

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SWBC RW2, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

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:  
COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Official Public Records, Rockwall County, Texas 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 easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

Southeasterly with a curve to the right 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 S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);  
Southeasterly with a curve to the left 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 S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";  
N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);  
N 89°12'17" E, a distance of 35.13 feet to a 5/8 inch rebar found with cap stamped "MADDOX";  
S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";  
N 89°12'17" E, a distance of 203.10 feet to an "X" cut in concrete at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;  
THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:  
N 00°38'00" E a distance of 94.13 feet to an "X" cut in concrete;  
N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar found with cap stamped "MCADAMS";  
N 00°38'40" E a distance of 376.00 feet to an "X" cut in concrete;  
N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar found with cap stamped "MCADAMS";  
N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar found with cap stamped "MCADAMS";  
N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar found with cap stamped "MCADAMS";  
N 71°41'10" W a distance of 121.00 feet to an "X" cut in concrete;  
N 18°18'50" E a distance of 75.15 feet to an "X" cut in concrete;  
N 71°41'10" W a distance of 233.93 feet to an "X" cut in concrete;  
N 00°35'00" E a distance of 570.36 feet to a 1/2 inch rebar found with cap stamped "MCADAMS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hit Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;  
THENCE N 89°35'05" E, with the south line of the Hit Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 600 nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

STATE OF TEXAS :  
COUNTY OF ROCKWALL :  
We, SWBC RW2, LP, the undersigned owners of the land shown on this plat, and designated herein as the SWBC Rockwall Addition, Phase 2 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 SWBC Rockwall, Phase 2 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  
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 exactions 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 course of action that we may have as a result of the dedication of exactions made herein.

SWBC RW2, LP,  
a Texas limited partnership  
By: SWBC RW2 Management, LLC,  
a Texas limited liability company,  
its general partner

By: David S. Dunsen, President

STATE OF TEXAS :  
COUNTY OF :  
BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared David S. Dunsen, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public  
My commission expires the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°38'00" E	94.13'
L2	N 06°34'20" E	97.60'
L3	N 71°41'10" W	94.15'
L4	N 18°18'50" E	56.85'
L5	N 71°41'10" W	121.00'
L6	N 18°18'50" E	75.15'
L7	N 02°39'57" W	5.83'
L8	N 00°47'43" W	64.48'
L9	S 89°12'17" W	24.60'
L10	N 83°25'40" W	1.93'
L11	N 45°47'08" W	26.10'
L12	S 89°12'17" W	24.60'
L13	N 00°47'43" W	64.48'
L14	N 89°12'17" E	37.78'
L15	S 55°18'00" E	46.43'
L16	S 14°23'20" E	58.24'
L17	S 36°02'00" E	70.29'
L18	S 56°41'10" E	27.50'
L19	N 06°57'21" W	90.70'
L20	S 46°33'39" E	62.00'
L21	N 46°33'10" W	3.13'
L22	S 57°40'20" E	19.45'
L23	N 44°12'17" E	15.09'
L24	S 03°42'22" E	25.43'
L25	S 33°18'50" W	27.34'
L26	S 89°12'17" W	20.00'
L27	S 00°47'43" E	9.00'
L28	N 89°12'17" E	20.00'
L29	S 00°47'43" E	9.00'
L30	S 00°47'43" E	18.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 89°36'09" W	20.00'
L32	S 00°47'43" E	18.14'
L33	N 89°12'17" E	20.00'
L34	S 00°47'43" E	20.00'
L35	N 89°12'17" E	3.98'
L36	N 89°21'20" W	23.05'
L37	N 89°21'20" W	9.19'
L38	S 26°42'25" E	14.72'
L39	N 89°12'17" E	10.50'
L40	S 00°47'43" E	38.26'
L41	N 89°12'17" E	10.00'
L42	N 00°47'43" W	20.00'
L43	N 89°12'17" E	10.00'
L44	S 00°47'43" E	9.56'
L45	S 89°19'35" W	8.32'
L46	S 00°40'25" E	20.00'
L47	S 89°19'35" W	7.23'
L48	S 71°41'10" E	77.93'
L49	N 89°12'17" E	43.38'
L50	S 45°47'43" E	23.12'
L51	S 00°47'43" E	31.76'
L52	S 00°47'43" E	23.48'
L53	S 45°47'43" E	6.55'
L54	N 89°12'17" E	38.46'
L55	S 71°41'10" E	81.30'
L56	N 36°18'50" W	114.20'
L57	S 00°47'43" E	110.76'
L58	N 00°47'43" W	25.00'
L59	N 89°12'17" E	31.65'
L60	S 00°47'43" E	37.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 89°12'17" E	8.00'
L62	N 00°47'43" W	37.50'
L63	S 00°47'43" E	37.50'
L64	N 89°12'17" E	6.50'
L65	N 00°47'43" W	37.50'
L66	S 00°47'43" E	37.50'
L67	N 89°12'17" E	42.72'
L68	S 72°51'23" E	39.17'
L69	N 18°18'50" E	22.39'
L70	S 71°41'10" E	57.05'
L71	S 18°18'50" W	11.39'
L72	S 48°18'50" W	38.89'
L73	S 18°18'50" W	45.52'
L74	S 48°18'50" W	38.89'
L75	S 18°18'50" W	6.03'
L76	S 71°41'10" E	19.45'
L77	N 00°38'40" E	46.36'
L78	N 89°21'20" W	5.00'
L79	N 00°38'40" E	20.00'
L80	N 89°21'20" W	5.00'
L81	N 00°38'40" E	10.18'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	31°50'50"	16.68'	S 23°47'44" E, 16.46'
C2	30.00'	58°59'20"	30.89'	N 26°49'43" E, 29.54'
C3	54.00'	57°07'06"	53.83'	N 27°45'50" E, 51.63'
C4	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C5	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C6	30.00'	87°04'53"	45.60'	N 42°44'44" E, 41.33'
C7	54.00'	87°04'53"	82.07'	N 42°44'44" E, 74.40'
C8	54.00'	135°00'00"	127.23'	N 88°17'43" W, 99.78'
C9	54.00'	90°00'00"	84.82'	S 00°47'43" E, 76.37'
C10	30.00'	45°00'00"	23.56'	S 23°17'43" E, 22.96'
C11	30.00'	90°00'00"	47.12'	S 44°12'17" W, 42.43'
C12	54.00'	70°53'27"	66.81'	S 33°45'54" W, 62.63'
C13	44.00'	17°40'10"	13.57'	S 09°28'45" W, 13.52'
C14	20.00'	95°55'40"	33.49'	S 48°36'30" W, 29.71'
C15	37.00'	26°45'14"	17.28'	N 32°24'33" W, 17.12'
C16	20.00'	64°51'41"	22.64'	S 13°30'15" W, 21.45'
C17	44.00'	45°17'24"	34.78'	S 23°17'22" W, 33.88'
C18	30.00'	88°33'37"	46.37'	S 44°55'29" W, 41.89'
C19	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C20	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C21	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C22	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'

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 of Phase 2 (POB): N 7020000.8'; E 2604350.8'  
Bearing and distance from the Southwest corner to Geo Point 8: S 70°46'40" E, 6108.2'  
Southwest Corner of Phase 2 (POB): N 7021774.6'; E 2604786.8'  
Bearing and distance from the Southwest corner to Geo Point 1: S 65°25'19" E, 3004.1'  
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. Refer to Typical Street Section for fire lane information.  
5. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.  
6. Property owner is responsible for all maintenance, repair, and replacement for the arch culvert within the private drainage easement.  
7. 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 plot by the City does not constitute any representation, assurance or guarantee that any building within such plot 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 plot, as required under Ordinance 83-54.

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, RPLS  
Texas Registration No. 5802

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C23	54.00'	82°55'24"	78.15'	N 49°20'01" W, 71.51'
C24	30.00'	182°7'15"	9.66'	N 79°58'40" E, 9.62'
C25	20.00'	143°25'48"	50.07'	N 00°57'52" W, 37.98'
C26	28.80'	182°02'23"	9.54'	N 81°50'57" W, 9.50'
C27	30.00'	16°42'00"	8.74'	S 80°51'17" W, 8.71'
C28	20.00'	143°43'14"	50.17'	S 00°38'40" W, 38.01'
C29	30.00'	19°34'46"	10.25'	S 81°00'20" E, 10.20'
C30	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'
C31	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C32	30.00'	70°16'27"	36.80'	S 54°03'53" W, 34.54'
C33	30.00'	109°06'33"	57.13'	S 36°14'26" E, 48.88'
C34	20.00'	135°00'00"	47.12'	N 66°42'17" E, 36.96'
C35	30.00'	135°00'00"	70.69'	N 68°17'43" W, 55.43'
C36	30.00'	90°00'57"	47.13'	S 00°47'43" E, 42.43'
C37	20.00'	137°27'52"	47.98'	S 26°48'55" W, 37.28'
C38	50.00'	82°03'11"	71.60'	N 05°31'35" W, 65.64'
C39	642.50'	5°25'16"	60.79'	S 67°26'52" E, 60.77'
C40	557.50'	21°45'33"	211.72'	S 75°36'59" E, 210.45'
C41	16.00'	140°23'42"	39.21'	N 63°14'30" E, 30.11'

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

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The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 75262  
940.240.1012  
TSP# 19762 TPL# 10194440  
www.mcadamsco.com

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
**6949 SHERRY LANE #750**  
**DALLAS, Texas 75225**  
**Contact: SPENCER BYINGTON**  
**CASE No. P2021-040**

DRAWN BY: CC DATE: 12/30/2020 SCALE: N.T.S. JOB No. WBC-20000

File: M:\Projects\WBC-20000\03\_CoverSheet\Drawings\DWG\M20000-03.dwg  
Plotted: 8/19/2023 10:28 AM by Matthew S. Marks, Sheet: 8/19/2023 10:28 AM, by computer