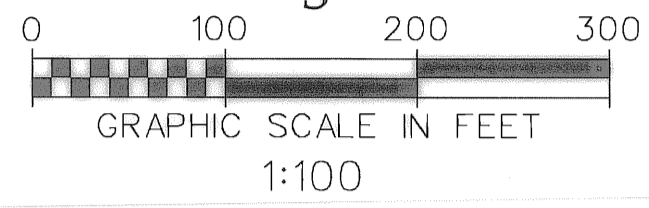
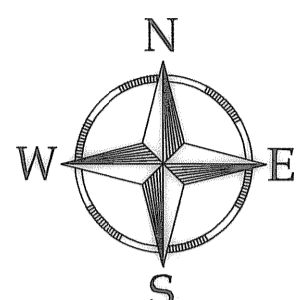
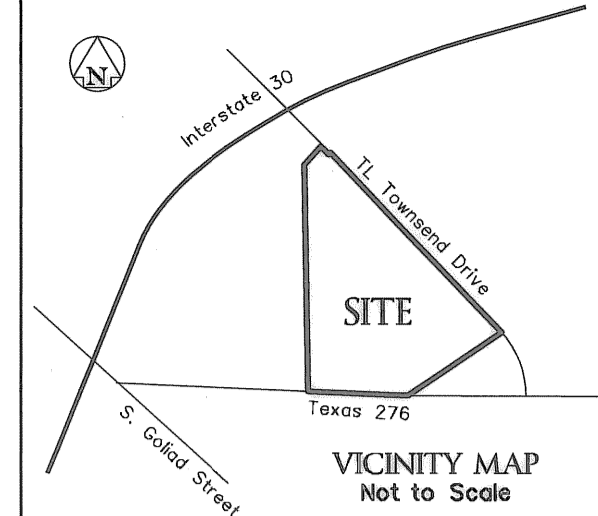
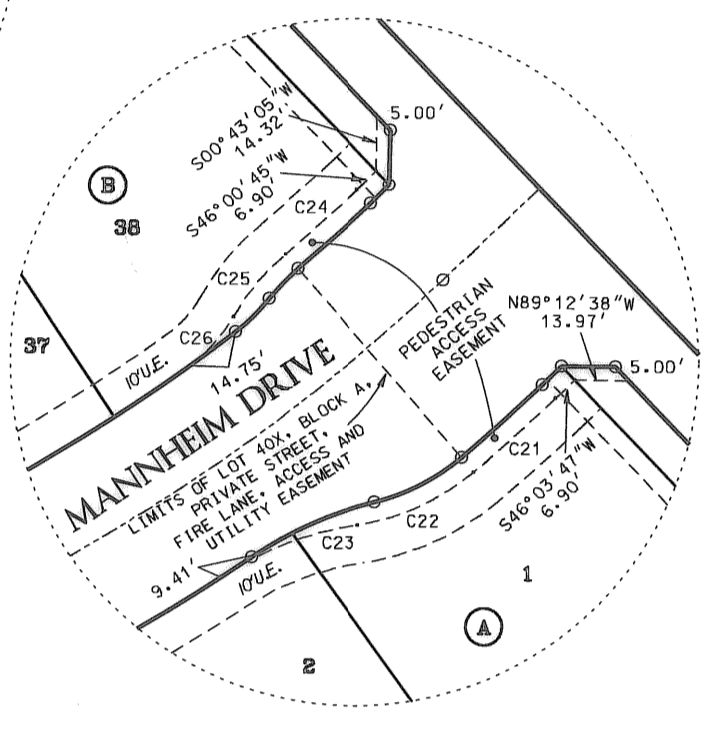
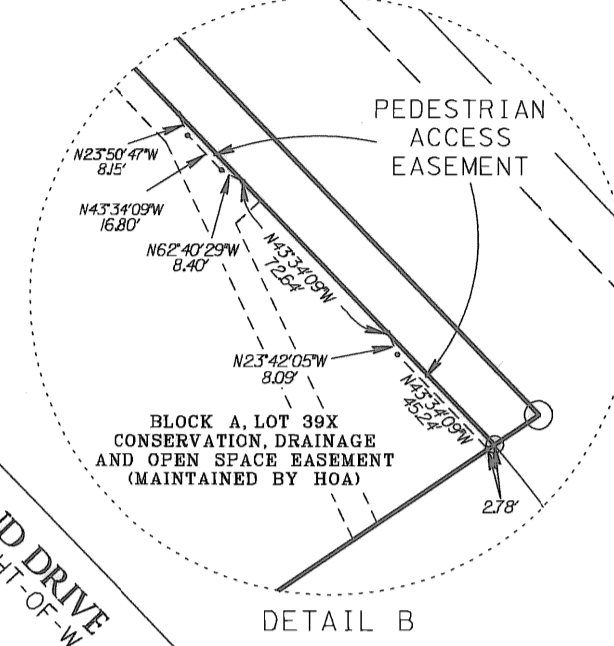
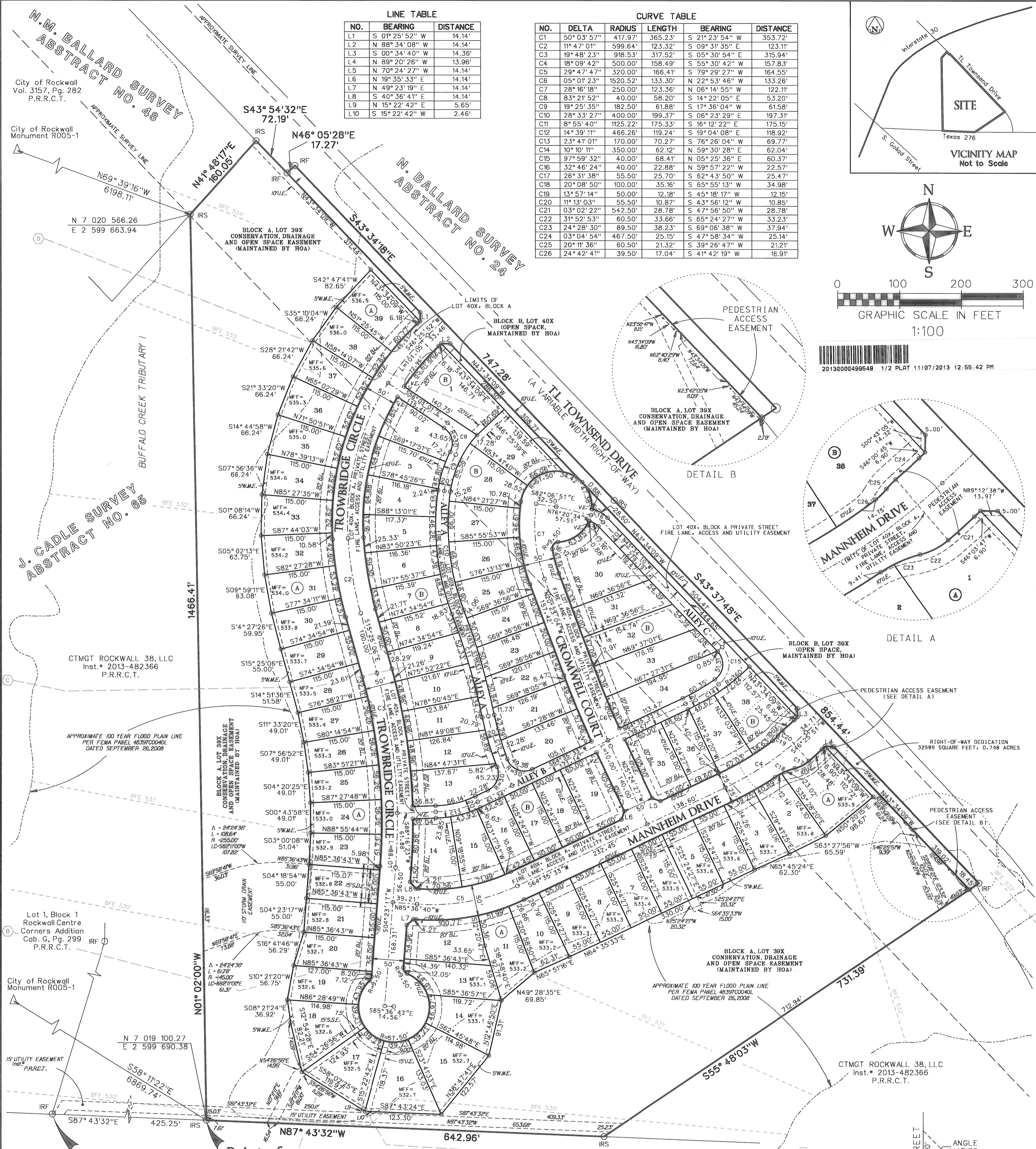


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 01° 25' 52" W	14.14'
L2	N 88° 34' 08" W	14.14'
L3	S 00° 34' 40" W	14.36'
L4	N 89° 20' 26" W	13.96'
L5	N 70° 24' 27" W	14.14'
L6	N 19° 35' 33" E	14.14'
L7	N 49° 23' 19" E	14.14'
L8	S 40° 36' 41" E	14.14'
L9	N 15° 22' 42" E	5.65'
L10	S 15° 22' 42" W	2.46'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	50° 03' 57"	417.97'	365.23'	S 21° 23' 54" W	353.72'
C2	11° 47' 01"	599.64'	123.32'	S 09° 31' 35" E	123.11'
C3	19° 48' 23"	918.53'	317.52'	S 05° 30' 54" E	315.94'
C4	18° 09' 42"	500.00'	158.49'	S 55° 30' 42" W	157.83'
C5	29° 47' 47"	320.00'	166.41'	S 79° 29' 27" W	164.55'
C6	05° 01' 23"	1520.52'	133.30'	N 22° 53' 46" W	133.26'
C7	28° 16' 18"	250.00'	123.36'	N 06° 14' 55" W	122.11'
C8	83° 21' 52"	40.00'	58.20'	S 14° 22' 05" E	53.20'
C9	19° 25' 35"	182.50'	61.88'	S 17° 36' 04" W	61.58'
C10	28° 33' 27"	400.00'	199.37'	S 06° 23' 29" E	197.31'
C11	8° 55' 40"	1125.22'	175.33'	S 16° 12' 22" E	175.15'
C12	14° 39' 11"	466.26'	119.24'	S 19° 04' 08" E	118.92'
C13	23° 41' 01"	170.00'	70.27'	S 76° 26' 04" W	69.77'
C14	10° 10' 11"	350.00'	62.12'	N 59° 30' 28" E	62.04'
C15	97° 59' 32"	40.00'	68.41'	N 05° 25' 36" E	60.37'
C16	32° 46' 24"	40.00'	22.88'	N 59° 57' 22" W	22.57'
C17	26° 31' 38"	55.50'	25.70'	S 62° 43' 50" W	25.47'
C18	20° 08' 50"	100.00'	35.16'	S 65° 55' 13" W	34.98'
C19	13° 57' 14"	50.00'	12.18'	S 45° 18' 17" W	12.15'
C20	11° 13' 03"	55.50'	10.87'	S 43° 56' 12" W	10.85'
C21	03° 02' 22"	542.50'	28.78'	S 47° 56' 50" W	28.78'
C22	31° 52' 53"	60.50'	33.66'	S 65° 24' 27" W	33.23'
C23	24° 28' 30"	89.50'	38.23'	S 69° 06' 38" W	37.94'
C24	03° 04' 54"	467.50'	25.15'	S 47° 58' 34" W	25.14'
C25	20° 11' 36"	60.50'	21.32'	S 39° 26' 47" W	21.21'
C26	24° 42' 41"	39.50'	17.04'	S 41° 42' 19" W	16.91'



2013000499548 1/2 PLAT 11/07/2013 12:55:42 PM



- LEGEND**
- IRF - IRON ROD FOUND
 - IRS - IRON ROD SET
 - U.E. - UTILITY EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - S.D.E. - STORM DRAIN EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.M.E. - WALL MAINTENANCE EASEMENT
 - MFF - MINIMUM FINISH FLOOR
 - BFE - FLOOD INSURANCE RATE MAP BASE FLOOD ELEVATION
 - CFE - FLOOD INSURANCE RATE MAP CROSS SECTION

NOTE:
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
NAD83, NORTH CENTRAL ZONE 4202. COORDINATES SHOWN ARE GRID VALUES.

DEVELOPER
LENART DEVELOPMENT COMPANY, LLC
520 CENTRAL PARKWAY, #104
PLANO, TEXAS 75074
972-422-9880

OWNER
CTMGT ROCKWALL 38, LLC
1221 N. I-35E, SUITE 200
CARROLLTON, TEXAS 75006
469-892-7200

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 9-24-13

CASE NUMBER P2013-013
DATE OF PREPARATION: FEBRUARY 2013

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

A FINAL PLAT OF
LOTS 1-39, 39X, & 40X, BLOCK A, AND LOTS 1-38, 39X, & 40X, BLOCK B
TOWNSEND VILLAGE
77 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS / 1 PRIVATE STREET
BEING 27.689 ACRES OF LAND SITUATED IN THE J. CADLE SURVEY, ABSTRACT NUMBER 65, AND THE N.M. BALLARD SURVEY, ABSTRACT NUMBER 48, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB #:	CEN12010	1
DRAWN BY:	D. FREEMON	
CHECKED BY:	T. BRIDGES	
DATE:	03-27-13	
REVISIONS:		

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CTMGT ROCKWALL 38, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF SITUATED IN THE J. CADLE SURVEY, ABSTRACT NUMBER 65, AND THE N.M. BALLARD SURVEY, ABSTRACT NUMBER 48, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT ROCKWALL 38, LLC AS RECORDED IN INSTRUMENT NUMBER 2013-482366, PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CTMGT ROCKWALL 38, LLC TRACT, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ROCKWALL CENTRE CORNERS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL RECORDED IN CABINET G, PAGE 299, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 276 (A 120 FOOT RIGHT-OF-WAY):

THENCE S 87° 43' 32" E, 425.25 FEET WITH THE COMMON SOUTH LINE OF SAID CTMGT ROCKWALL 38, LLC TRACT AND SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE POINT OF BEGINNING;

THENCE N 01° 02' 00" W, 1466.41 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE COMMON NORTH LINE OF SAID CTMGT ROCKWALL 38, LLC TRACT AND THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 3157, PAGE 282, SAID PROPERTY RECORDS;

THENCE N 41° 48' 17" E, 160.05 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF SAID CTMGT ROCKWALL 38, LLC TRACT, AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF T.L. TOWNSEND DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE WITH THE COMMON EAST LINE OF SAID CTMGT ROCKWALL 38, LLC TRACT AND SAID SOUTHWEST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

S 43° 54' 32" E, 72.19 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RSCI5034" FOUND;

N 46° 05' 28" E, 17.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RSCI5034" FOUND;

S 43° 34' 18" E, 747.28 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 43° 37' 48" E, 854.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RSCI5034" FOUND;

THENCE S 55° 48' 03" W, 731.39 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 276;

THENCE N 87° 43' 32" W, 642.96 FEET WITH SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 1,206,129 SQUARE FEET OR 27.689 ACRES OF LAND MORE OR LESS.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE TOWNSEND VILLAGE 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE TOWNSEND VILLAGE SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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 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 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, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

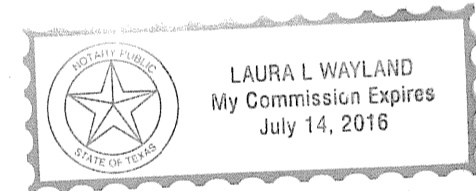
Mehrdad Moayedi
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI 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 4 DAY OF Nov, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:



BLK A		BLK A		BLK B		BLK B	
LOT	SQ.FT.	LOT	SQ.FT.	LOT	SQ.FT.	LOT	SQ.FT.
1	10345	30	6533	1	11015	30	12048
2	7144	31	6664	2	6534	31	7201
3	6715	32	6695	3	6400	32	8272
4	6325	33	6793	4	6460	33	9266
5	6325	34	6793	5	6361	34	9428
6	6325	35	6793	6	6176	35	7425
7	6325	36	6793	7	5980	36	5750
8	6325	37	6793	8	5867	37	6250
9	6325	38	6793	9	6136	38	9489
10	6631	39	8523	10	6399	39X	4989
11	7651	39X	45412.3	11	6530	40X	2917
12	8802	40X	165528	12	6883		
13	7361			13	7420		
14	7672			14	8178		
15	9229			15	6665		
16	9433			16	5888		
17	8984			17	5750		
18	8909			18	5750		
19	6669			19	7425		
20	6655			20	8052		
21	6325			21	6693		
22	6327			22	6177		
23	6269			23	5907		
24	6066			24	5778		
25	6066			25	6248		
26	6066			26	6481		
27	6066			27	6481		
28	6178			28	8058		
29	6325			29	8126		

BLK A BUILDING LINE BLK B BUILDING LINE

LOT	DIST.	LOT	DIST.
2	55.06'	10	50.01'
3	55.03'	11	50.01'
10	55.02'	12	50.01'
11	55.11'	16	52.85'
14	56.00'	21	50.00'
15	55.00'	22	50.00'
16	55.00'	26	50.12'
17	55.00'	27	50.12'
18	55.00'	28	51.32'
19	55.00'	32	50.00'
23	56.55'		
30	55.02'		
31	55.03'		
32	55.06'		
33	55.06'		
34	55.06'		
35	55.06'		
36	55.06'		
37	55.06'		
38	55.06'		

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Todd A. Bridges, 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.

Todd A. Bridges 10-14-13
Todd A. Bridges
Registered Professional Land Surveyor No. 4940

LAND USE

RIGHT-OF-WAY	= 0.748 ACRES
PRIVATE STREET	= 3.800 ACRES
RESIDENTIAL	= 12.535 ACRES
OPEN SPACE	= 10.606 ACRES
TOTAL	= 27.689 ACRES

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/07/2013 12:55:42 PM
\$100.00
20130000499549



Shelli Miller

LOT TABULATION

BLOCK A	41 LOTS (1 OPEN SPACE, 1 PRIVATE STREET)
BLOCK B	40 LOTS (2 OPEN SPACES)
77 RESIDENTIAL LOTS	
3 OPEN SPACES	
1 PRIVATE STREET	
TOTAL	81 LOTS

RECOMMENDED FOR FINAL APPROVAL

Chris R. Lewis 5/14/2013
Planning and Zoning Commission Date

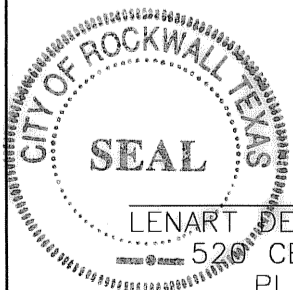
APPROVED

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 10 day of May, 2013.

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 5th day of October, 2013.

Paul Sweet Mayor, City of Rockwall
Kristin Harber City Secretary
Ann Williams City Engineer



DEVELOPER
LENART DEVELOPMENT COMPANY, LLC
520 CENTRAL PARKWAY, #104
PLANO, TEXAS 75074
972-422-9880

OWNER
CTMGT ROCKWALL 38, LLC
1221 N. I-35E, SUITE 200
CARROLLTON, TEXAS 75006
469-892-7200

CASE NUMBER P2013-013
DATE OF PREPARATION: FEBRUARY 2013

PELTON
LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

A FINAL PLAT OF
LOTS 1-39, 39X, & 40X, BLOCK A, AND LOTS 1-38, 39X, & 40X, BLOCK B
TOWNSEND VILLAGE
77 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS / 1 PRIVATE STREET
BEING 27.689 ACRES OF LAND SITUATED IN THE J. CADLE SURVEY, ABSTRACT NUMBER 65, AND THE N.M. BALLARD SURVEY, ABSTRACT NUMBER 48, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB #:	CEN12010
DRAWN BY:	D. FREEMON
CHECKED BY:	T. BRIDGES
DATE:	03-27-13
REVISIONS:	

2

PAGE # 2