



STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the ELIZABETH GRAVES SURVEY, ABSTRACT NO. 87, Rockwall County, Texas, and being a part of a tract of land as described in a Deed to Allen Gordon Kresge, dated April 2, 2009 and recorded in Volume 5779, Page 128 of the Official Public Records of Rockwall County, Texas, and as described in a Deed to K. Point Estates, dated April 10, 2008 and recorded in Volume 5428, Page 12 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 in the northeast right-of-way of Highpoint Road per Volume 3320, Page 65 of the Real Property Records of Rockwall County, Texas, and being in the southeast boundary of said K Point Estates tract and at the west corner of Lot 1, Los Establos Phase 1A, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 103 of the Plat Records of Rockwall County, Texas;

THENCE N. 44 deg. 39 min. 42 sec. W. along the northeast right-of-way line of High Point Road, a distance of 2757.87 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the southeast right-of-way line of F.M. Highway 548 per Volume 46, Page 110, Deed Records of Rockwall County, Texas;

THENCE N. 45 deg. 08 min. 00 sec. E. along the southeast right-of-way line of F.M. Highway 548, a distance of 2138.35 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 15°32'50", a radius of 600.45 feet, a tangent of 81.97 feet, a chord of N 35°44'23"E, 162.43 feet, along said right-of-way line, an arc distance of 162.93 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 42 deg. 22 min. 43 sec. E. a distance of 46.71 feet to a 1/2" iron rod found for corner at the north corner of said K Point Estates tract and in the southwest boundary line of Poetry Ranch, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 356 of the Plat Records of Rockwall County, Texas;

THENCE S. 45 deg. 10 min. 35 sec. E. along the southwest line of said Poetry Ranch, a distance of 2277.57 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 22 min. 03 sec. E. along the southwest line of Poetry Ranch, a distance of 516.00 feet to a 1/2" iron rod found for corner in the northwest line of Lot 4, Los Establos, Phase 1A;

THENCE S. 45 deg. 18 min. 03 sec. W. along the southeast line of said K Point Estates tract and northwest boundary line of Los Establos, Phase 1A, a distance of 2362.95 feet to the POINT OF BEGINNING and containing 149.49 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, TERRY WHEELER for TEXAS GRAND LAND 1, LLC, being the owner of the above described tract of land, do hereby designate this plat as TACOMA RANCH, an Addition to the COUNTY OF ROCKWALL, Texas, an hereby dedicate to the Public use forever all streets, roads, alleys, utility easements and any other land intended for public use shown on this plat for the purposes and consideration herein expressed.

TERRY WHEELER
for TEXAS GRAND LAND 1, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TERRY WHEELER, 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 _____, 2018.

Notary Public

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



STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, David Sweet, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2018 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2018.

David Sweet
Rockwall County Judge

ATTEST:

FINAL PLAT
TACOMA RANCH

149.49 ACRES
19 LOTS IN THE
ELIZABETH GRAVES SURVEY, ABST. 87
ROCKWALL COUNTY, TEXAS

OWNER:
TEXAS GRAND LAND 1, LLC
426 LOST SPUR LANE
ROYSE CITY, TEXAS 75189

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

SYMBOL LEGEND	
	EASEMENT LINE
	PROPERTY LINES
	1/2" IRF IRON ROD FOUND (CORNER)
SURVEY DATE MAY 14, 2018	
SCALE 1" = 300' FILE # 20130036-P	
CLIENT WHEELER GF # NONE	