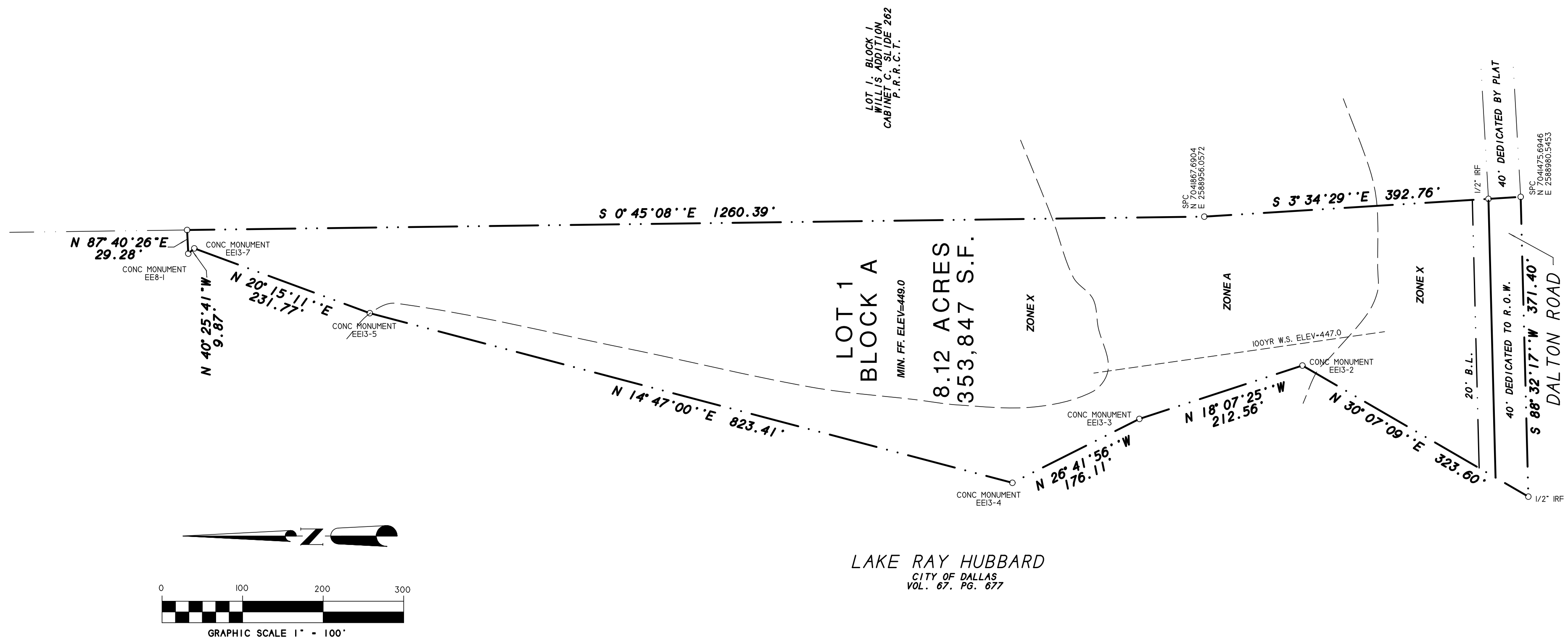
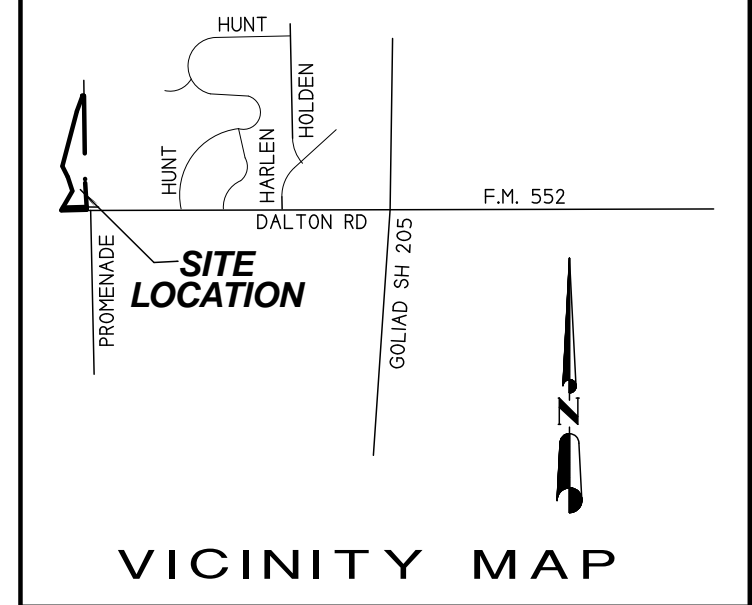


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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

SHEET 1 OF 2

SYMBOL LEGEND									
TV	GAS	TEL	PH	PP					
TELEVISION	GAS	TEL	PHONE	POWER					
CABLE RISER	METER	RISER	HYDRANT	POLE					
EEI	EEI	EEI	EEI	EEI					
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC					
BOX	BOX	BOX	BOX	BOX					
SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE					
JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX					
EXHIBIT LINE	EXHIBIT LINE	EXHIBIT LINE	EXHIBIT LINE	EXHIBIT LINE					
FENCE	FENCE	FENCE	FENCE	FENCE					

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

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

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'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 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 th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress
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

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 _____ day of _____, _____.

Notary Public in and for the State of Texas

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
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

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 ____ 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 _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

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

SHEET 2 OF 2

SYMBOL LEGEND											
TELEVISION CABLE RISER	GAS METER	PHONE RISER	TELEPHONE HYDRANT	POWER POLE							
ELECTRIC METER	ELECTRIC BOX	WATER METER	LIGHT POLE	REF. BOX NOT FOUND							
SUBSURFACE JUNCTION BOX											
EASEMENT LINE											
PROPERTY LINES											
FENCE											
AIR COND. UNIT											
PROPANE TANK											

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

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

CITY CASE P2017-

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 representa tion, assurance or guarantee
that any building within such plat shall be approved, authorized or permit therefore issued,
as required under Ordinance 83-54.