

WHEREAS ROCKWALL COMMONS ASSOCIATES, LTD., is the owner of a tract of land out of the D. ATKINS SURVEY, Abstract No. 1, in the City of Rockwall, Rockwall County, Texas, being all of an 8.09 acre tract of land described in deed to ROCKWALL COMMONS ASSOCIATES, LTD., recorded in Volume 3457, Page 42 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the west right-of-way line of the U.P./Dallas Garland N.E. R.R. (100' ROW) for the southeast corner of said 8.09 acre tract and the northeast corner of a 9.40 acre tract of land described in deed to HFS Management, Inc., recorded in Volume 1194, Page 256 of the Deed Records of Rockwall County, Texas;

**THENCE** with the north line of said 9.40 acre tract, North 71°22'39" West, a distance of 378.33 feet to a 1/2" iron rod found for corner in the east right-of-way line of Ridge Road (FM 740 - variable width ROW);

**THENCE** with the east right-of-way line of Ridge Road, the following courses and distances to wit:

- North 12°56'21" East, a distance of 13.91 feet to a 1/2" iron rod found for corner;
- North 12°16'15" East, a distance of 700.00 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;
- North 17°58'53" East, a distance of 100.50 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;
- North 12°16'15" East, a distance of 21.10 feet to a 1/2" iron rod found in the south line of a 3.00 acre tract of land described in deed to Keith Wheeler, recorded in Volume 1145, Page 285 of the Deed Records of Rockwall County, Texas;

**THENCE** leaving the east right-of-way line with the south line of the 3.00 acre tract, South 71°17'00" East, a distance of 461.98 feet to a 1/2" iron rod found in the west right-of-way line of the U.P./Dallas Garland N.E. R.R.

**THENCE** with the west right-of-way line, South 18°43'02" West, a distance of 830.25 feet to the **POINT OF BEGINNING** and containing 8.089 acres (352,375 square feet) of land, more or less.

Bearing system based on the monuments found in the east right-of-way line of the U.P./Dallas Garland N.E. R.R. according to a 8.50 acre tract of land described as Tract 1 in deed to The Cain Revocable Family Trust recorded in Volume 1328, Page 78 of the Deed Records of Rockwall County, Texas.

LINE	LENGTH	BEARING
L1	30.00	N71°16'58"W
L2	7.83	N71°16'58"W
L3	532.52	N18°43'02"E
L4	193.90	S71°16'58"E
L5	10.00	N18°43'02"E
L6	179.69	N71°16'58"W
L7	79.15	S71°16'58"E
L8	405.17	N18°43'02"E
L9	25.00	S71°16'58"E
L10	24.00	N18°43'02"E
L11	25.00	N71°16'58"W
L12	36.00	N18°43'02"E
L13	175.90	S71°16'58"E
L14	595.12	S18°43'02"W
L15	160.69	N71°16'58"W
L16	9.93	S63°43'02"W
L17	10.00	S26°16'58"E
L18	10.39	N63°43'02"E
L19	310.16	S71°22'39"E
L20	21.92	S18°43'00"W
L21	10.00	N71°17'00"W
L22	21.93	N18°43'00"E
L23	61.44	S71°16'58"E
L24	10.00	S18°43'02"W
L25	49.45	S71°16'58"E
L26	32.50	S71°16'58"E
L27	15.00	S18°43'02"W
L28	32.50	N71°16'58"W
L29	32.50	S71°16'58"E
L30	15.00	S18°43'02"W
L31	32.50	S71°16'58"E
L32	30.60	S41°16'58"E
L33	15.00	S48°43'02"W
L34	21.94	N41°16'58"W
L35	30.10	S41°16'58"E
L36	15.00	S48°43'02"W
L37	21.44	N41°16'58"W
L38	31.23	S74°56'20"E
L39	93.45	S18°43'02"W
L40	10.50	S71°16'58"E
L41	27.47	N18°43'02"E
L42	5.00	S77°43'45"E
L43	110.16	N18°43'02"W
L44	5.00	N77°43'45"W
L45	11.86	S71°17'00"E
L46	10.00	S18°43'00"W
L47	10.50	S71°17'00"E
L48	13.08	N18°43'00"E
L49	10.50	N71°16'58"W
L50	6.98	S18°43'02"W
L51	91.74	N71°22'39"W
L52	48.86	N18°37'21"E
L53	20.12	S71°16'58"E
L54	15.28	N84°30'57"E
L55	25.41	N42°07'06"E
L56	5.41	N29°49'27"W
L57	14.00	S88°44'58"W
L58	4.92	N04°15'02"W
L59	12.83	N71°17'00"W
L60	10.00	S18°43'00"W
L61	16.34	S71°17'00"E
L62	5.00	N18°43'02"E
L63	15.00	N71°16'58"W
L64	10.00	N18°43'02"E
L65	5.00	N18°43'02"E
L66	10.00	N71°16'58"W
L67	5.00	S18°43'02"W
L68	10.00	N71°17'00"W
L69	16.50	S18°43'00"W
L70	13.13	S71°16'58"E
L71	10.00	S18°43'02"W
L72	7.96	N71°16'58"W
L73	10.00	S18°43'02"W
L74	30.00	N71°16'58"W
L75	9.78	N18°43'02"E
L76	28.53	S71°16'58"E
L77	10.00	S77°43'45"E
L78	36.42	S12°16'15"W
L79	10.00	N77°43'45"W
L80	10.00	S71°16'58"E
L81	10.00	N18°43'02"E
L82	61.08	N71°16'58"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	90°00'00"	20.00	31.42	N26°16'58"W	28.28	
C2	42°14'39"	39.00	28.75	S87°35'43"W	28.11	
C3	119°59'58"	39.00	81.68	N78°43'01"E	67.55	
C4	30°36'50"	39.00	20.84	N03°24'37"E	20.59	
C5	30°36'50"	63.00	33.66	S03°24'37"W	33.28	
C6	126°58'21"	39.00	86.43	N44°46'09"W	69.80	
C7	39°30'31"	63.00	33.55	N86°59'56"E	33.15	
C8	27°20'25"	39.00	18.61	S88°34'59"W	18.43	
C9	58°52'18"	39.00	40.07	S84°57'06"E	38.33	
C10	43°57'39"	76.50	58.70	S87°35'36"W	57.27	
C11	62°31'59"	20.00	21.83	N78°18'26"E	20.76	
C12	48°23'08"	20.00	18.19	S32°20'35"E	15.75	
C13	90°00'00"	63.00	98.96	N26°16'58"W	89.10	
C14	90°00'00"	63.00	98.96	N63°43'02"E	89.10	
C15	90°00'00"	20.00	31.42	S63°43'02"W	28.28	
C16	90°00'00"	39.00	61.26	S26°16'58"E	55.15	
C17	30°36'50"	63.00	33.66	N03°24'37"E	33.26	
C18	30°36'50"	39.00	20.84	S03°24'37"W	20.59	
C19	90°00'00"	39.00	61.26	S63°43'02"W	55.15	
C20	90°00'00"	39.00	61.26	S26°16'58"E	55.15	
C21	90°00'00"	39.00	61.26	S63°43'02"W	55.15	
C22	90°00'00"	39.00	61.26	N26°16'58"W	55.15	
C23	90°00'00"	39.00	61.26	N63°43'02"E	55.15	
C24	35°01'53"	39.00	23.85	N53°46'01"W	23.48	
C25	11°31'12"	39.00	7.84	N12°25'26"E	7.83	
C26	31°18'22"	63.00	34.42	N34°21'13"E	34.00	
C27	170°24'45"	63.00	18.74	S79°48'21"E	18.67	
C28	15°46'45"	76.50	21.07	N78°18'57"W	21.00	
C29	5°31'21"	63.00	6.07	N09°08'08"W	6.07	
C30	48°02'17"	39.00	32.70	S05°18'07"E	31.75	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL COMMONS** 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 **ROCKWALL COMMONS** 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;

- 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 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.
- 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.

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.

By: **ROCKWALL COMMONS ASSOCIATES, LTD.**, A TEXAS LIMITED PARTNERSHIP

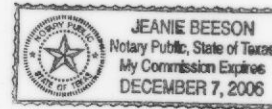
By: **STONE ROCKWALL PROPERTIES, LLC**, ITS GENERAL PARTNER

*Bruce Myers*  
BRUCE MYERS, VICE PRESIDENT

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 23<sup>rd</sup> day of February, 2005.

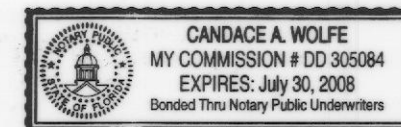
*Jeanie Beeson*  
Notary Public in and for the State of Texas  
MMA Construction Finance, LLC, a Maryland limited liability company, formerly known as MuniMae Midland Construction Finance, LLC.  
Signature of Party with Mortgage or Lien Interest



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 3<sup>RD</sup> day of MARCH, 2005.

*Candace A. Wolfe*  
Notary Public in and for the State of Florida  
My Commission Expires: 7-30-08



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.

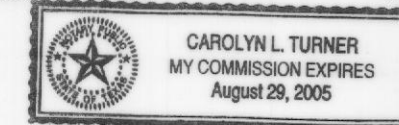
*Dana Brown*  
DANA BROWN  
Registered Professional Land Surveyor No. 5336  
KIMLEY-HORN AND ASSOCIATES, INC.  
9300 Wade Boulevard, Suite 320, Frisco, Texas 75035  
(972) 335-3580



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 17 day of February, 2005.

*Carolyn L. Turner*  
Notary Public in and for the State of Texas  
My Commission Expires: 8-29-05



RECOMMENDED FOR FINAL APPROVAL

*Olga J. Jarama*  
Planning and Zoning Commission  
Date: 3-8-2005

APPROVED

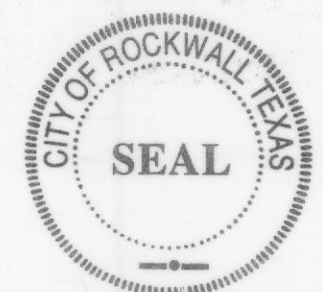
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15<sup>th</sup> day of March, 2004.

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 16<sup>th</sup> day of March, 2005.

*Chuck Todd*  
Mayor, City of Rockwall  
*Dorothy Brooks*  
City Secretary, City of Rockwall

*Chuck Todd* 3-11-05  
City Engineer, City of Rockwall



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.

**FINAL PLAT  
ROCKWALL COMMONS**

LOT 1, BLOCK A  
BEING 8.089 ACRES OUT OF  
D. ATKINS SURVEY, ABSTRACT NO. 1  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Rockwall Commons Associates, Ltd.  
16600 Dallas Parkway, Suite 400  
Dallas, Texas 75248  
(972) 931-9911  
(972) 991-5742

SURVEYOR:  
  
Kimley-Horn and Associates, Inc.  
9300 Wade Boulevard, Suite 320  
Frisco, Texas 75035  
Tel. No. 972-335-3580  
Fax No. 972-335-3779

DATE: February 17, 2005  
KHA JOB NO. 67051007  
SHEET 2 OF 2  
This Plat Filed in Volume P2004-008, Slide F184, Date: