

LINE TABLE

Line	Bearing	Distance
1	N 0°38'16\"W	87.64'
2	N 78°19'18\"W	42.68'

J 169
FINAL PLAT
WOOD ESTATES
LOT 1, BLOCK A
3.58 ACRES OR 155,991 S.F.
(1 LOT)
R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wood Estates
Lot 1, Block A
Final Plat

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2\" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS \"RPLS 5034.\"

OWNER:
WILLIAM D. WOOD
SANDIE M. WOOD
8718 CLEARLAKE DRIVE
ROWLETT, TEXAS 75088

SYMBOL LEGEND

TV	TEL	PH	PP
TELEPHONE	GAS	PIPE	POWER
CABLE	METER	RISE	PILE
ELEC	BOB	WATER	LP
ELECTRIC	SUBMERSE	METER	PIPE
METER	JUNCTION	BOX	1 CORNER
1\"	EXISTENT	LINE	PROPANE
1\"	PROPERTY	LINE	

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, WILLIAM D. WOOD and SANDIE M. WOOD, 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 R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty Deed from Veaneita Standley, Trustee to William D. Wood and Sandie M. Wood, as recorded in Document no. 2016000005025 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the northwest corner of Wood tract, at the intersection of the east right-of-way of Nash Street, a 40 foot right-of-way, with the south right-of-way line of Washington Street, a variable width right-of-way;

THENCE N. 89 deg. 15 min. 08 sec. E. along the south right-of-way line of Washington Street, a distance of 340.64 feet to a 1/2" iron rod found for corner;

THENCE N. 83 deg. 40 min. 37 sec. E. along said right-of-way, a distance of 97.83 feet to a P-K nail found for corner at the northwest corner of a tract of land as described in a Warranty deed to Peoples Realtors, Inc. as recorded in Volume 648, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 44 min. 17 sec. E. along the west line of said Peoples tract, a distance of 150.20 feet to 3/8" iron rod found for corner;

THENCE N. 89 deg. 28 min. 14 sec. E. along the south line of said Peoples tract, a distance of 74.14 feet to 3/8" iron rod found for corner;

THENCE N. 00 deg. 03 min. 57 sec. W. along the east line of said Peoples tract, a distance of 157.46 feet to a 1/2" iron rod found for corner in the south line of Washington Street;

THENCE N. 89 deg. 42 min. 35 sec. E. along said right-of-wayline, a distance of 73.71 feet to a 1/2" iron rod found for corner at the northeast corner of Wood tract;

THENCE S. 02 deg. 12 min. 37 sec. W. a distance of 189.39 feet to a 1" iron rod found for corner;

THENCE S. 02 deg. 24 min. 50 sec. W. a distance of 155.87 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the north line of Renfro Place, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 172 of the Plat Records of Rockwall County, Texas;

THENCE N. 78 deg. 19 min. 18 sec. W. along the north line of said Addition, a distance of 42.68 feet to a 1/2" iron rod found for corner at the northwest corner of said Addition at the northeast corner of Piercy Place Addition, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 182 of the Plat Records of Rockwall County, Texas;

THENCE N. 81 deg. 02 min. 03 sec. W. along the north line of said Addition, a distance of 119.14 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 28 min. 55 sec. W. along the north line of said Addition, a distance of 205.23 feet to a 1/2" iron rod found for corner at the northwest corner of said Addition;

THENCE N. 87 deg. 53 min. 30 sec. W. a distance of 184.08 feet to a 1/2" iron rod found for corner in the east right-of-way line of Nash Street;

THENCE N. 00 deg. 38 min. 16 sec. W. along said right-of-way line, a distance of 87.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 07 deg. 36 min. 59 sec. W. along said right-of-way line, a distance of 185.29 feet to the POINT OF BEGINNING and containing 155,991 square feet or 3.58 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 WOOD ESTATES, 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 subdivision 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 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.

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.

William Wood
WILLIAM D. WOOD

Sandie M. Wood
SANDIE M. WOOD

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/03/2017 11:55:50 AM
\$100.00
20170000012002



COPY

Shelli

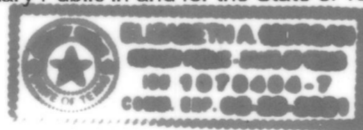
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared WILLIAM D. WOOD 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 20 day of June, 2017.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-21
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SANDIE M. WOOD 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 8 day of June, 2017.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-2021
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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature] 5/14/2017
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of WOOD ESTATES, 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 15 day of May, 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 14th day of June, 2014.

[Signature]
Mayor, City of Rockwall

Kristy Cole
City Secretary, City of Rockwall

[Signature]
City Engineer

6/14/2017
Date



J 170
FINAL PLAT

**WOOD ESTATES
LOT 1, BLOCK A**

3.58 ACRES OR 155,991 S.F.
(1 LOT)

R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wood Estates
Lot 1, Block A
Final Plat

SHEET 2 OF 2

SYMBOL LEGEND			
⊙ TV	⊙ GAS	⊙ FUEL	⊙ FIRE
⊙ TELEVISION CABLE WIRE	⊙ METER	⊙ PHONE	⊙ FIRE
⊙ ELEC	⊙ ELEC	⊙ METER	⊙ LIGHT
⊙ ELECTRIC METER	⊙ SUBMERG METER	⊙ JUNCTION BOX	⊙ LIGHT POLE
⊙ ELEC	⊙ METER	⊙ LIGHT POLE	⊙ AIR COND
⊙ ELEC	⊙ METER	⊙ LIGHT POLE	⊙ AIR COND
⊙ ELEC	⊙ METER	⊙ LIGHT POLE	⊙ AIR COND
⊙ ELEC	⊙ METER	⊙ LIGHT POLE	⊙ AIR COND
⊙ ELEC	⊙ METER	⊙ LIGHT POLE	⊙ AIR COND

OWNER:
WILLIAM D. WOOD
SANDIE M. WOOD
8718 CLEARLAKE DRIVE
ROWLETT, TEXAS 75088

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 APRIL 14, 2017
SCALE 1" = 50' FILE # 20170109RP
CLIENT WOOD

CITY CASE NO P2017-020