

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in September of 2018, said tract being a portion of the same tract of land described in the deed to BRC Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said BRC tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8 a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a 1/2 inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 43.95 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 44 degrees 10 minutes 16 seconds West a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 45 degrees 49 minutes 44 seconds East a distance of 371.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE North 44 degrees 10 minutes 16 seconds East a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said southwesterly right-of-way line;

THENCE South 45 degrees 30 minutes 06 seconds East with said southwesterly right-of-way line a distance of 124.93 feet to the point of beginning and containing 10.3100 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) 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 (we) 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.
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems;

I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

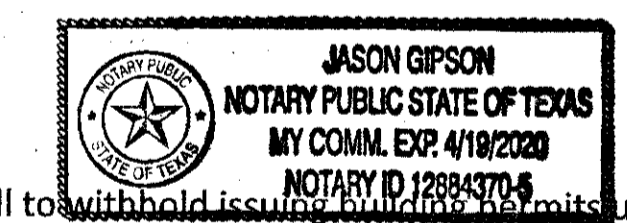
*Bart Tinsley*  
Bart Tinsley  
"Alders Rockwall Property, LLC"

STATE OF TEXAS  
COUNTY OF Collin

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, 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<sup>th</sup> day of MARCH, 20 19.

Notary Public in and for the State of Texas  
My Commission Expires: 4/19/20



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 representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Owner/Applicant:  
Alders at Rockwall Property, LLC  
1625 Clarke Springs Drive  
Allen, Texas 75002  
Bart Tinsley  
469-446-1276  
Email: bart@alder-group.com

Engineer:  
Burgess & Niple  
Joseph T. Reue, P.E.  
10701 Corporate Drive, Suite 118  
Stafford, Texas 77477  
281-980-7705 x6301  
Email: joseph.reue@burgessniple.com

Filed and Recorded  
Official Public Records  
Sheila Miller, County Clerk  
Rockwall County, Texas  
07/01/2019 08:59:47 AM  
\$150.00  
20190000010606

*Sheila Miller*

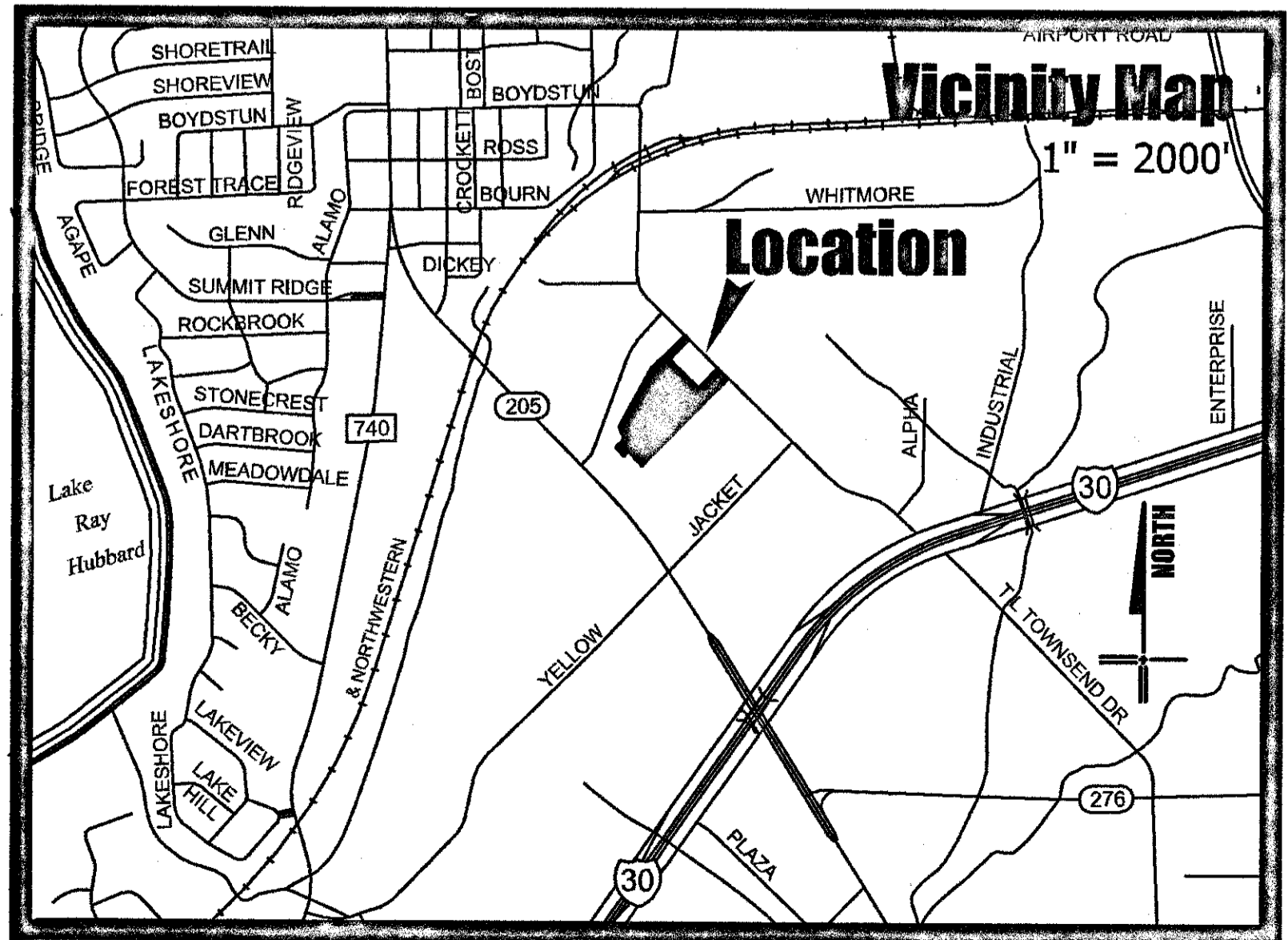
SURVEYOR'S CERTIFICATE  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, 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.

*Jason B. Rawlings*  
STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JASON B. RAWLINGS  
5665

Jason B. Rawlings  
Texas Registered Professional Land Surveyor No. 5665

**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. Hurst, Texas 76054  
817-577-1052  
TxLSF No. 10100400  
millersurvey.net



FINAL PLAT  
**ALDERS AT ROCKWALL**  
LOT 1, BLOCK A  
An addition to the City of Rockwall, Rockwall County, Texas  
Being Lot 2, Block A, Rockwall Seniors Addition  
An addition to the City of Rockwall, Texas according to the plat thereof  
recorded as Instrument No. 2018000010493 of the Real Property Records  
Rockwall County, Texas  
And being 10.3100 acres of land out of the  
**B. J. LEWIS SURVEY, ABSTRACT NO. 325**  
Prepared September 2018

SHEET 3 OF 3  
City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24