

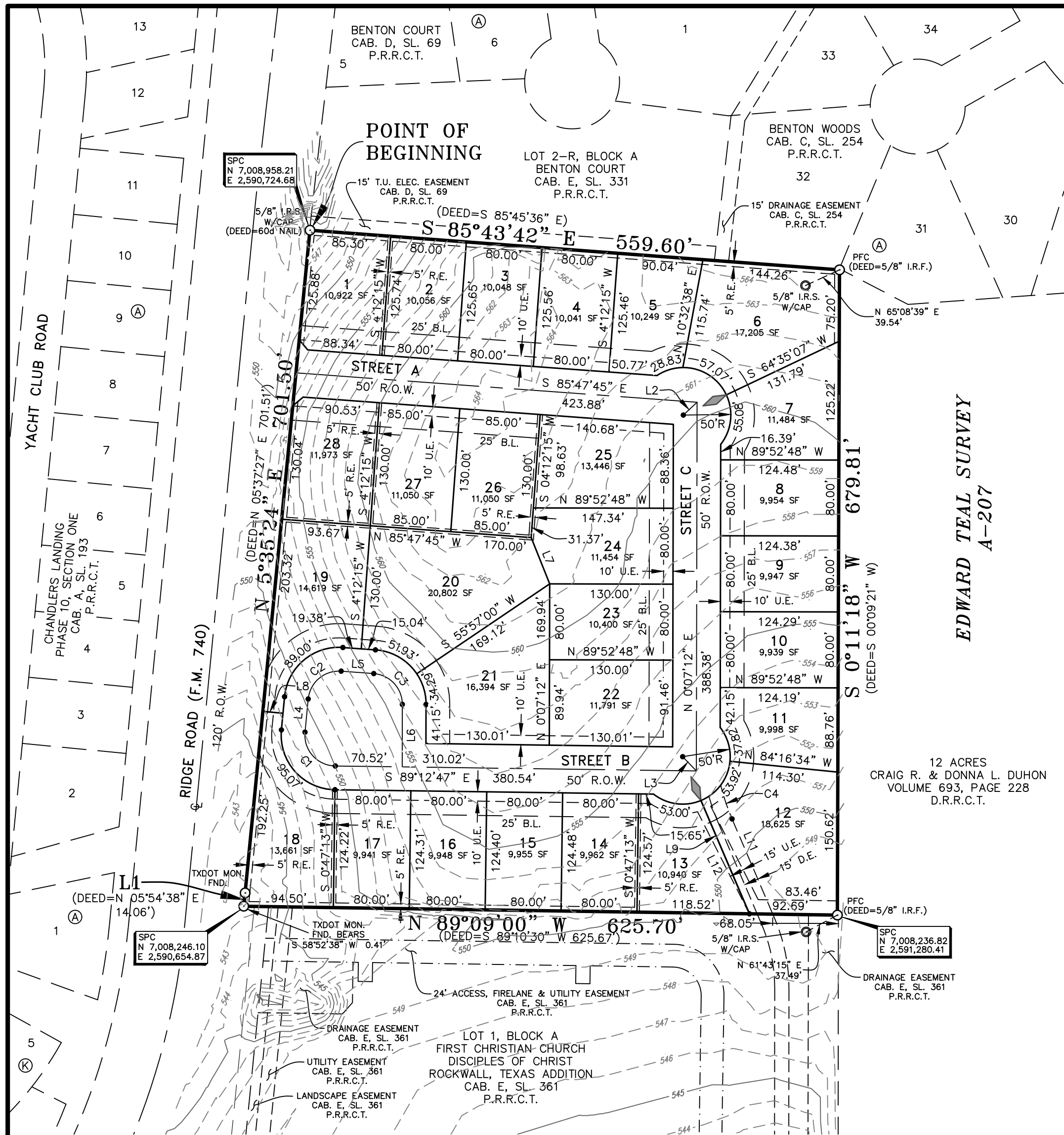
## City of Rockwall

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

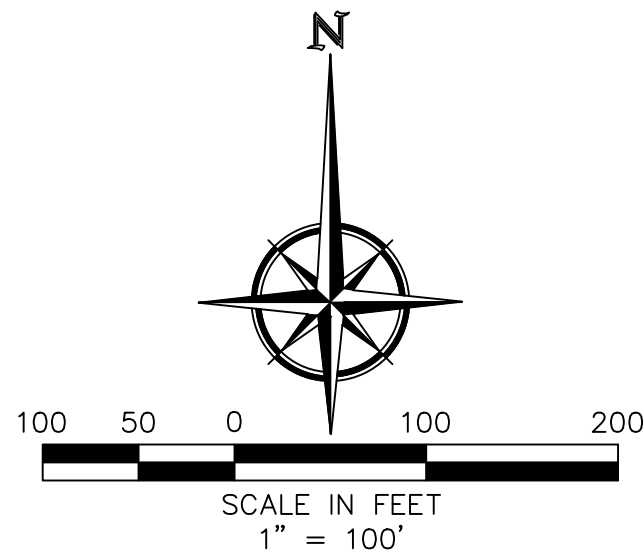
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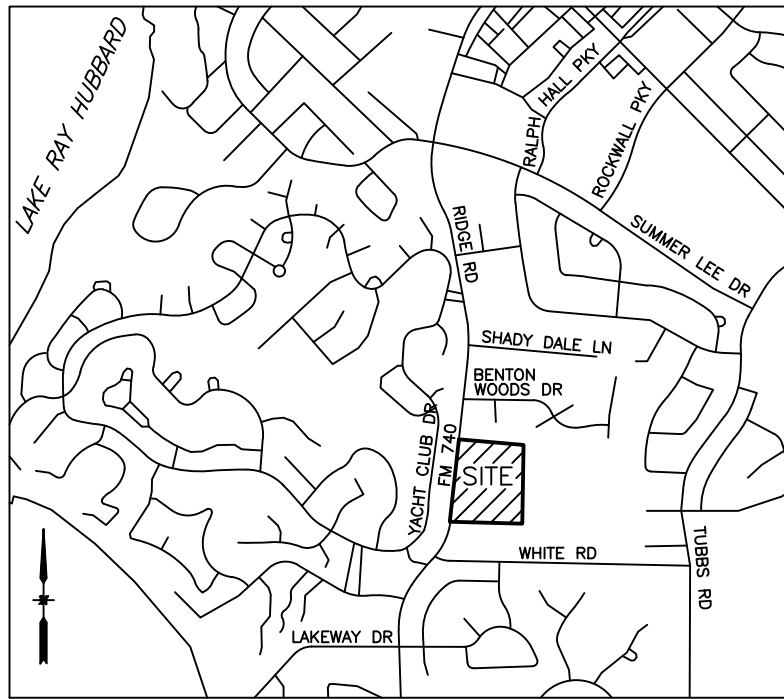


LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	094°44'05"	32.50'	35.30'	53.74'	S 41°50'44" E 47.82'
C2	088°40'57"	32.50'	31.76'	50.30'	S 49°51'47" W 45.43'
C3	085°54'57"	32.50'	30.26'	48.73'	N 42°50'16" W 44.29'
C4	008°52'44"	242.50'	18.83'	37.58'	N 18°43'16" W 37.54'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 6°03'52" E	14.12'
L2	N 47°09'44" E	19.81'
L3	S 43°52'38" E	20.80'
L4	S 5°31'18" W	35.15'
L5	N 85°47'45" W	34.42'
L6	N 0°07'12" E	65.86'
L7	N 21°46'40" W	52.49'
L8	S 84°28'42" E	21.33'
L9	S 23°09'38" E	129.80'
L11	N 23°09'38" W	109.08'
L12	S 26°56'47" E	120.65'



VICINITY MAP  
N.T.S.

Notes:

- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

OWNER  
**GEORGE AND JULIA ROLAND**  
3231 RIDGE ROAD  
ROCKWALL, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426

PRELIMINARY PLAT  
**WHISPER ROCK**  
BEING  
28 SINGLE FAMILY LOTS  
9.477 ACRES  
SITUATED IN THE  
EDWARD TEAL SURVEY, A-207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 13, 2017

SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE & DEDICATION

WHEREAS GEORGE AND JULIA ROLAND, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to George R. Roland, and Julia M. Roland, Trustees of the George and Julia Roland Living Trust recorded in Volume 6642, Page 192, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8”iron rod with a yellow plastic cap stamped “RPLS 3963”set for corner in the east right–of–way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8”iron rod with a yellow plastic cap stamped “RPLS 3963”set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 11 minutes 18 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8”iron rod with a yellow plastic cap stamped “RPLS 3963”set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4”TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 06 degrees 03 minutes 52 seconds East with the East Right–of–Way line of said Ridge Road, a distance of 14.12 feet to a 3 1/4”TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right –of–way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,801 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WE, GEORGE AND JULIA ROLAND I, the undersigned owners of the land shown on this plat, and designated herein as the ROLAND FARMS, subdivision 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 ROLAND FARMS 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 exactions made herein.

\_\_\_\_\_  
BY: GEORGE ROLAND (OWNER)

\_\_\_\_\_  
BY: JULIA ROLAND (OWNER)

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared George Roland and Julia Roland, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ , 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

FOR: \_\_\_\_\_ (LIEN HOLDER)

\_\_\_\_\_  
BY: NAME:  
TITLE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ , 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

OWNER  
***GEORGE AND JULIA ROLAND***  
3231 RIDGE ROAD  
ROCKWALL, TX 75032

LAND SURVEYOR  
***R.C. MYERS SURVEYING, LLC***  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532–0636  
FAX (972) 412–4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426

SURVEYOR’S CERTIFICATE

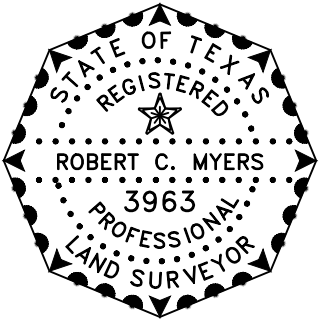
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Preliminary Plat is released on December 14, 2017 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

\_\_\_\_\_  
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Date

APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of , 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.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ , 2017.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

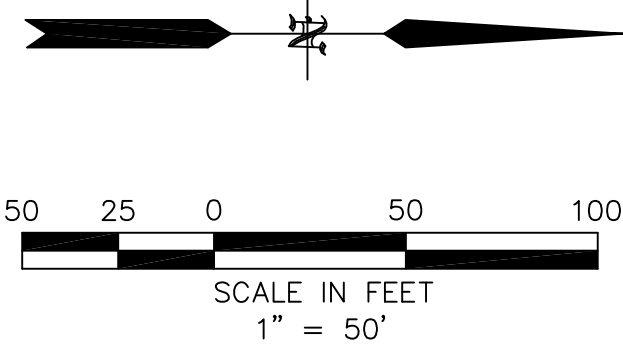
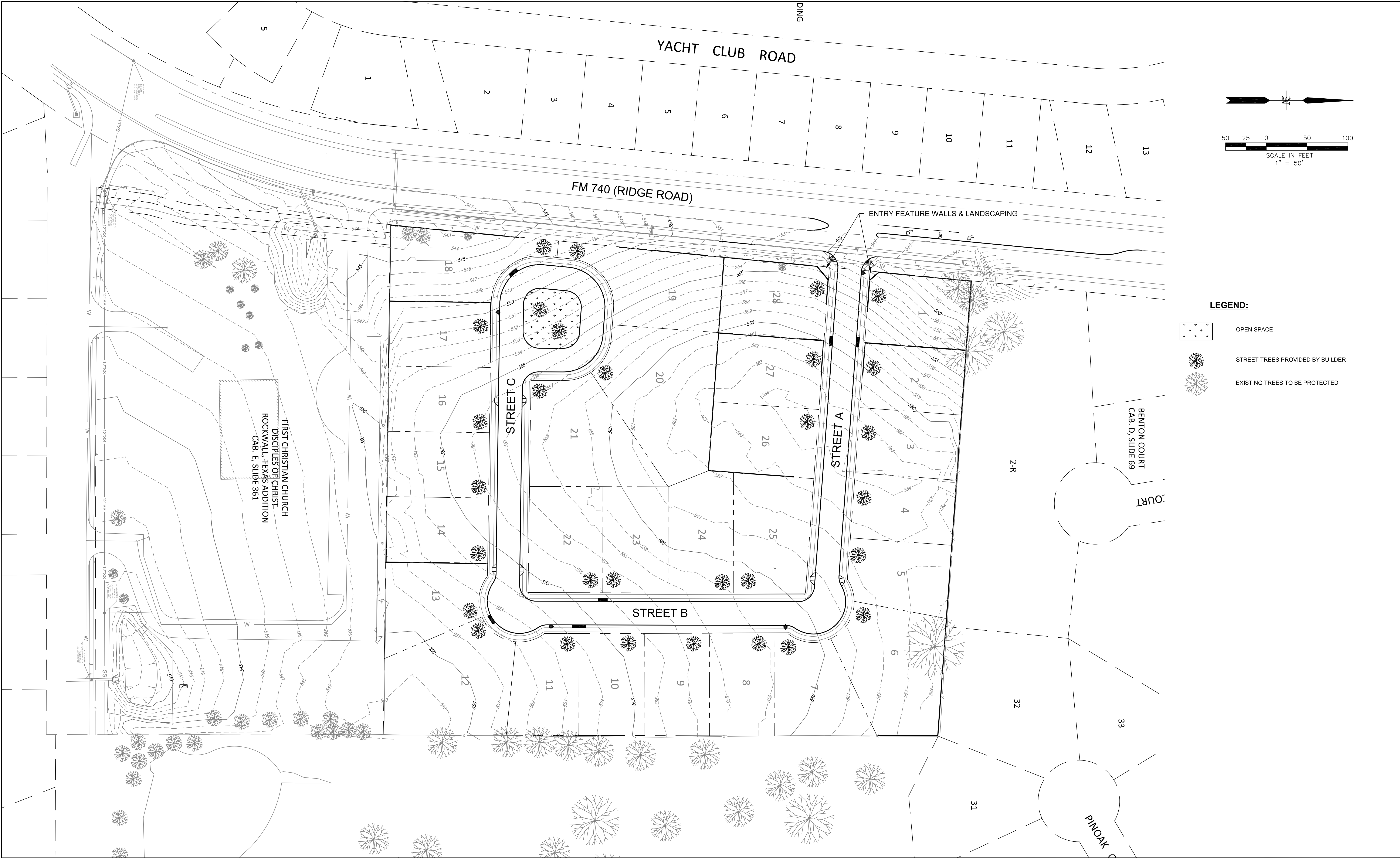
\_\_\_\_\_  
City Engineer

PRELIMINARY PLAT  
**WHISPER ROCK**  
BEING  
28 SINGLE FAMILY LOTS  
9.477 ACRES  
SITUATED IN THE

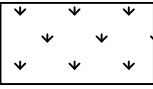
EDWARD TEAL SURVEY, A–207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

***ENGINEERING CONCEPTS & DESIGN, L.P.***  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941–8400 FAX (972) 941–8401





LEGEND:



OPEN SPACE



STREET TREES PROVIDED BY BUILDER



EXISTING TREES TO BE PROTECTED

BENCHMARK:  
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH  
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JIM	DATE: December 13,
CHECKED: TW	DATE: 2017
PROJECT NO.: 3551	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW AND BIDDING  
ONLY.



TREESCAPE & LANDSCAPE PLAN  
WHISPER ROCK  
CITY OF ROCKWALL  
ROCKWALL COUNTY

SHEET

OF



DEVELOPED DRAINAGE AREA CALCULATIONS						
DA	ACRES	C	TC	I100	Q100	DESCRIPTION
1	0.51	0.50	10	9.8	2.50	PROP. 10" CURB INLET
2	0.59	0.50	10	9.8	2.89	PROP. 10" CURB INLET
3	2.14	0.50	10	9.8	10.49	PROP. 10" CURB INLET
4	2.91	0.50	10	9.8	14.26	PROP. 15" CURB INLET
5	1.23	0.50	10	9.8	6.03	PROP. 10" CURB INLET
6	1.87	0.50	10	9.8	9.16	PROP. 10" CURB INLET

CAUTION! EXISTING UTILITIES  
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS  
BM = MONUMENT RESET #1  
322 LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION, SOUTH SIDE OF SUMMER LEE DRIVE.  
ELEV=567.704  
BM = MONUMENT R014  
375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INTERSECTION, ON NORTH SIDE OF HENRY M. CHANDLER DRIVE  
ELEV=561.017



ENGINEERING / PROJECT MANAGEMENT /  
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201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JD	DATE:
CHECKED: M.A.	DATE: NOVEMBER 2017
PROJECT NO.: 02114	
DWG FILE NAME: 2114 PRE-DA MAP.DWG	

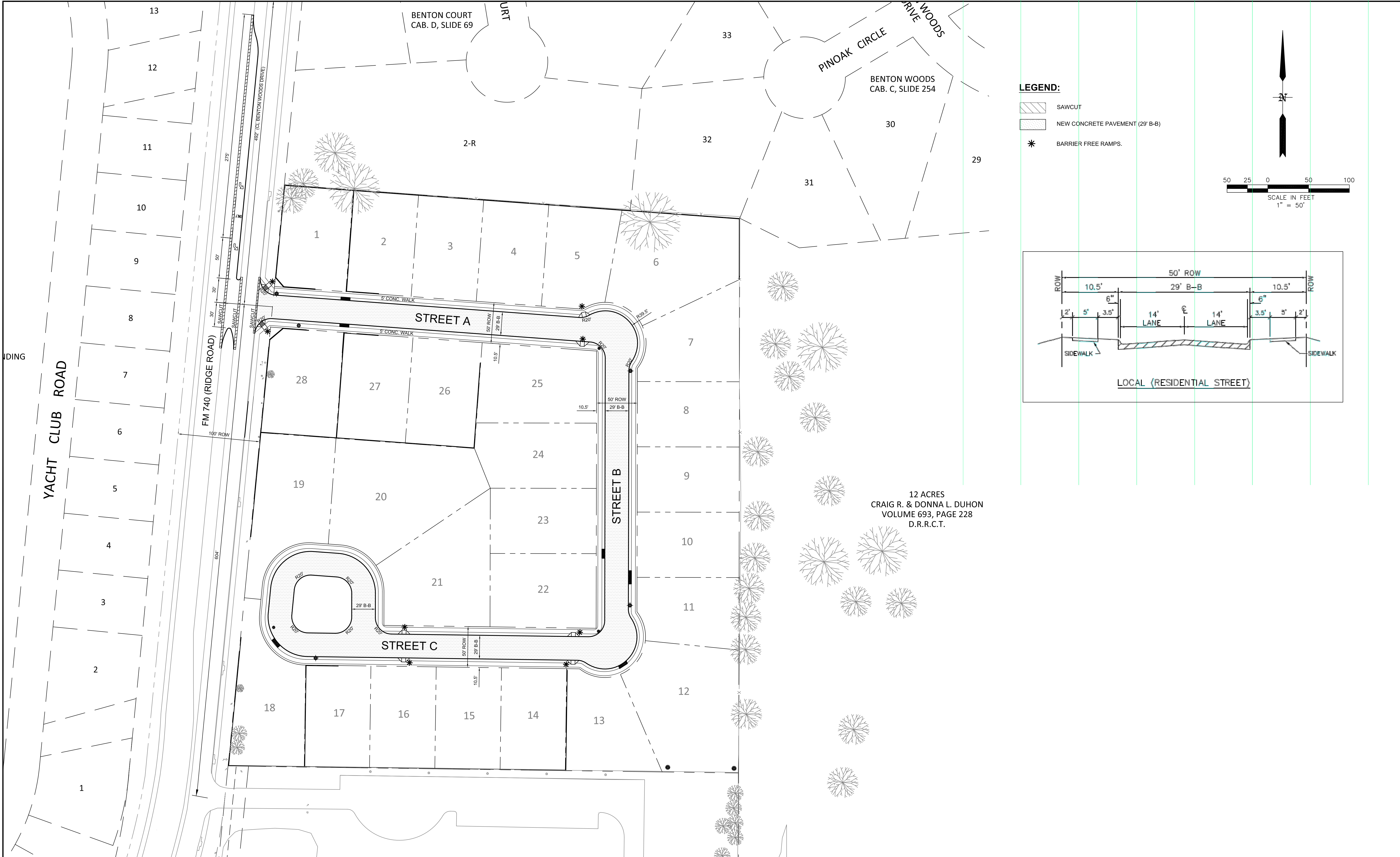
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PRELIMINARY DRAINAGE AREA MAP  
WHISPER ROCK  
CITY OF ROCKWALL  
ROCKWALL COUNTY

SHEET  
OF





BENCHMARK:  
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH  
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
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REVISIONS:	
DRAWN: JIM	DATE: December 13,
CHECKED: TW	DATE: 2017
PROJECT NO.: 3551	
DWG FILE NAME:	

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PRELIMINARY PAVING PLAN  
WHISPER ROCK  
CITY OF ROCKWALL  
ROCKWALL COUNTY

SHEET  
  
OF



BENCHMARK:  
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH  
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ENGINEERING / PROJECT MANAGEMENT /  
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PRELIMINARY UTILITY PLAN  
WHISPER ROCK  
CITY OF ROCKWALL  
ROCKWALL COUNTY

SHEET

OF