

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57.819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);
- Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

NOTES:


1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2'; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
COR-6: N 7025942.6'; E 2601204.0'
COR-8: N 7018063.1'; E 2609533.7'
COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/ drainage easement.


RECOMMENDED FOR FINAL APPROVAL

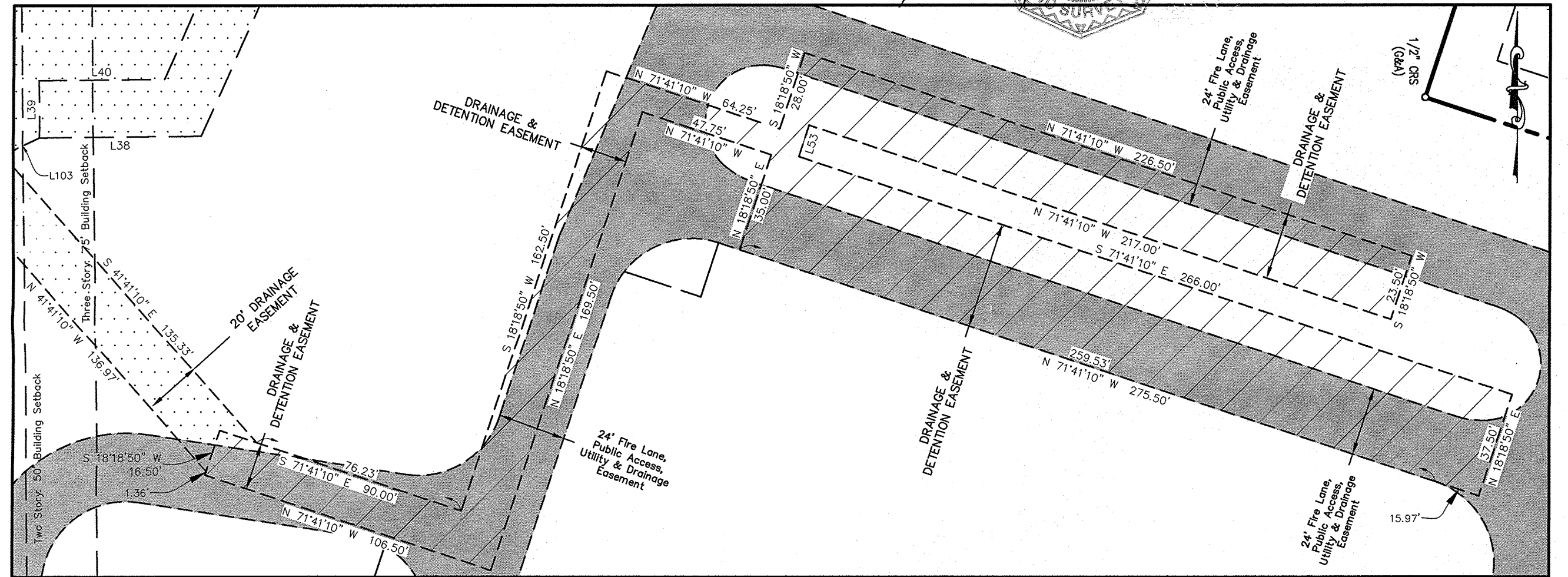
Planning & Zoning Commission, Chairman 10/9/2019
Date
APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this 19 day of OCTOBER, 2019.

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 25th day of March, 2019.

 Mayor, City of Rockwall Jim Pruitt
 City Secretary Christy Cole
 City Engineer Amy Williams, PE

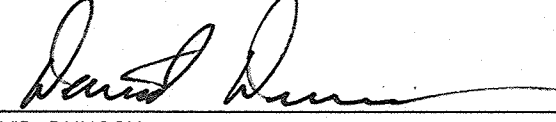
SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

 W. Thad Murley III
 Texas Registration No. 5802

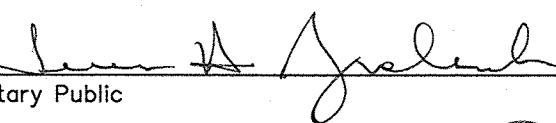


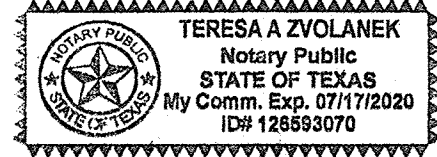
DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'

STATE OF TEXAS : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this 25th day of March, 2019.

 DAVID DUNSON

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared DAVID DUNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.


GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of March, 2019.

 Notary Public
 My commission expires the 17th day of July, 2020.

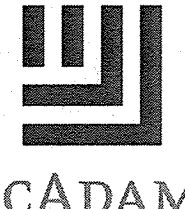


Filed and Recorded
 Official Public Records
 Shellie Miller, County Clerk
 Rockwall County, Texas
 04/01/2019 01:53:30 PM
 \$150.00
 20190000004592



FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
 in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


G&A


MCADAMS

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