lot 11, a distance of 123.96 feet to a 3/8" iron rod found for corner at the Southeast corner of said Lot 11;
THENCE S. 01 deg. 02 min. 32 sec. W., along the East line of said Tract Two, a distance of 91.40 feet to a 1/2" iron rod found for corner at the Southeast corner of said Tract Two and being at the Northeast corner of a tract of land as described in a Deed to Clarence Noel, Jr. as recorded in Volume 74, Page 45 of the Deed Records of Rockwall County, Texas;
THENCE N. 89 deg. 00 min. 25 sec. W. along the North line of said Noel tract, a distance of 149.40 feet to a 3/8" iron rod found for corner at the Southwest corner of said Tract Two;
THENCE N. 00 deg. 07 min. 32 sec. W. a distance of 213.89 feet to the POINT OF BEGINNING and containing 0.74 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 REPLAT LOT 13, BLOCK E, WADE 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. 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 exactions 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 made herein.

Michael Ray Frasier
MICHAEL RAY FRASIER

Mary Grace Frasier
MARY GRACE FRASIER

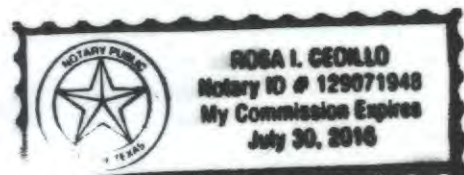
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL RAY FRASIER 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 3rd day of February, 2016.

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

My Commission Expires: July 30, 2016



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARY GRACE FRASIER 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 3rd day of February, 2016.

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

July 30, 2016
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.

[Signature]
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature] 1/26/2016
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT LOT 13, BLOCK E, WADE 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 1 day of Feb. 2016.

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 10th day of Feb. 2016.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall

[Signature]
City Engineer

2-10-2016
Date



I-310
REPLAT
LOT 13, BLOCK E
WADE ADDITION

BEING A REPLAT OF LOTS 11 & 12, BLOCK E
WADE ADDITION
AND TRACT 36
IN THE S.S. MCCURRY SURVEY, A-146

0.74 ACRES OR 32,441 S.F.

(1 LOT)

S.S. MCCURRY SURVEY, A-146

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL RAY FRASIER
MARY GRACE FRASIER
704 JACKSON STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
○ TELEPHONE CABLE	○ GAS
○ WATER	○ FIBER OPTIC
○ ELEC. METER	○ ELEC. BOX
○ ELEC. METER	○ ELEC. BOX
○ SUBSTATION	○ SUBSTATION
○ LIGHT POLE	○ LIGHT POLE
○ AIR COND. UNIT	○ AIR COND. UNIT
○ FENCE	○ FENCE

SURVEY DATE: NOVEMBER 17, 2015
SCALE: 1" = 30' FILE # 20001339-RP
CLIENT: FRASIER

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

CITY CASE NO. P2016-002

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, as required under Ordinance 83-54.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
02/11/2016 01:58:32 PM
\$100.00
2016000002053

