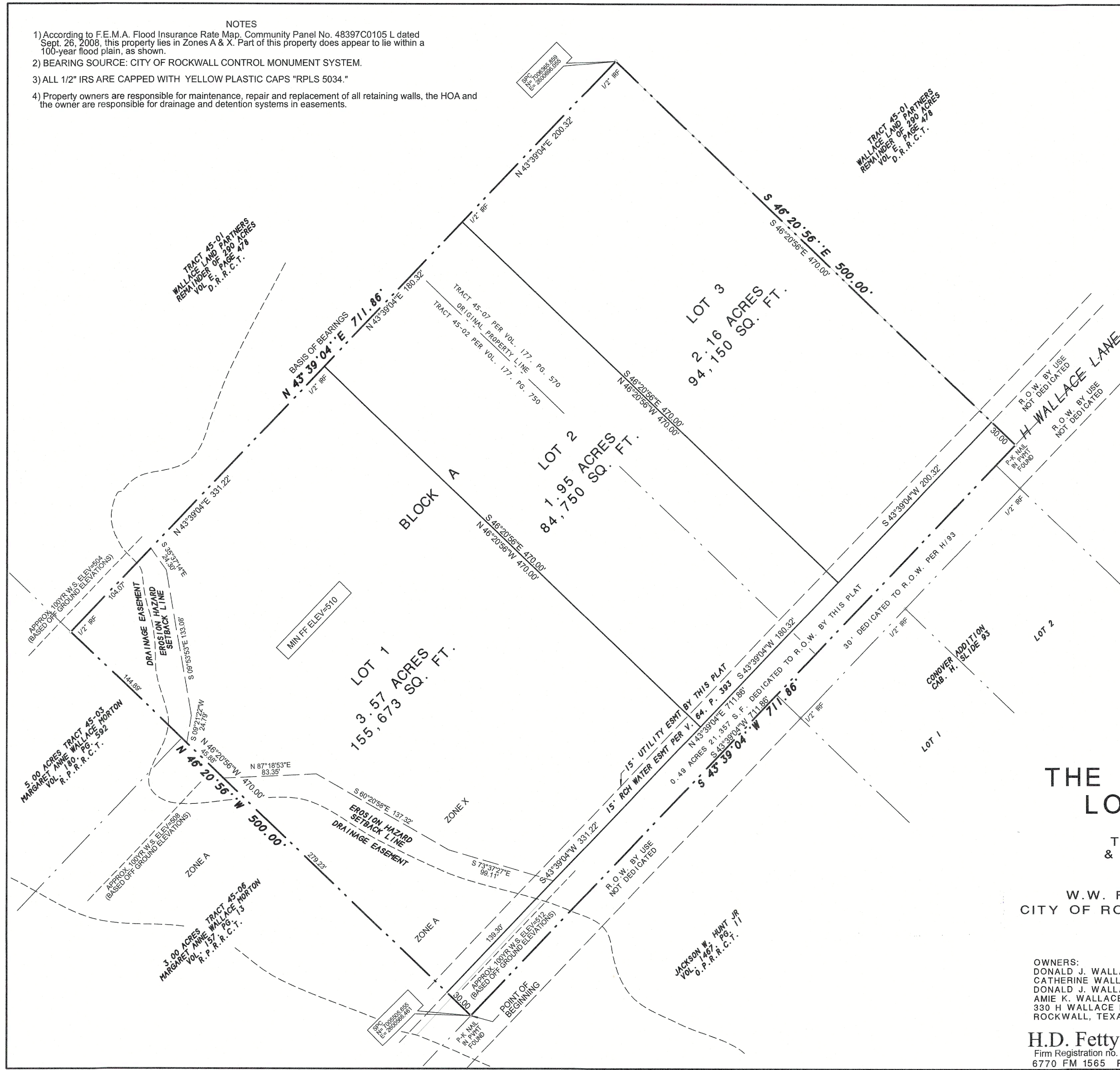
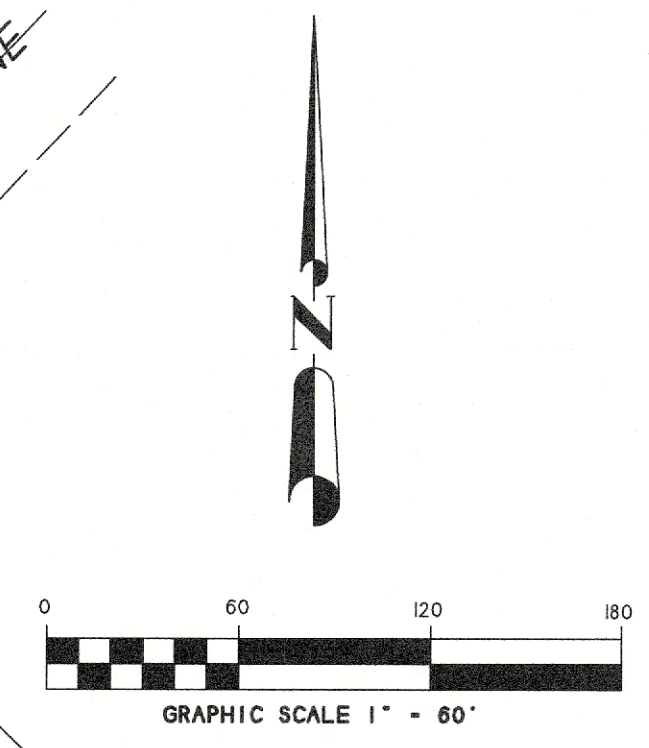
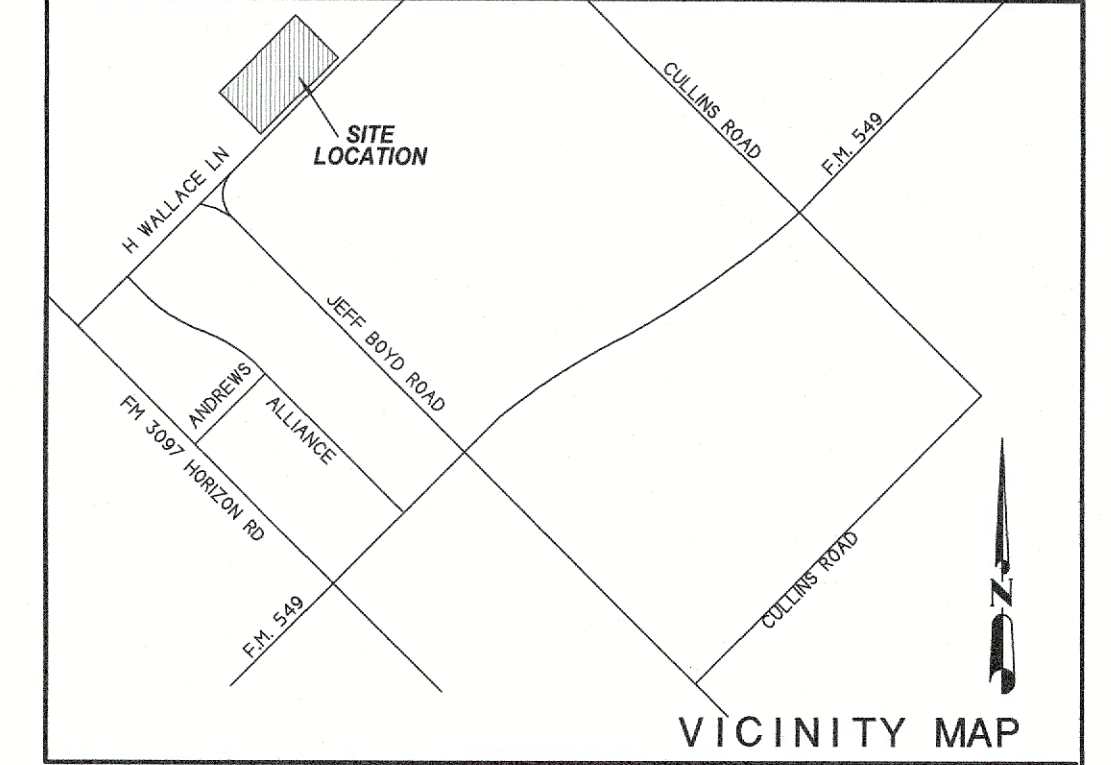


- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0105 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.



FINAL PLAT
**THE WALLACE ADDITION
LOTS 1-3, BLOCK A**

BEING A KNOWN AS
TRACT 45-02 & TRACT 45-07
& A PORTION OF TRACT 45-01
8.17 ACRES 355,930 S.F.
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
DONALD J. WALLACE
CATHERINE WALLACE
DONALD J. WALLACE JR
AMIE K. WALLACE
330 H WALLACE LANE
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 1 OF 2

| SYMBOL LEGEND | | | | | |
|---------------|---------|---------|----------|----------|---------|
| TEL. SYMBOL | WATER | DRIVE | CONCRETE | PAVEMENT | LIQUID |
| CEILING | CEILING | CEILING | CEILING | CEILING | CEILING |
| CEILING | CEILING | CEILING | CEILING | CEILING | CEILING |

SURVEY DATE MAY 23, 2023
SCALE 1" = 60' FILE # 20230087-FP
CLIENT WALLACE

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DONALD J. WALLACE, CATHERINE WALLACE, DONALD J. WALLACE, JR and AMIE WALLACE,
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 W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of a 5.17 acres tract of land as described in a Warranty deed from Gladys Eaves Wallace to Donald J. Wallace, dated August 23, 1983 and being recorded in Volume 177, Page 750 of the Real Property Records of Rockwall County, Texas, and all of a 3.00 acres tract as described in a Warranty deed from Gladys Eaves Wallace to Donald J. Wallace, dated August 18, 1983 and being recorded in Volume 177, Page 570 of the Real Property Records of Rockwall County, Texas, Records of Rockwall County, Texas, and the 2.07 acres tract of land as described in a Warranty deed from Donald J. Wallace and Catherine Wallace to Donald J. Wallace, Jr and Amie Wallace, as recorded in Document no. 2023000007020 of the official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K Nail found for corner in the center of the pavement of H. Wallace Lane, at the south most corner of said 5.17 acres tract of land and the east corner of a 3.00 acres tract of land as described in a Warranty deed from Gladys Eaves Wallace to Margaret Anne Wallace Norton, dated March 3, 1981 and being recorded in Volume 157, Page 13 of the Real Property Records of Rockwall County, Texas;

THENCE N. 46 deg. 20 min. 56 sec. W. along the northeast boundary of said Wallace Norton tract and the southwest boundary of said 5.17 acres tract, a distance of 500.00 feet to a 1/2" iron rod found for corner;

THENCE N. 43 deg. 39 min. 04 sec. E. at 450.49 feet pass the north corner of said 5.17 acres and west corner of said 3.00 acres tract, and continuing for a total distance of 711.86 feet to a 1/2" iron rod found for corner at the north corner of said Donald Wallace 3.00 acres tract;

THENCE S. 46 deg. 20 min. 56 sec. E. a distance of 500.00 feet to a P-K nail found for corner in the center of pavement of H. Wallace Lane;

THENCE S. 43 deg. 39 min. 04 sec. W. along the center of said road, a distance of 711.86 feet to the POINT OF BEGINNING and containing 355,930 square feet or 8.17 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 THE WALLACE ADDITION, LOTS 1-3, 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. I further certify that all other parties who have a mortgage or lien interest in THE WALLACE ADDITION, LOTS 1-3, BLOCK A, 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.

Donald J. Wallace
DONALD J. WALLACE

Catherine Wallace
CATHERINE WALLACE

Donald J. Wallace Jr
DONALD J. WALLACE, JR

Amie K. Wallace
AMIE K. WALLACE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD J. WALLACE 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 25th day of May, 2023.

Misti A. Jones
Notary Public in and for the State of Texas

08-21-2026
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD J. WALLACE, JR 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 25th day of May, 2023.

Misti A. Jones
Notary Public in and for the State of Texas

08-21-2026
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CATHERINE WALLACE 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 25th day of May, 2023.

Misti A. Jones
Notary Public in and for the State of Texas

08-21-2026
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AMIE K. WALLACE 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 25th day of May, 2023.

Misti A. Jones
Notary Public in and for the State of Texas

08-21-2026
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, as required under Ordinance 83-54.

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 Date 05/30/2023

APPROVED

I hereby certify that the above and foregoing plat of THE WALLACE ADDITION, LOTS 1-3, BLOCK A, 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 17th day of April, 2023.

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 30th day of May, 2023.

[Signatures]
Mayor, City of Rockwall City Secretary City of Rockwall
[Signatures]
City Engineer Date 5-30-2023

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2023 08:09:57 AM
\$100.00
2023000008822



Jennifer Fogg

FINAL PLAT

THE WALLACE ADDITION
LOTS 1-3, BLOCK A

BEING A KNOWN AS
TRACT 45-02 & TRACT 45-07
& A PORTION OF TRACT 45-01

8.17 ACRES 355,930 S.F.

W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

| SYMBOL LEGEND | | | | | | | | | |
|---------------|-------|----------|----------|----------|--|--|--|--|--|
| TV | GRS | FEL | PI | FP | | | | | |
| TELEPHONE | WATER | SEWER | POLE | POWER | | | | | |
| CABLE | PIPE | CONCRETE | POST | POST | | | | | |
| DEI | WEL | LS | 1/2" DPC | 1/2" DPC | | | | | |
| ELECT | WEL | LP | 1/2" DPC | 1/2" DPC | | | | | |
| BOX | WEL | LP | 1/2" DPC | 1/2" DPC | | | | | |
| SUBSURFACE | WEL | LP | 1/2" DPC | 1/2" DPC | | | | | |
| ADJUSTING BOX | WEL | LP | 1/2" DPC | 1/2" DPC | | | | | |
| EASEMENT LINE | | | | | | | | | |
| EASEMENT LINE | | | | | | | | | |

SURVEY DATE MAY 23, 2023
SCALE 1" = 60' FILE# 20230087-FP
CLIENT WALLACE

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 P2023-006