FIRELANE/ACCESS/UTILITY EASEMENT CALLS

NUMBER	DIRECTION	DISTANCE
L1	S54°56'15"W	11.16'
L2	S35°03'45"E	15.00'
L3	N54°56'15"E	13.16'
L4	S54°56'15"W	12.26'
L5	S35°03'45"E	15.00'
L6	N54°56'15"E	9.73'
L7	N72°21'25"W	21.27'
L8	S17°38'35"W	15.00'
L9	S72°21'25"E	19.18'
L10	S74°40'17"W	8.73'
L11	N74°15'52"W	21.43'
L12	N20°40'23"W	26.08'
L13	S71°33'40"E	18.46'
L14	N18°26'20"E	15.00'
L15	N71°33'40"W	19.72'

NUMBER	DIRECTION	DISTANCE
L16	S00°31'30"E	15.56'
L17	N54°56'15"E	12.00'
L18	S35°03'45"E	24.00'
L19	S54°56'15"W	12.00'
L20	S35°03'45"E	22.93'
L21	S71°33'40"E	12.80'
L22	S18°26'20"W	15.00'
L23	N71°33'40"W	12.75'
L24	S71°33'40"E	23.50'
L25	S18°26'20"W	15.00'
L26	N71°33'40"W	22.16'
L27	S74°15'52"E	54.33'
L28	S63°36'10"E	24.36'
L29	S74°15'52"E	27.49'
L30	S45°16'19"E	47.54'
L31	S57°55'44"E	50.00'
L32	N60°12'03"E	22.22'
L33	S80°03'45"E	3.64'
L34	S46°40'02"E	23.59'
L35	S60°12'03"W	40.20'
L36	S45°38'44"E	10.00'
L37	S44°21'16"W	15.00'
L38	N45°38'44"W	10.00'
L39	S45°38'44"E	21.31'
L40	S44°21'16"W	15.00'
L41	N45°38'44"W	21.31'
L42	S44°21'16"W	8.55'
L43	N45°38'44"W	20.01'
L44	N44°21'16"E	15.00'
L45	S45°38'44"E	21.44'
L46	N80°03'45"W	5.10'
L47	N45°16'19"W	59.16'
L48	N57°55'44"W	6.74'
L49	S14°08'42"W	5.24'
L50	N75°51'18"W	15.00'
L51	N14°08'42"E	10.09'
L52	N57°55'44"W	10.60'
L53	N20°40'23"W	26.08'
L54	N71°33'40"W	12.78'
L55	N18°26'20"E	15.00'
L56	S71°33'40"E	6.05'
L57	N71°33'40"W	99.87'
L58	N18°17'46"E	24.00'
L59	S71°33'40"E	99.93'
L60	N82°48'40"W	12.18'
L61	N07°11'20"E	15.00'
L62	S82°48'40"E	14.65'
L63	N54°56'15"E	12.43'
L64	S35°03'45"E	15.00'

NUMBER	DIRECTION	DISTANCE
L65	S45°38'44"E	111.17'
L66	N45°38'44"W	58.12'
L67	N54°45'15"E	8.38'
L68	S35°03'45"E	15.00'
L69	S54°45'15"W	8.85'
L70	S74°40'17"W	104.49'
L71	N45°22'26"W	17.33'
L72	N74°40'17"E	91.92'

NUMBER	DIRECTION	DISTANCE
L110	S75°14'37"E	24.05'
L111	S05°42'33"E	16.36'
L112	N13°38'01"E	15.05'
L113	S25°36'17"W	15.15'
L114	S25°28'53"E	15.21'
L115	S42°39'37"E	15.13'

NUMBER	DIRECTION	DISTANCE
L116	S18°15'53"W	15.00'
L117	S13°19'52"W	15.06'
L118	N57°55'44"W	15.77'
L119	N49°49'20"E	15.07'
L120	S44°21'16"W	15.00'
L121	S44°21'16"W	15.00'

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	73.56	39.00	N72°28'19"E	63.13
C2	22.29	39.00	S02°04'04"W	21.98
C3	28.30	39.00	S57°07'57"W	27.68
C4	36.48	39.00	N47°28'07"W	35.16
C5	16.68	39.00	N08°25'18"W	16.55
C6	41.86	24.00	S31°31'31"E	36.75

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C7	51.05	63.00	S58°16'33"E	49.66
C10	31.42	20.00	S80°03'44"E	28.28
C11	29.75	20.49	S12°15'41"W	27.20
C12	56.43	63.00	S09°24'05"E	54.56
C13	33.91	39.00	S21°32'17"E	32.85
C14	31.88	63.00	S59°46'05"E	31.54
C15	35.97	63.00	S61°56'59"E	35.49
C16	59.60	39.00	S89°22'15"E	53.97
C17	14.68	63.00	N53°31'31"E	14.65
C18	8.39	39.00	N54°02'06"E	8.38
C19	10.79	39.00	S52°16'39"W	10.75
C20	82.27	39.00	S16°04'44"E	67.84
C21	13.47	39.00	S34°27'24"W	13.41
C22	18.06	39.00	S11°17'38"W	17.90
C22A	23.46	63.00	S54°35'20"E	23.32
C22B	20.51	39.00	S58°59'11"E	20.27
C22C	6.31	750.22	N48°46'01"E	6.31
C23	35.84	63.00	S60°13'00"E	35.35
C24	30.33	39.00	S66°12'15"E	29.58
C25	5.93	757.72	S48°47'01"W	5.93
C26	39.34	842.73	S47°40'14"W	39.33
C27	50.69	39.00	N39°14'02"W	47.20
C28	43.27	63.00	N56°47'37"W	42.43
C29	39.52	39.00	N66°08'50"W	37.85
C30	112.64	47.50	N27°14'27"W	88.04
C31	73.76	47.50	S76°33'52"E	66.57
C32	9.94	5.50	S83°51'42"E	8.64
C33	84.69	39.00	N17°51'15"W	69.00
C34	66.78	39.00	N04°41'57"W	58.92
C35	16.07	39.00	S65°33'18"E	15.95
C36	22.42	47.50	S86°49'25"W	22.22
C37	38.25	63.00	N62°40'02"W	37.67
C38	58.93	63.00	N47°28'07"W	56.80
C39	43.01	63.00	N01°07'01"W	42.18
C41	31.76	39.00	N47°47'59"W	30.89
C42	43.82	39.00	N75°49'08"E	41.55

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C43	56.16	136.94	N70°33'10"E	55.77
C44	42.62	151.94	S66°38'09"W	42.48

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C45	66.52	107.50	N26°38'57"E	65.46
C46	54.64	92.50	S25°42'53"W	53.85

DRAINAGE EASEMENT CALLS

NUMBER	DIRECTION	DISTANCE
L73	S45°22'26"E	44.77'
L74	S45°22'26"E	21.68'
L75	S45°22'26"E	160.13'
L76	S45°22'26"E	34.00'
L77	N67°18'05"E	65.15'
L78	N77°34'07"E	35.38'
L79	N86°31'54"E	15.84'
L80	N07°50'49"W	21.69'
L81	S54°21'49"E	15.00'
L82	S07°50'49"E	39.39'
L83	S86°31'54"W	30.85'
L84	S77°34'07"W	32.01'
L85	S67°18'05"W	54.99'
L86	S81°24'27"E	57.39'
L87	N50°11'28"E	10.00'
L88	N11°26'25"E	70.74'
L89	S74°15'52"E	117.24'
L90	N26°12'48"W	33.89'
L91	N09°56'15"E	48.52'

NUMBER	DIRECTION	DISTANCE
L92	N54°56'15"E	17.87'
L93	N35°03'45"W	42.92'
L94	N54°56'15"E	15.00'
L95	S35°03'45"E	57.92'
L96	S54°56'15"W	26.65'
L97	S09°56'15"W	37.41'
L98	S26°12'48"E	35.14'
L99	N41°08'15"E	43.33'
L100	N10°36'28"E	108.09'
L101	S35°03'45"E	15.30'
L102	S10°36'28"W	72.00'
L103	S35°03'45"E	20.23'
L104	S39°48'32"W	30.79'
L105	S41°08'15"W	56.16'
L106	N74°15'52"W	240.63'
L107	S11°26'25"W	61.24'
L108	S50°11'28"W	26.01'
L109	N81°24'27"W	38.88'

OWNER'S CERTIFICATE

(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS (Owner) CANYON RANCH APARTMENTS, LTD. by PARDUE DEVELOPMENT COMPANY, LLC it's GENERAL PARTNER, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEGINNING at a 1/2" iron rod found for the most Western corner of Lot 2R, Block A of CANYON RIDGE - CANYON RANCH, a Replat of Lot 1, Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet E, Slide 385, 386, 387, and 388 of the Plat Records of Rockwall County, Texas, and the Southeast corner of Our Lady of the Lake Catholic Church, an addition to the City of Rockwall as recorded in Cabinet B, Slide 217 & 218 of the Plat Records of Rockwall County, Texas, in the Northeast boundary of Waterstone Estates, as recorded in Cabinet C, Slide 237 & 238 of the Plat Records of Rockwall County, Texas;

THENCE: N 18°17'46" E, with the Northeast boundary of the said Our Lady of the Lake Catholic Church tract, a distance of 526.76 feet to a 1/2" iron rod found for the Northwest corner of the said Lot 2R and the Southwest corner of Lot 1R, Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet E, Slide 385, 386, 387, and 388 of the Plat Records of Rockwall County, Texas;

THENCE: S 71°30'41" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 96.46 feet to an angle corner from which a 1/2" iron rod found bears N 37°20'41" W 0.61 feet;

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 563.15 feet to a 5/8" iron rod with cap set for a South corner of the said Lot 1R and an ell corner of the said Lot 2R;

THENCE: N 54°56'15" E, with a Northwest boundary of the said Lot 2R and a Southeast boundary of the said Lot 1R, a distance of 46.50 feet to an X cut for an ell corner of the said Lot 1R and a North corner of the said Lot 2R;

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 57.33 feet to a 5/8" iron rod with cap set for an ell corner of the said Lot 1R and an East corner of the said Lot 2R;

THENCE: S 54°56'15" W, with a Northwest boundary of the said Lot 1R and a Southeast boundary of the said Lot 2R, a distance of 145.00 feet to a West corner of the said Lot 1R and an ell corner of the said Lot 2R from which a 5/8" iron rod found bears S 48°11'56" E 0.90 feet;

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 95.36 feet to a 5/8" iron rod with cap set for a South corner of the said Lot 1R and an angle corner of the said Lot 2R;

THENCE: S 80°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 163.43 feet to an X cut for an angle corner;

THENCE: S 46°40'02" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 130.44 feet to a 1/2" iron rod found for the East corner of the said Lot 2R and the South corner of the said Lot 1R in the Northwest margin of Yellow Jacket Lane;

THENCE: S 43°27'30" W, with the Southeast boundary of the said Lot 2R and the Northwest margin of Yellow Jacket Lane, a distance of 228.51 feet to a 5/8" iron rod found with cap at the beginning of a curve to the right;

THENCE: continuing in a Southwesterly direction with the Northwest margin of Yellow Jacket Lane, along the said curve to the right having a radius of 757.72 feet, a central angle of 05°32'58", an arc length of 73.39 feet, and a chord bearing of S 46°13'59" W, and a distance of 73.36 feet to the point of reverse curve to the left from which a 5/8" iron rod with cap found bears N 29°51'19" W 0.27 feet;

THENCE: continuing in a Southwesterly direction with the Northwest margin of Yellow Jacket Lane, along the said curve to the left having a radius of 842.73 feet, a central angle of 05°32'58", an arc length of 81.62 feet, and a chord bearing of S 46°13'59" W, and a distance of 81.59 feet to a 5/8" iron rod with cap set;

THENCE: S 43°27'30" W, with the Southeast boundary of the said Lot 2R and the Northwest margin of Yellow Jacket Lane, a distance of 2.16 feet to a 5/8" iron rod set with cap from which a 1/2" iron rod found disturbed bears N 27°44'39" E 0.78 feet;

THENCE: N 45°22'26" W, with the Northeast boundary of a 1.3642 acre tract described in a RIGHT OF WAY DEDICATION from Folsom Investments, Inc., dated April 14, 1989, and recorded in Volume 479, Page 10, of the Real Public Records of Rockwall County, Texas, and the Northeast boundary of the said Waterstone Estates, a distance of 804.75 feet to the POINT OF BEGINNING and containing 8.9152 acres of land.

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 the SONOMA COURT 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 (we) further certify that all other parties who have a mortgage or lien interest in the SONOMA COURT 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;

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.

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.

Owner Randal Pardue
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared RANDAL PARDUE, ITS PRESIDENT, 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 April, 2010

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

Signature of Party with Mortgage or Lien Interest
STATE OF TEXAS
COUNTY OF ROCKWALL
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 _____ Day of _____, _____

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

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICHARD O. FAVIELL, do hereby certify that I prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

August 15, 2008
RICHARD O. FAVIELL Registered Public Surveyor No. 4470

STATE OF TEXAS REGISTERED RICHARD O. FAVIELL 4470 PROFESSIONAL LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — 03-09-10 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 5th day of April, 2010
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 3rd day of May, 2010.

William R. Cecil — Mayor, City of Rockwall
Kristy Ashberry — City Secretary
Chuck Todd 5-3-2010 — City Engineer

Sonoma Court Subdivision
Lots 1, Block A
Replat

SHEET 3 OF 3

REVISIONS

DESCRIPTION OF REVISION	DATE
REVISED TO CITY COMMENTS	02/25/10

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT FOR OWNERSHIP, TITLE, EASEMENTS, OR LOCATE SUBSURFACE UTILITIES OR ENVIRONMENTAL HAZARDS.

BarWin CONSULTANTS
ENGINEERS SURVEYORS
412 NORTH STREET
NACOGDOCHES, TEXAS 75961
(936) 569-0665 FAX (936) 569-9465
TBPE REGISTRATION: F-1713

SCALE:	DATE: 08-15-2008	DESIGNED:	DRAWN:	FILE: 3650

SONOMA COURT SUBDIVISION
A REPLAT OF LOT 2R, BLOCK A
CANYON RIDGE - CANYON RANCH
(AKA) PEBBLEBROOK PHASE 2
B.J.T. LEWIS SURVEY, ABST. NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

H-84