

RANDOM OAKS
AT THE SHORES
Cab. C, Pg. 268

Lot 1
D.E. WOODY ADDITION
Cab. D, Pg. 387

Point of Beginning

Quail Run Road
(variable width right-of-way)

5/8" I.R.F.
N18°53'08"W
112.24'

Variable Width Right-of-way

Approximate Location of the
100 Year Flood Plain
According to the City of Rockwall
Engineering Department

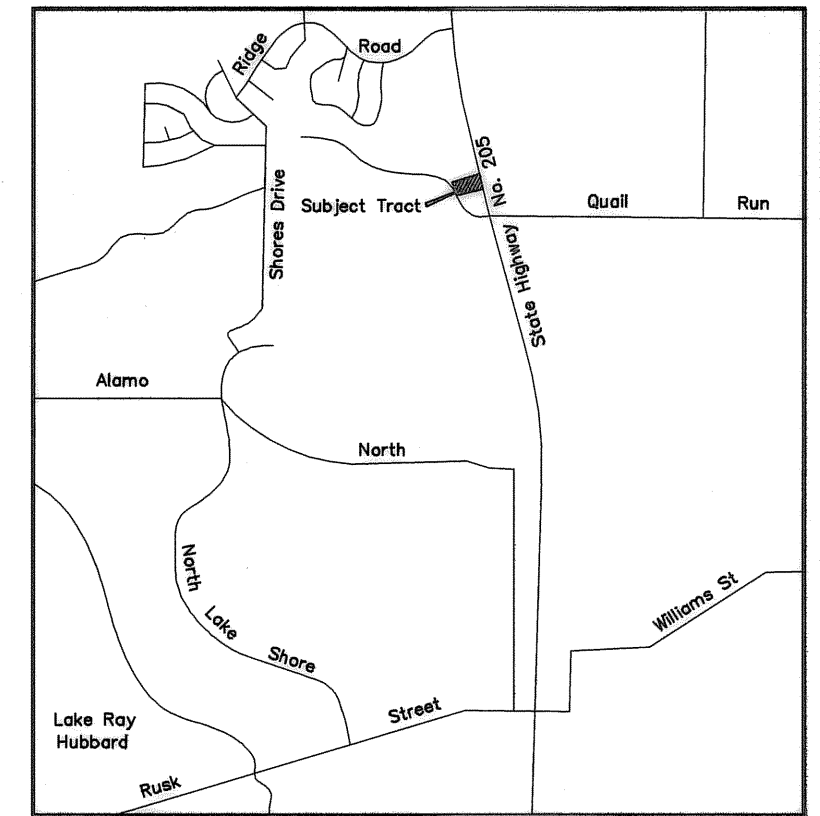
N72°57'19"E
364.39'

S. King Survey ~ Abstract No. 131

LOT 1, BLOCK D
1.543 ACRES

State Highway
No. 205
(a called 100' right of way)

S14°10'37"E
197.47'



Vicinity Map
(not to scale)

North Central Texas
State Plane Coordinates
(Zone 4202) - NAD 83

Coordinates are based on the
City of Rockwall surface coordinates.

①	Northing = 7035627.89 Easting = 2593164.56
②	Northing = 7035436.55 Easting = 2593213.35

N18°53'08"W
179.85'

Quail Run Road

Tract B
Lanty W. Dean, et ux,
Mary F. Dean
Vol. 349, Pg. 04

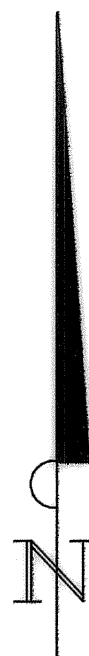
5/8" I.R.F.
W/Cap (C.M.)

1/2" I.R.F.
W/Cap

1/2" I.R.F.
W/Cap (C.M.)

1/2" I.R.F.
W/Cap (C.M.)

15' Waterline Esm't
Vol. 197, Pg. 526
Vol. 197, Pg. 529
Vol. 197, Pg. 532



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

No.	Radius	Arc Length	Delta	Chrd. Bearing	Chrd. Length
C1	44.00'	69.12'	90°00'00"	S30°49'23"W	62.23'
C2	20.00'	31.42'	90°00'00"	S30°49'23"W	28.28'
C3	20.00'	31.42'	90°00'00"	N59°10'37"W	28.28'
C4	20.00'	31.42'	90°00'00"	N30°49'23"E	28.28'
C5	20.00'	31.42'	90°00'00"	S59°10'37"E	28.28'
C6	20.00'	4.48'	12°50'19"	S69°24'14"W	4.47'
C7	267.50'	24.13'	05°10'06"	S20°42'16"E	24.12'

Remainder of
Arkoma Realty, Ltd.
Vol. 3749, Pg. 194

25' Storm Drainage
Easement
(Vol. 5199 Pg. 158)

15' Permanent Utility
& Lift Station Esm't
Vol. 2765, Pg. 106

Remainder of
Waterline Easement
To the City of Rockwall
Vol. 81, Pg. 89

15' Utility Easement
(Vol. 5318 Pg. 89)

Notes:

- According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 480547 0005 C, Map Revised June 16, 1992, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain" and in Zone "A", described by said map to be, "special flood hazard areas inundated by the 100-year flood (no base flood elevations determined)".
- Coordinates are based on the City of Rockwall surface coordinates.
- 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:
Vincent John Hanlon and
Jennifer Lynn Hanlon,
118 Yorkshire Drive
Heath, TX 75032

ENGINEER:
Texas Land Engineers, Inc.
5005 Riverway, Suite 250
Houston, Texas 77056
(281) 576-1085 (OFFICE)
(281) 576-1086 (FAX)

SURVEYOR:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexasurveying.com

FINAL PLAT OF
**LOT 1, BLOCK D
NORTH LAKESHORE VALLEY**

1 LOT - 1.543 ACRES

S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Scale: 1" = 40'

Date: January, 2007
Revised: April 18, 2007

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
08 JAN 31 AM 8:23
LISA CONSTANT
COUNTY CLERK
DEPUTY

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
08 JAN 31 AM 8:23
LISA CONSTANT
COUNTY CLERK
DEPUTY

G-247

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

We, Vincent John Hanlon and Jennifer Lynn Hanlon, the undersigned owners of the land shown on this plat, and designated herein as **LOT 1, BLOCK D NORTH LAKESHORE VALLEY** 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. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK D NORTH LAKESHORE VALLEY** subdivision have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.



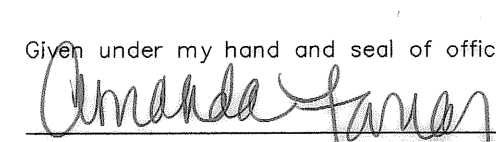
Vincent John Hanlon



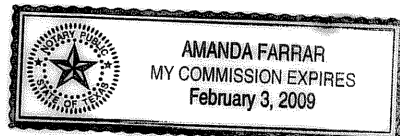
Jennifer Lynn Hanlon

**STATE OF TEXAS
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Vincent John Hanlon, 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 considerations therein expressed, and in the capacity therein stated.

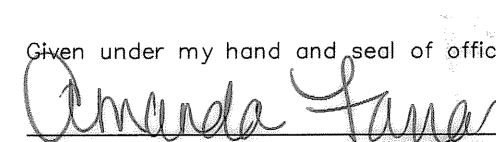
Given under my hand and seal of office this 20 day of August, 2007.


Notary Public in and for the STATE OF TEXAS



**STATE OF TEXAS
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jennifer Lynn Hanlon, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20 day of August, 2007.


Notary Public in and for the STATE OF TEXAS



LEGAL DESCRIPTION:

BEING a tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, being in the S. King Survey, Abstract No. 131 and being a part of that called 4.085 acre tract described by deed to Arkoma Realty, Ltd. as recorded in Volume 3749, Page 194, of the Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeasterly corner of said Arkoma Realty, Ltd. tract, same being the southeasterly corner of that tract of land known as Lot 1 of DeWOODY ADDITION, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet D, Page 387, of the Map Records of Rockwall County, Texas, said corner also being in the southwesterly right-of-way line of State Highway No. 205, said corner bears South 21°12'11" West, a distance of 3.85 feet from a 1/2" iron rod with a yellow plastic cap found;

THENCE South 14°10'37" East, continuing along said southwesterly right-of-way of State Highway No. 205, a distance of 197.47 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeasterly corner of the herein described property;

THENCE over and across said Arkoma Realty, Ltd. tract the following courses and distances:


South 75°49'23" West, a distance of 349.17 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeasterly corner of the herein described property;

North 18°53'08" West, a distance of 179.85 feet to a 5/8" iron rod found for the northwesterly corner of the herein described property, said corner being in the southerly line of said Lot 1, said corner bears North 72°57'19" East, a distance of 25.01 feet from the southwesterly corner of said Lot 1, same being in the northerly line of said Arkoma Realty, Ltd. tract;

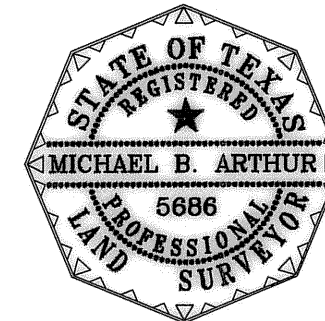
THENCE North 72°57'19" East, along the common line between said Arkoma Realty, Ltd. tract and Lot 1, a distance of 364.39 feet to the POINT OF BEGINNING and containing 1.543 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, 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.

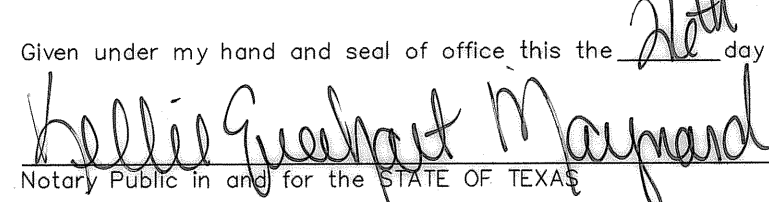


Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

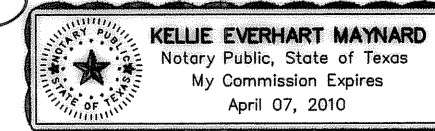


**STATE OF TEXAS
COUNTY OF ROCKWALL:**

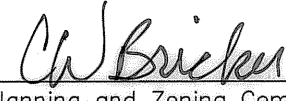
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20th day of July, 2007.


Notary Public in and for the STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL



Planning and Zoning Commission

8-28-07
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 16th day of July, 2007.

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 27th day of August, 2007.



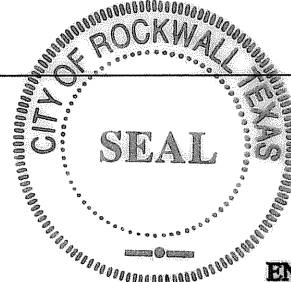
Mayor, City of Rockwall



City Secretary



City Engineer



OWNER:
Vincent John Hanlon and
Jennifer Lynn Hanlon,
118 Yorkshire Drive
Heath, TX 75032

ENGINEER:
Texas Land Engineers, Inc.
5005 Riverway, Suite 250
Houston, Texas 77056
(281) 576-1085 (OFFICE)
(281) 576-1086 (FAX)

SURVEYOR:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexasurveying.com

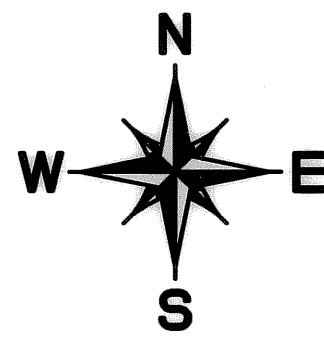
FINAL PLAT OF
**LOT 1, BLOCK D
NORTH LAKESHORE VALLEY**

1 LOT - 1.543 ACRES

S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Scale: 1" = 40'

Date: January, 2007
Revised: April 18, 2007



GRAPHIC SCALE IN FEET

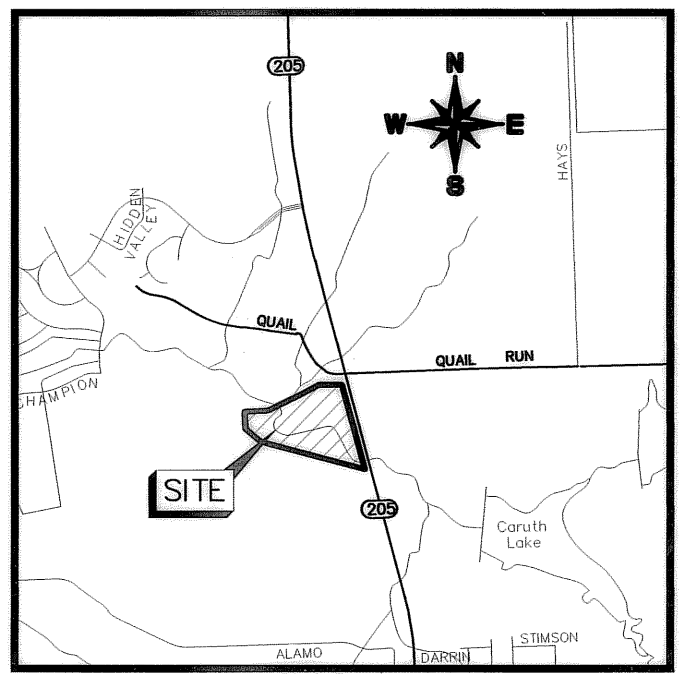
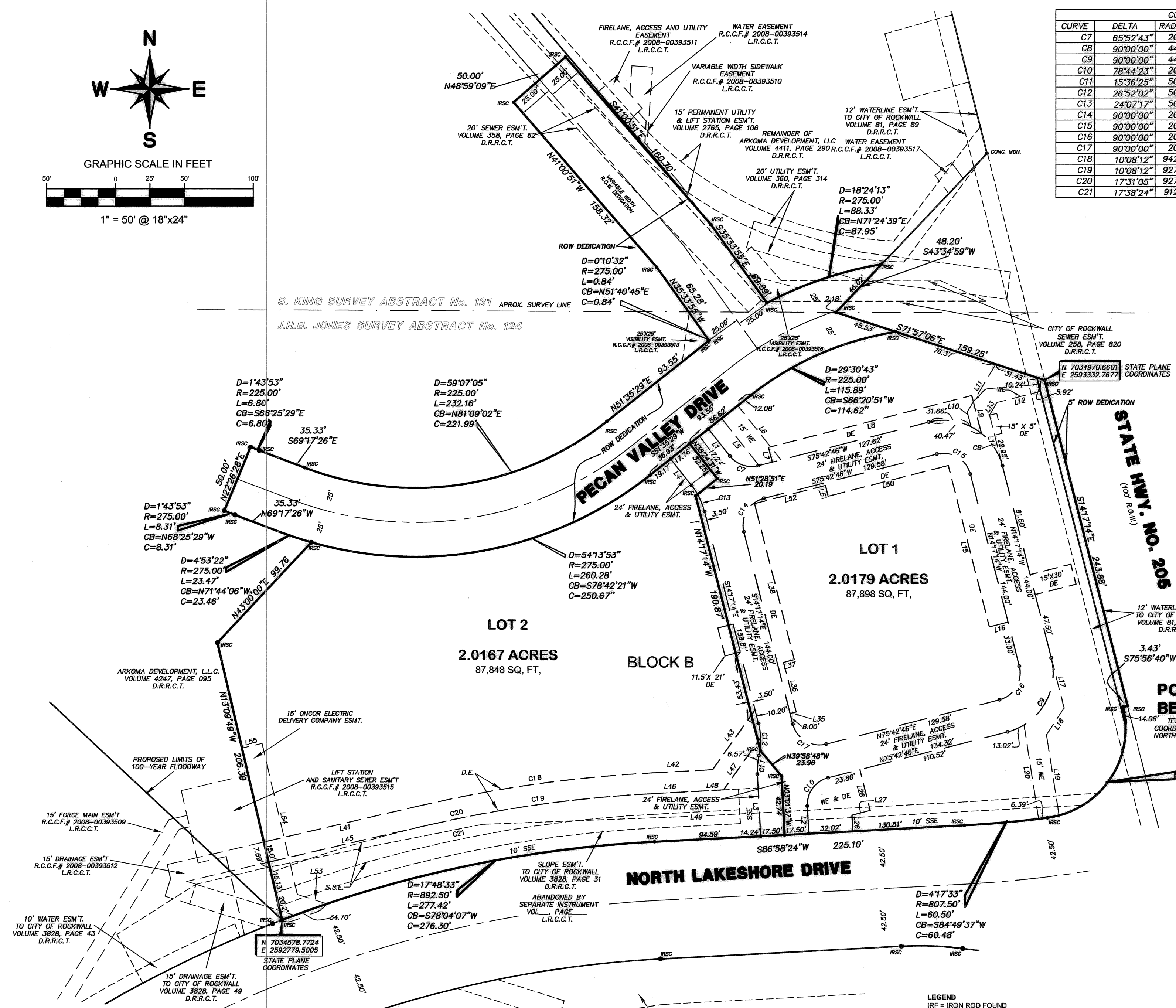


1" = 50' @ 18"x24"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	65°52'43"	20.00	23.00	S71°20'52"E	21.75
C8	90°00'00"	44.00	69.12	N59°17'14"W	62.23
C9	90°00'00"	44.00	69.12	N30°42'46"E	62.23
C10	78°44'23"	20.00	27.49	S36°20'35"W	25.37
C11	15°36'25"	50.00	13.62	S04°46'36"W	13.58
C12	26°52'02"	50.00	23.45	N00°51'13"W	23.23
C13	24°07'17"	50.00	21.05	N26°20'52"W	20.89
C14	90°00'00"	20.00	31.42	S30°42'46"W	28.28
C15	90°00'00"	20.00	31.42	N59°17'14"E	28.28
C16	90°00'00"	20.00	31.42	N30°42'46"E	28.28
C17	90°00'00"	20.00	31.42	S59°17'14"E	28.28
C18	10°08'12"	927.50	166.75	S81°54'18"W	166.53
C19	10°08'12"	927.50	164.09	S81°54'18"W	163.88
C20	17°31'05"	927.50	283.58	S78°12'51"W	282.48
C21	17°38'24"	912.50	280.94	S78°09'12"W	279.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.07'	N38°24'31"W
L2	20.14'	N03°01'36"W
L3	45.02'	S03°01'36"E
L4	24.76'	S38°24'31"E
L5	43.54'	N38°24'31"W
L6	50.25'	N38°24'31"W
L7	11.02'	N14°17'14"W
L8	152.11'	N75°42'46"E
L9	28.35'	S14°17'14"E
L10	11.07'	S14°17'14"E
L11	40.22'	S30°42'46"W
L12	32.39'	S75°42'46"W
L13	10.76'	S30°42'46"W
L14	37.95'	S14°17'14"E
L15	121.02'	S14°17'14"E
L16	14.00'	N75°42'46"E
L17	37.43'	S14°17'14"E
L18	23.26'	S33°12'46"W
L19	59.08'	S08°53'32"E
L20	68.91'	S08°53'32"E
L26	27.88'	N03°01'36"W
L27	13.63'	N75°42'46"E
L28	30.50'	N14°17'14"W
L35	4.58'	N75°42'46"E
L36	37.04'	N14°17'14"W
L37	8.00'	N75°42'46"E
L38	108.98'	N14°17'14"W
L40	33.03'	N76°50'11"E
L41	86.13'	N76°50'11"E
L42	44.82'	N86°58'24"E
L43	53.17'	N35°19'41"E
L44	33.03'	S76°50'11"W
L45	86.13'	S76°50'11"W
L46	52.08'	S86°58'24"W
L47	46.23'	S35°19'41"W
L48	77.09'	S86°58'24"W
L49	62.84'	S86°58'24"W
L50	90.00'	N75°42'46"E
L51	8.00'	S14°17'14"E
L52	53.00'	N75°42'46"E

S. KING SURVEY ABSTRACT No. 131 APROX. SURVEY LINE
J.H.B. JONES SURVEY ABSTRACT No. 124



LOCATION MAP (NOT TO SCALE)

FINAL PLAT NORTH LAKESHORE VALLEY

LOTS 1 & 2, BLOCK B

BEING 4.8708 ACRES OUT OF
S. KING SURVEY ABSTRACT NO. 131
AND THE J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SR Rockwall 205, LLC
5005 LBJ Freeway, Suite 840
Dallas, Texas 75244
Tel. No. (972) 331-2065
Fax No. (972) 331-0020

OWNER:
Arkoma Development, L.L.C.
203 East I-30
Rockwall, Texas 75032
Tel. No. (972) 771-6000
Fax No. (972) 771-5888
Contact: Jean Voltz

SURVEYOR:

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-9580
Fax No. (972) 335-3779

LEGEND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = IRON ROD WITH CAP SET
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

BEARING SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, REFERENCED TO THE CITY OF ROCKWALL MONUMENTS R009 AND R018.

DATE: February 19, 2008

KHA JOB NO. 68237002

SHEET 1 OF 2

G-281

G:\Survey\68237002-Salvo Volgreens\68237001-18x24.dwg 2/18/2008 9:57:58 AM CST

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS SR Rockwall 205, L.L.C. BEING THE OWNER OF A TRACT OF land out of the S. King Survey, Abstract No. 131 and the J.H.B. Jones Survey, Abstract number 124, City of Rockwall, Rockwall County, Texas, and being part of a tract of land described in a deed to Arkoma Development, L.L.C. recorded in Volume 4274, Page 95, Deed Records, Rockwall County, Texas, being part of a tract of land described in a deed to Arkoma Development, L.L.C. recorded in Volume 4411, Page 290, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red cap marked KHA set (hereinafter called 5/8" iron rod set) at the intersection of the most easterly northeast corner of North Lakeshore Drive (variable width right-of-way) and the west right-of-way line of State Highway Number 205 (100 foot right-of-way);

THENCE with the north right-of-way line of said North Lakeshore Drive the following calls:
South 75°56'40" West, a distance of 3.43 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right having a radius of 65.00 feet, a central angle of 96°44'10", a chord bearing and distance of South 34°18'46" West, 97.17 feet;
Southwesterly, with said curve, an arc distance 109.74 feet to a 5/8" iron rod set for the beginning of a compound curve to the right with a radius of 807.50 feet, a central angle of 4°17'33", and a chord bearing and distance of South 84°49'37" West, 60.48 feet;
Southwesterly, with said curve, an arc distance of 60.50 feet to a 5/8" iron rod set for corner;
South 86°58'24" West, a distance of 225.10 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left with a radius of 892.50 feet, a central angle of 17°48'33", and a chord bearing and distance of South 78°04'07" West, 276.30 feet;
Southwesterly, with said curve, an arc distance of 277.42 feet to a 5/8" iron rod set for corner;

THENCE leaving said north right-of-way line, the following courses and distances to wit:
North 13°09'49" West, a distance of 206.39 feet to a 5/8" iron rod set for corner;
North 43°00'00" East, a distance of 99.76 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 04°53'22", and a chord bearing and distance of North 71°44'06" West, 23.46 feet;
Northwesterly, with said curve, an arc distance of 23.47 feet to a 5/8" iron rod set for corner;
North 69°17'26" West, a distance of 35.33 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 01°43'53", and a chord bearing and distance of North 68°25'29" West, 8.31 feet;
Northwesterly, with said curve, an arc distance of 8.31 feet to a 5/8" iron rod set for corner;
North 22°26'28" East, a distance of 50.00 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the left with a radius of 225.00 feet, a central angle of 01°43'43", and a chord bearing and distance of South 68°25'29" East, 6.80 feet;
Northwesterly, with said curve, an arc distance of 6.80 feet to a 5/8" iron rod set for corner;
South 69°17'26" East, a distance of 35.33 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left having a radius of 225.00 feet, a central angle of 59°07'05", and a chord bearing and distance of North 81°09'02" East, 221.99 feet;
Northeasterly, with said curve, an arc distance of 232.16 feet to a 5/8" iron rod set for corner;
North 51°35'29" East, a distance of 93.55 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 00°10'32", and a chord bearing and distance of North 51°40'45" East, 0.84 feet;
Northeasterly, with said curve, an arc distance of 0.84 feet to a 5/8" iron rod set for corner;
North 35°33'55" West, a distance of 65.28 feet to a 5/8" iron rod set for corner;
North 41°00'51" West, a distance of 158.32 feet to a 5/8" iron rod set for corner;
North 48°59'09" East, a distance of 50.00 feet to a 5/8" iron rod set for corner;
South 41°00'51" East, a distance of 160.70 feet to a 5/8" iron rod set for corner;
South 35°33'55" East, a distance of 69.89 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a central angle of 18°24'13", a chord bearing and distance of North 71°24'39" East, 87.95 feet;
Northeasterly, with said curve, an arc distance 88.33 feet to a 5/8" iron rod set for corner in the west right-of-way line of said State Highway Number 205;

THENCE with said east right-of-way line, the following courses and distances to wit:
South 43°34'59" West, a distance of 48.20 feet to a 5/8" iron rod set for corner;
South 71°57'06" East, a distance of 159.25 feet to a 5/8" iron rod set for corner;
South 14°17'14" East, a distance of 243.88 feet to the POINT OF BEGINNING and containing 4.8708 acres of land.

Bearing system of this survey is based on a line oriented between found City of Rockwall monuments R008 and R018 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Rockwall monument R008.

NOTES:
1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

STATE OF TEXAS *
COUNTY OF ROCKWALL *

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the NORTH LAKESHORE VALLEY, LOTS 1 AND 2, BLOCK B 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. We further certify that all other parties who have a mortgage or lien interest in the NORTH LAKESHORE VALLEY, LOTS 1 AND 2, BLOCK B subdivision have been notified and signed this plat.

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. We also understand the following:

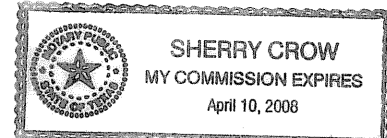
- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 or 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

SR ROCKWALL 205, L.L.C.

[Signature of Brett S. Sheldon]
Brett S. Sheldon
PRINT NAME AND TITLE



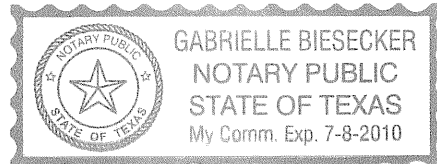
STATE OF TEXAS *
COUNTY OF Dallas *

Before me, the undersigned authority, on this day personally appeared Brett S. Sheldon 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 20th day of February, 2008.
[Signature of Sherry Crow]
Notary Public in and for the State of Texas
My Commission Expires: 4-10-08

ARKOMA DEVELOPMENT, LLC, a Texas limited partnership
By: ARKOMA MANAGEMENT, INC, a Texas corporation
its General Partner

[Signature of Mark S. Kelldorf]
Mark S. Kelldorf - President
PRINT NAME AND TITLE



STATE OF TEXAS *
COUNTY OF ROCKWALL *

Before me, the undersigned authority, on this day personally appeared mark S. Kelldorf 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 22nd day of February, 2008.
[Signature of Gabrielle Biesecker]
Notary Public in and for the State of Texas
My Commission Expires: 7-8-2010

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [Signature] 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 [Signature] day of [Signature], 2008.

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

NOTES:

- 1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, 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 by Ordinance 83-54.
2.) All common areas to be maintained by the developer.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dana Brown, 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.

[Signature of Dana Brown]
Dana Brown
Registered Professional Land Surveyor No. 5336
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580



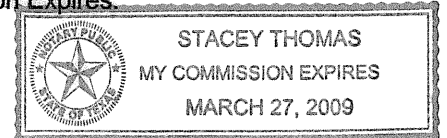
STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Dana Brown 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 20th day of February, 2008.

[Signature of Stacy Thomas]
Stacy Thomas
Notary Public in and for the State of Texas

3/27/2009
My Commission Expires:



RECOMMENDED FOR APPROVAL

[Signature of CW Bricker]
CW Bricker
Planning and Zoning Commission Chairman

3/25/08
Date

APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 18th day of February, 2008

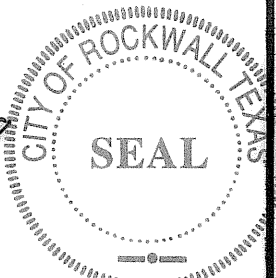
This approval shall be invalid unless the approved plat is recorded with the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said final approval.

WITNESS OUR HANDS, this 28th day of February, 2008

[Signature of William R. Cecil]
William R. Cecil
Mayor, City of Rockwall

[Signature of Kristy Ashberry]
Kristy Ashberry
City Secretary

[Signature of Chuck Todd]
Chuck Todd
City Engineer



FINAL PLAT
NORTH LAKESHORE VALLEY
LOTS 1 & 2, BLOCK B

BEING 4.8708 ACRES OUT OF
S. KING SURVEY ABSTRACT NO. 131
AND THE J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

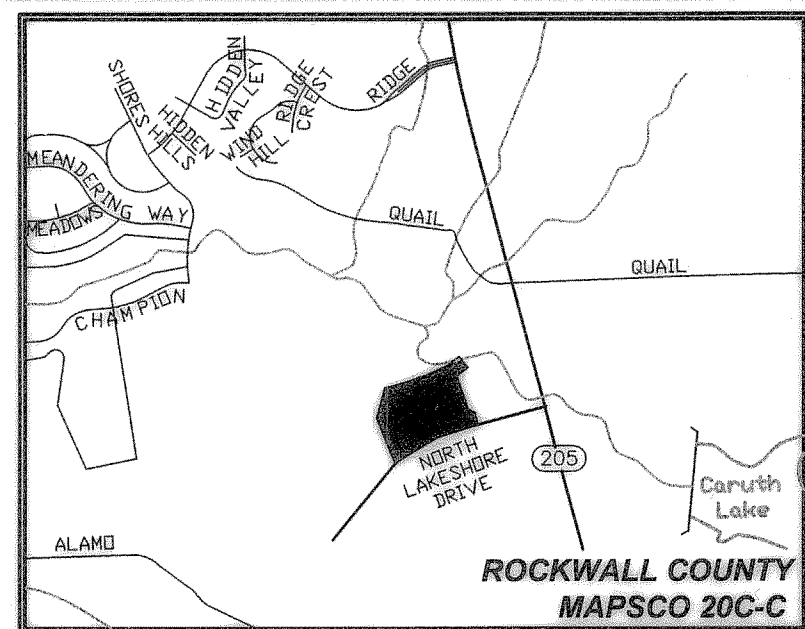
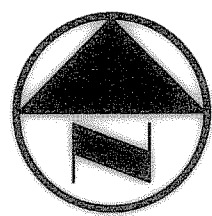
OWNER:
SR Rockwall 205, LLC
5005 LBJ Freeway, Suite 840
Dallas, Texas 75244
Tel. No. (972) 331-2065
Fax No. (972) 331-0020

OWNER:
Arkoma Development, L.L.C.
203 East I-30
Rockwall, Texas 75032
Tel. No. (972) 771-6000
Fax No. (972) 335-3580
Contact: Jean Voltz

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

G-282

G:\Survey\68237002-Salvo Valgreens\68237001-walgreens plat-18x24.dwg 2/19/2008 9:57:58 AM CST



VICINITY MAP (NOT TO SCALE)

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT
- IRF 1/2-INCH IRON ROD
- XF W/"PACHECO KOCH" CAP FOUND
- "X" CUT IN CONCRETE FOUND

LOT 1, BLOCK B NORTH LAKESHORE VALLEY (CAB. G, SLIDE 281)

REBAC OF ROCKWALL, L.L.C. (INST. NO. 2009-00416409)

LOT 3 BLOCK B NORTH LAKESHORE VALLEY

LOT 2, BLOCK B NORTH LAKESHORE VALLEY (CAB. G, SLIDE 281)

KDC ROCKWALL INVESTMENTS I, L.P. (VOL. 6804, PG. 233)

2.017 ACRES (87,850 SF)

POINT OF BEGINNING

DRIVE

SHEET 1 OF 2 REPLAT

LOT 3, BLOCK B NORTH LAKESHORE VALLEY

BEING A REPLAT OF LOT 2, BLOCK B, NORTH LAKESHORE VALLEY CABINET G, SLIDE 281 AND BEING OUT OF THE J.H.B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY KCH	CHECKED BY VK/KCH	SCALE 1"=30'	DATE JUNE 2012	JOB NUMBER 3280-12.016
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SURVEYOR / ENGINEER: PACHECO KOCH CONSULTING ENGINEERS 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TEXAS 75206 PH: 972-235-3031 CONTACT: KYLE HARRIS

OWNER: KDC ROCKWALL INVESTMENTS I, L.P. 8112 PRESTON ROAD, SUITE 700 DALLAS, TEXAS 75225 PH: 214-696-1700 CONTACT: SCOTT OZYMY

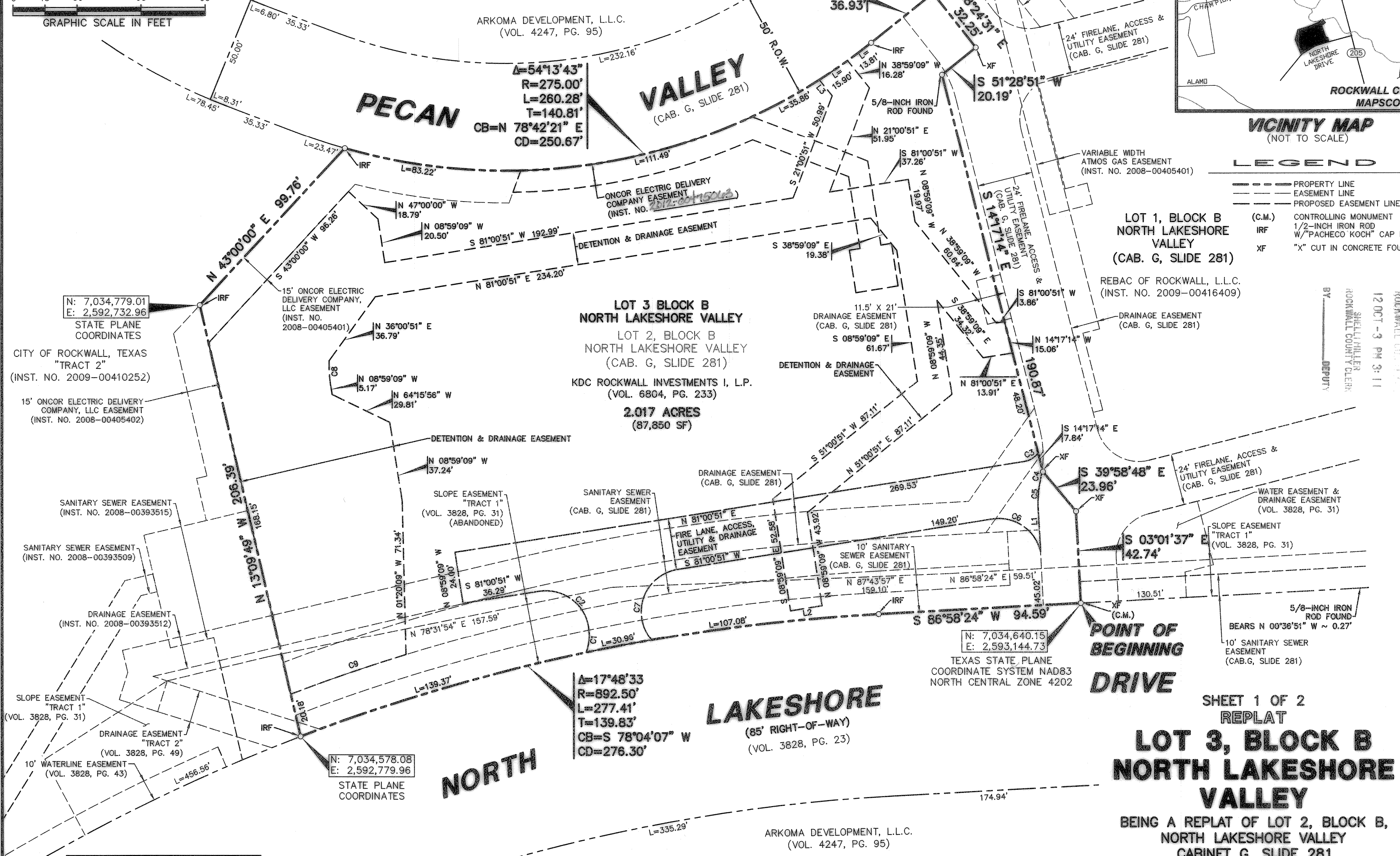
LINE TABLE

LINE	BEARING	LENGTH
L1	S 03° 01' 36" E	20.20'
L2	N 81° 00' 51" E	15.00'
L3	S 38° 59' 09" E	9.52'

MCALIS 07/12/2012 - 4:29PM M:\DWG-32\3280-12.016\DWG\SURVEY\3280-12.16RP2.DWG

LOT 3, BLOCK B, NORTH LAKESHORE VALLEY - REPLAT

FILED FOR RECORD
ROCKWALL COUNTY CLERK
SHELL MILLER
12 OCT -3 PM 3:11
DEPUTY



STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the NORTH LAKESHORE VALLEY, LOT 3, BLOCK B 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 NORTH LAKESHORE VALLEY, LOT 3, BLOCK B 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 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 the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or parts 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 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 on 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 the 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 the 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 developments 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.

KDC ROCKWALL INVESTMENTS I, L.P.


Signature
M. Scott Ozymy
Vice President
Print Name and Title

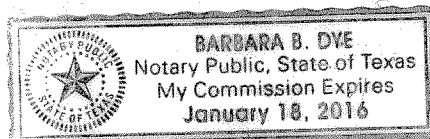
STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared M. Scott Ozymy, 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 11 day of July, 2012.


Notary Public in and for the State of Texas

Jan. 18, 2016
My Commission Expires:



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, KDC ROCKWALL INVESTMENTS I, L.P., BEING THE OWNER OF A 2.017 acre tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas; said tract being all of Lot 2, Block B, North Lakeshore Valley, Lots 1 and 2, Block B, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to KDC Rockwall Investments I, L.P. recorded in Volume 6804, Page 234 of the Deed Records of Rockwall County, Texas; said 2.017 acre tract being more particularly described as follows:

BEGINNING, at an "X" cut in concrete found in the north right-of-way line of North Lakeshore Drive (an 85-foot wide right-of-way, recorded in Volume 3828, Page 23 of said Deed Records); said point also being the said southeast corner of said Lot 2 and the southwest corner of Lot 1 of said addition;

THENCE, South 86 degrees, 58 minutes, 24 seconds West, along the said north line of North Lakeshore Drive, a distance of 94.59 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the beginning of a tangent curve to the left;

THENCE, in a westerly direction, along said curve, having a central angle of 17 degrees, 48 minutes, 33 seconds, a radius of 892.50 feet, a chord bearing and distance of South 78 degrees, 04 minutes, 07 seconds West, 276.30 feet, an arc distance of 277.41 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southwest corner of said Lot 2 and the southeast corner of a tract of land described as "Tract 2" in Special Warranty Deed to the City of Rockwall, Texas recorded in Instrument No. 2009-00410252 of said Deed Records;

THENCE, North 13 degrees, 09 minutes, 49 seconds West, departing the said north line of North Lakeshore Drive and along the west line of said Lot 2, a distance of 206.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, North 43 degrees, 00 minutes, 00 seconds East, a distance of 99.76 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the south right-of-way line of Pecan Valley Drive (a 50-foot wide right-of-way); said point also being the northwest corner of said Lot 2 and the northeast corner of said City of Rockwall, Texas tract; said point being on a non-tangent curve to the left;

THENCE, in an easterly direction, along the said south line of Pecan Valley Drive and said curve, having a central angle of 54 degrees, 13 minutes, 43 seconds, a radius of 275.00 feet, a chord bearing and distance of North 78 degrees, 42 minutes, 21 seconds East, 250.67 feet, an arc distance of 260.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the end of said curve for the point of tangency;

THENCE, North 51 degrees, 35 minutes, 29 seconds East, continuing along the said south line of Pecan Valley Drive, a distance of 36.93 feet to an "X" cut in concrete found for corner; said point being the northeast corner of said Lot 2 and the northwest corner of said Lot 1;

THENCE, in a southerly direction, departing the said south line of Pecan Valley Drive and along the east line of said Lot 2 and the west line of said Lot 1 the following five (5) calls:

South 38 degrees, 24 minutes, 31 seconds East, a distance of 32.25 feet to an "X" cut in concrete found for corner;

South 51 degrees, 28 minutes, 51 seconds West, a distance of 20.19 feet to a 5/8-inch iron rod found for corner;

South 14 degrees, 17 minutes, 14 seconds East, a distance of 190.87 feet to an "X" cut in concrete found for corner;

South 39 degrees, 58 minutes, 48 seconds East, a distance of 23.96 feet to an "X" cut in concrete found for corner;

South 03 degrees, 01 minute, 37 seconds East, a distance of 42.74 feet to the POINT OF BEGINNING;

CONTAINING: 87,850 square feet or 2.017 acres of land, more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	29°26'21"	24.00'	12.33'	6.31'	N 05°03'33" E	12.20'
C2	89°19'32"	20.00'	31.18'	19.77'	N 54°19'24" W	28.12'
C3	44°25'56"	10.00'	7.75'	4.08'	N 58°47'52" E	7.56'
C4	05°12'32"	50.67'	4.61'	2.30'	S 09°57'27" W	4.61'
C5	15°36'35"	50.00'	13.62'	6.85'	S 04°46'35" W	13.58'
C6	85°57'33"	20.00'	30.01'	18.64'	N 56°00'26" W	27.27'
C7	121°53'13"	20.00'	42.55'	36.00'	S 20°04'14" W	34.97'
C8	11°37'54"	53.50'	10.86'	5.45'	N 03°10'12" W	10.84'
C9	03°35'05"	912.50'	57.09'	28.55'	N 71°07'32" E	57.08'


SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75225
PH: 972-235-3031
CONTACT: KYLE HARRIS

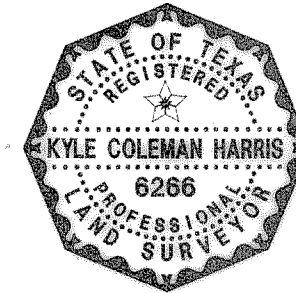
OWNER:
KDC ROCKWALL INVESTMENTS I, L.P.
8112 PRESTON ROAD, SUITE 700
DALLAS, TEXAS 75225
PH: 214-696-1700
CONTACT: SCOTT OZYMY

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, do hereby certify that I prepared this plat form an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Kyle Coleman Harris, 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 22 day of June, 2012.


Salina Martinez
Notary Public in and for the State of Texas



October 20, 2013
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL


Planning and Zoning Commission


June 12, 2012
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 12th day of June, 2012.

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 5th day of September, 2012.


Paul Sweet
Mayor, City of Rockwall


Kristy Ashberry
City Secretary

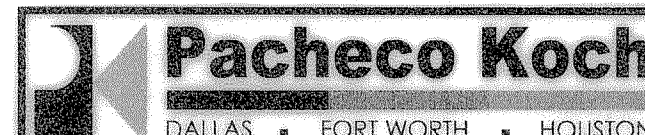

City Engineer

NOTES

- Bearing system for this survey is based on a bearing of (South 86 degrees, 58 minutes, 24 seconds West for the north right-of-way line of North Lakeshore Drive (a 85-foot wide right-of-way), according to the plat of Lot 2, Block B, North Lakeshore Valley, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas) a line oriented between found City of Rockwall monuments R003, R005-1 and R011 found on the ground, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, State Plane Surface Distances.
- 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.

SHEET 2 OF 2
REPLAT
LOT 3, BLOCK B
NORTH LAKESHORE
VALLEY

BEING A REPLAT OF LOT 2, BLOCK B,
NORTH LAKESHORE VALLEY
CABINET G, SLIDE 281
AND BEING OUT OF THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

		8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031	
DALLAS • FORT WORTH • HOUSTON		TX REG. ENGINEERING FIRM F-469	
DRAWN BY KCH		CHECKED BY VK/KCH	
SCALE N/A		DATE JUNE 2012	
JOB NUMBER 3280-12.016			

H-266