

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOE WIMPEE, BEING THE OWNER 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 C.W. JONES SURVEY, ABSTRACT
NO. 127, City of Rockwall, Rockwall County, Texas, and being that tract of land as described
in a Warranty Deed to Joe Wimpee, as recorded in Document No. 201700000346 of the
Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Dalton Road, at the southwest corner of
Lot 1, Block A, of WILLIS ADDITION, an Addition to the City of Rockwall, Texas, according to the
Plat thereof recorded in Cabinet C, Slide 262, of the Plat Records of Rockwall County, Texas, and
at the southeast corner of said Wimpee tract;

THENCE S. 88 deg. 32 min. 17 sec. W. along the south line of said Wimpee tract and the center
of Dalton Road a distance of 371.40 feet to a 1/2" iron rod found for corner in the take line of the
City of Dallas for Lake Ray Hubbard;

THENCE N. 30 deg. 07 min. 09 sec. E. along said take line, a distance of 323.60 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 18 deg. 07 min. 25 sec. W. along said take line, a distance of 212.56 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 26 deg. 41 min. 56 sec. W. along said take line, a distance of 176.11 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 14 deg. 47 min. 00 sec. E. along said take line, a distance of 823.41 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 20 deg. 15 min. 11 sec. E. along said take line, a distance of 231.77 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 40 deg. 25 min. 41 sec. W. along said take line, a distance of 9.87 feet to a City of
Dallas concrete monument found for corner;

THENCE N. 87 deg. 40 min. 26 sec. E. along said take line, a distance of 29.28 feet to a City of
Dallas concrete monument found for corner and being in the west boundary line of Willis Addition;

THENCE S. 00 deg. 45 min. 08 sec. E. along the west line of said Addition, a distance of 1260.39 feet
to a point in a pond for corner;

THENCE S. 03 deg. 34 min. 29 sec. E. along the west line of said Addition, a distance of 392.76 feet
to the POINT OF BEGINNING and containing 353,847 square feet or 8.12 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 WIMPEE ACRES,
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. I
further certify that all other parties who have a mortgage or lien interest in the WIMPEE ACRES,
LOT 1, BLOCK A, have been notified and signed this plat.

I 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.

I 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 and 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 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.

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

Joe Wimpee
JOE WIMPEE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOE WIMPEE 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 25 day of July, 2017.

Lisa Marie Maldonado
Notary Public in and for the State of Texas
My Commission Expires: 4-27-2021

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



RECOMMENDED FOR FINAL APPROVAL

John
Planning and Zoning Commission
Date 6/27/2017

APPROVED

I hereby certify that the above and foregoing plat of WIMPEE ACRES, LOT 1, 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 5 day of July, 2017.

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 26th day of July, 2017.



John Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary, City of Rockwall

Gregory
City Engineer

12-22-17
Date

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/29/2017 02:22:09 PM
\$100.00
20170000023949

COPY



Shelli Miller

J 26th
FINAL PLAT
WIMPEE ACRES
LOT 1, BLOCK A

8.12 ACRES OR 353,847 S.F.
(1 LOT)
C.W. JONES SURVEY, A-127
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
JOE WIMPEE
105 W KAUFMAN ST
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	
TV TELEVISION CABLE USER	PP POWER POLE
GAS GAS METER	PH FIRE HYDRANT
ELEC ELECTRIC METER	LP LIGHT POLE
ELEC ELECTRIC SUBSTATION	U-2 BFE UNDEGROUND (CORNER)
ELEC ELECTRIC SUBSTATION BOX	AR AIR LOCK
— EASEMENT LINE	— PROPERTY LINE
— FENCE	— PROGRAM TAG

SURVEY DATE JANUARY 25, 2017
SCALE 1" = 100' FILE # 20170035-FP
CLIENT WIMPEE GF # NONE

