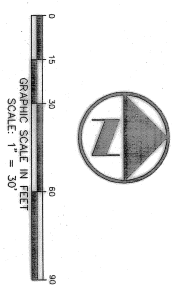
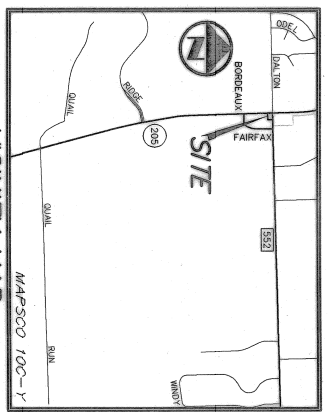


**FLOODPLAIN STATEMENT:**  
 THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48397C000A, DATED SEPTEMBER 26, 2008, OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**NOTE**  
 Bearing system for this survey is based on a bearing of North 89 degrees 09' 25" West of the meridian. The bearing of the line of F.M. 552 according to the plat of Stone Creek Retail Addition, on addition to the City of Rockwall, Texas recorded in Colinet H, Slide 15 of the Plat Records of Rockwall County, Texas.

**F.M. 552**  
 (VARIABLE WIDTH R.O.W.)



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	20.00'	S 45°00'35" E	28.85'
C2	90°00'00"	20.00'	31.42'	20.00'	20.00'	N 44°58'31" E	28.85'
C3	90°00'00"	20.00'	31.42'	20.00'	20.00'	S 00°50'35" E	28.85'
C4	90°00'00"	44.00'	69.12'	44.00'	44.00'	S 00°50'35" W	62.23'
C5	49°31'00"	2.00'	1.73'	0.92'	0.92'	S 25°40'00" E	1.66'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 00°50'35" E	10.90'
L2	S 00°50'35" E	10.90'
L3	S 00°50'35" E	27.88'
L4	S 89°09'25" W	15.00'
L5	N 00°50'35" W	27.86'
L6	S 89°09'25" W	22.46'
L7	N 00°50'35" W	10.50'
L8	S 89°09'25" W	4.75'

**REPLAT**  
**STONE CREEK RETAIL ADDITION**  
**LOT 9, BLOCK A**  
 BEING A REPLAT OF LOT 4, BLOCK A, STONE CREEK RETAIL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND BEING OUT OF THE W.T. DEWESE SURVEY, ABSTRACT NO. 71 ROCKWALL COUNTY, TEXAS

**PREPARED FOR:**  
 METROPLEX ACQUISITION FUND, LP  
 8214 WESTCHESTER, SUITE 850  
 DALLAS, TEXAS 75225  
 (214) 343-4477

**POQUE ENGINEERING & DEVELOPMENT COMPANY, INC.**  
 1912 GRAY CENTRAL DRIVE  
 MCKINNEY, TEXAS 75069  
 (214) 544-8880 PHONE  
 www.poqueengineering.com

**SCALE:** 1" = 30'  
**DRAWN BY:** RIG  
**CHECKED BY:** RND

FILED FOR RECORD  
 ROCKWALL CO., TEXAS  
 13 MAY 17 PM 2:01  
 SHELL MILLER  
 ROCKWALL COUNTY CLERK  
 DEPUTY

**OWNER'S CERTIFICATE**  
 (Public Dedication)  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP is the owner of a 1,1890 acre tract of land situated in the W.T. Dewese Survey, Abstract No. 71, Rockwall County, Texas; said tract being all of Lot 4, Block A, of a subdivision of said Survey, heretofore dedicated to the use of the public for all streets, alleys, and other public purposes, and the same being a part of the Plat Record of Rockwall County, Texas, said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409549 of the Deed Records of Rockwall County, Texas, said 1,1890 acre tract being more particularly described as follows:

**BEGINNING**, at a 5/8-inch iron rod with "Cortez Burgess" cap found for corner of the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of F.M. 552 (a variable width right-of-way) and the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way);

**THENCE** North 89 degrees 09 minutes 25 seconds East, along the said south line of F.M. 552 and the north line of said Lot 4, Block A, a distance of 157.89 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Lot 4, Block A; said point also being the northwest corner of Lot 1, Block A of said Stone Creek Retail Addition;

**THENCE** South 00 degrees 50 minutes 35 seconds East, describing the said south line of F.M. 552 and the north line of said Lot 4, Block A, a distance of 175.80 feet passing the southwest corner of said Lot 1, Block A, and the most northerly northwest corner of Lot 2, Block A of said Stone Creek Retail Addition, continuing along the common line between said Lots 2 and 4, Block A, in all a total distance of 244.20 feet to a 1/4" x 1/4" iron rod in concrete found at the southeast corner of said Lot 4, Block A, said point also being an old corner of said Lot 2, Block A;

**THENCE** South 89 degrees 09 minutes 25 seconds West, continuing along the said common line between Lots 2 and 4, Block A, a distance of 219.52 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said east line of State Highway 205; said point also being a northwest corner of said Lot 2, Block A;

**THENCE** North 00 degrees 56 minutes 57 seconds West, departing the said common line between Lots 2 and 4, Block A, a distance of 123.08 feet to a 5/8-inch iron rod with "Cortez Burgess" cap found for corner; said point also being at the southwest end of said right-of-way corner clip;

**THENCE** North 44 degrees 58 minutes 31 seconds East, departing the said east line of State Highway 205 and said west line of Lot 4, Block A and along the said right-of-way corner clip, a distance of 86.41 feet to the POINT OF BEGINNING.

**CONTAINING**, 51,792 square feet or 1,1890 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, THAT I, Ronson L. Gepperson, 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.

*R. Gepperson*  
 Ronson L. Gepperson  
 Registered Professional Land Surveyor  
 No. 5864



**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission

*3/26/2013*  
 Date

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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

WITNESS OUR HANDS, this \_\_\_\_\_ day of May, 2013.

*Michael DeWitt*  
 Mayor, City of Rockwall  
*Deanna Williams*  
 City Secretary City of Rockwall  
*Deanna Williams*  
 City of Rockwall Engineer



**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**,  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

1. The undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOT 9, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates to the use of the public forever all streets, alleys, and other public purposes, and the same being a part of the Plat Record of Rockwall County, Texas, said tract also being a part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409549 of the Deed Records of Rockwall County, Texas, said 1,1890 acre tract being more particularly described as follows:

1. I 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 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 the right to remove or demolish any such growths or improvements or to perform, maintain, and alter such utility for the purpose of construction, reconstruction, or repair, without the necessity of, at any time, procuring the permission of anyone.
  3. The City of Rockwall will not be responsible for any damage 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 potholes, curb and gutter, water and sewer lines, storm sewers, and ditches, 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 guaranteeing the completion of such improvements, the City of Rockwall shall not be bound by any rules or laws made by a contractor and pay for the cost of such improvements. The City secretary 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 regulations 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 easements 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. My successors and assigns shall be bound by the terms, conditions, covenants, or causes of action that I may have as a result of the dedication of easements made herein.

**METROPLEX ACQUISITION FUND, LP**  
 a Texas limited partnership  
 organized under the laws of the State of Texas  
 its general partner  
*Ronald G. Gepperson*  
 Ronald G. Gepperson, President

STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gepperson, 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 10th day of April, 2013.

*Sharon York*  
 Notary Public in and for the State of Texas  
 My Commission Expires \_\_\_\_\_



BEING A REPLAT OF LOT 4, BLOCK A, STONE CREEK RETAIL ADDITION,  
 AN ADDITION TO THE CITY OF ROCKWALL, TEXAS,  
 AND BEING OUT OF THE  
 W.T. DEWESE SURVEY, ABSTRACT NO. 71  
 ROCKWALL COUNTY, TEXAS

**REPLAT**  
**STONE CREEK RETAIL ADDITION**  
**LOT 9, BLOCK A**

**PREPARED FOR:**  
 METROPLEX ACQUISITION FUND, LP  
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1512 BAY CENTRAL DRIVE  
 SUITE 100  
 MCKINNEY, TEXAS 75069



(214) 544-8890 PHONE  
 (214) 544-8882 FAX  
 www.poqueengineering.com

P.L. NO.:	1393-12-073
DATE:	10-29-2012
SCALE:	1" = 30'
DRAWN BY:	RLG
CHECKED BY:	RND

H 310