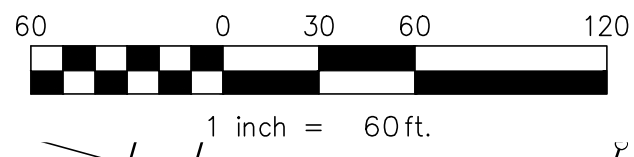
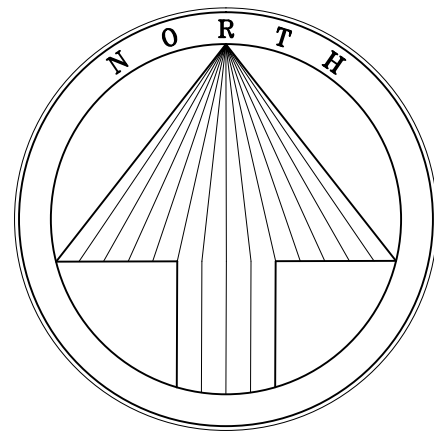


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



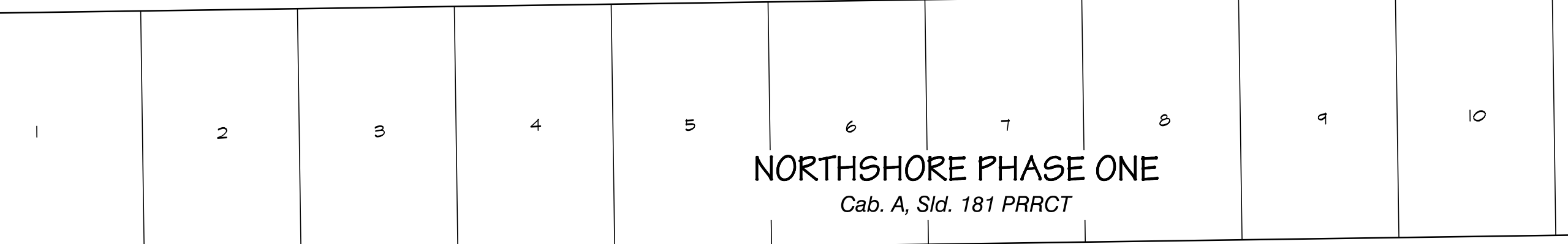


$R=720.00'$
 $D=38^{\circ}50'00''$
 $L=500.56'$
 $CB=N 19^{\circ}05'30'' E$
 $CD=490.54'$



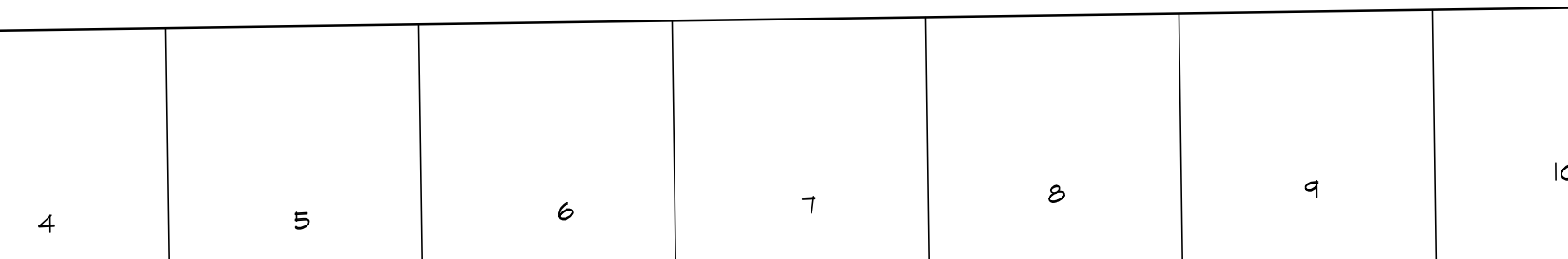
POINT OF BEGINNING

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
	SANITARY SEWER EASEMENT TO BE ABANDONED
	GAS LINE EASEMENT TO BE ABANDONED
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
	STREET FRONTAGE
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
	RECLAIMED FLOODPLAIN



NOTES:

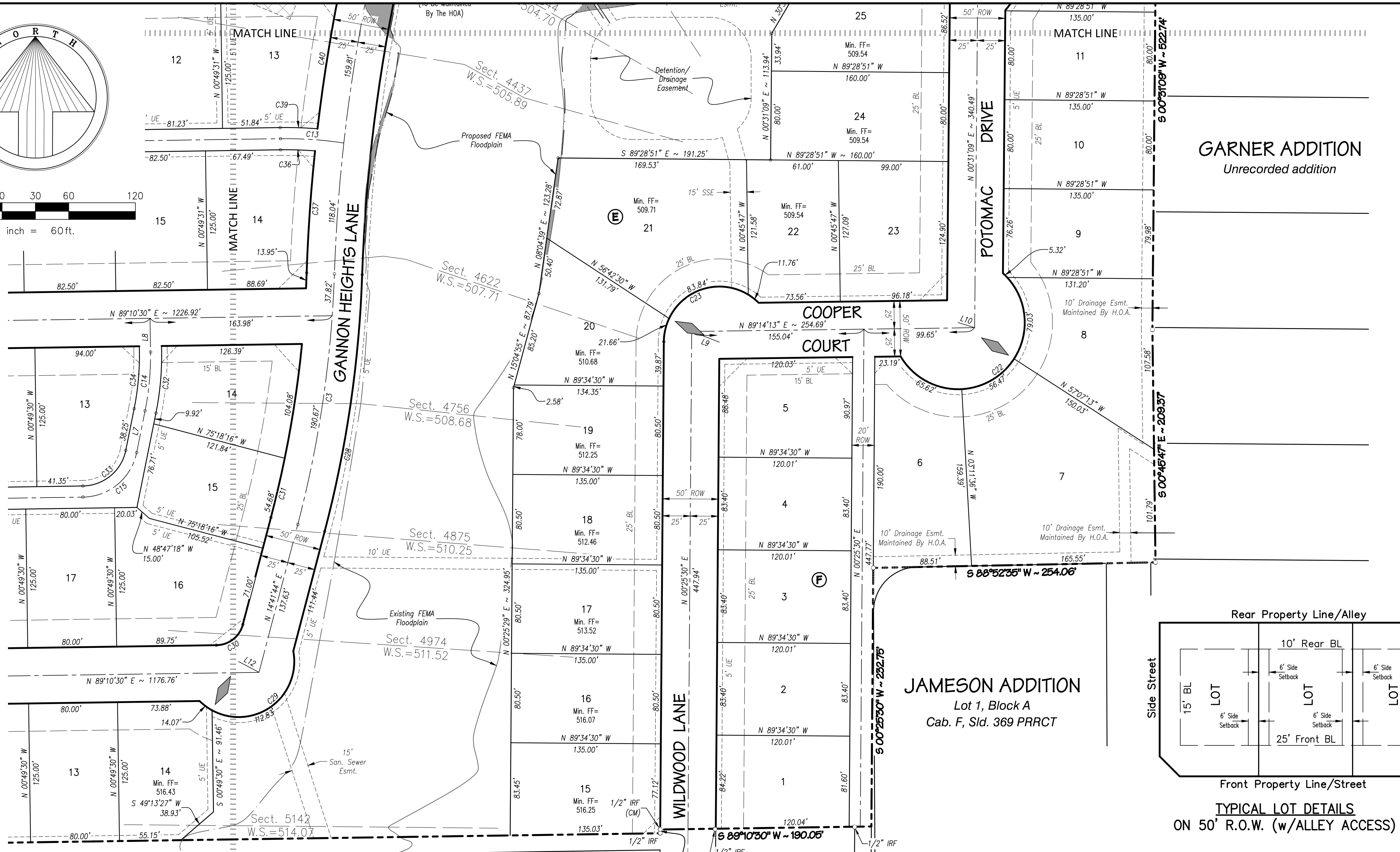
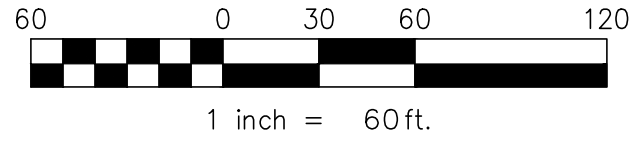
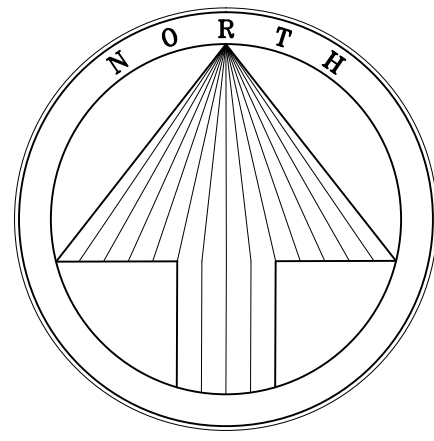
- Basis of bearing derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



FINAL PLAT
THE PRESERVE PHASE 1
 52.545 ACRES - 132 LOTS
 A. HANNA SURVEY, ABSTRACT NO. 98
 J.H.B. JONES SURVEY, ABSTRACT NO. 124
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Being a replat of 12.45 acres filed as North Shore Phase Three
 recorded in Cabinet A, Page 337

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Greg Helsel

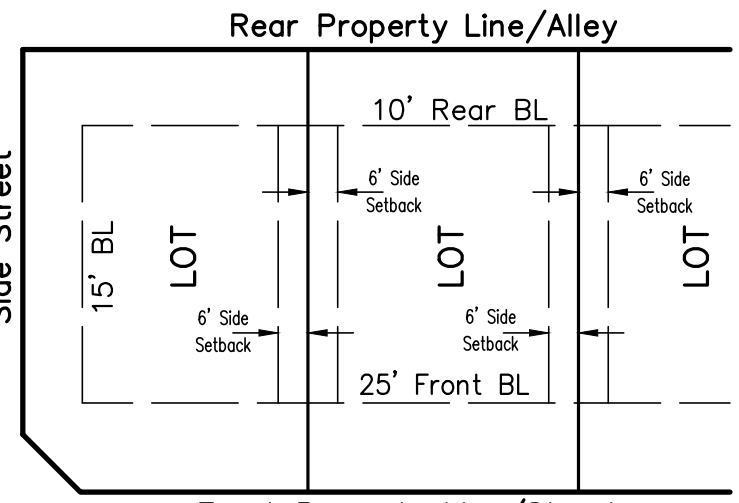
OWNER / APPLICANT
 MASTER DEVELOPERS-SNB, LLC
 2400 Dallas Parkway, Suite 560
 Plano, Texas 75093
 Telephone: (972) 985-5505
 Contact: Will Shaddock



GARNER ADDITION
Unrecorded addition

JAMESON ADDITION
Lot 1, Block A
Cab. F, Sid. 369 PRRCT

NORTHSHORE PHASE ONE
Cab. A, Pg. 181 PRRCT



TYPICAL LOT DETAILS
ON 50' R.O.W. (w/ALLEY ACCESS)

LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	CONTROL MONUMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SANITARY SEWER EASEMENT TO BE ABANDONED
	GAS LINE EASEMENT TO BE ABANDONED
	BY THIS PLAT
	RIGHT-OF-WAY
	MINIMUM FINISH FLOOR ELEVATION
	BUILDING LINE
	STREET NAME CHANGE
	BLOCK DESIGNATION
	STREET FRONTAGE
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
	RECLAIMED FLOODPLAIN

NOTES:

- Basis of bearing derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

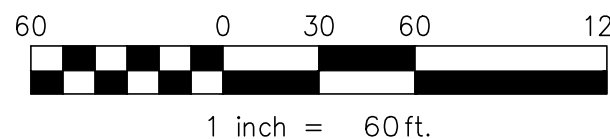
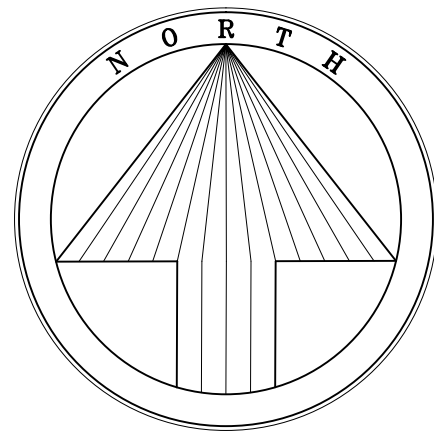
FINAL PLAT

THE PRESERVE PHASE 1

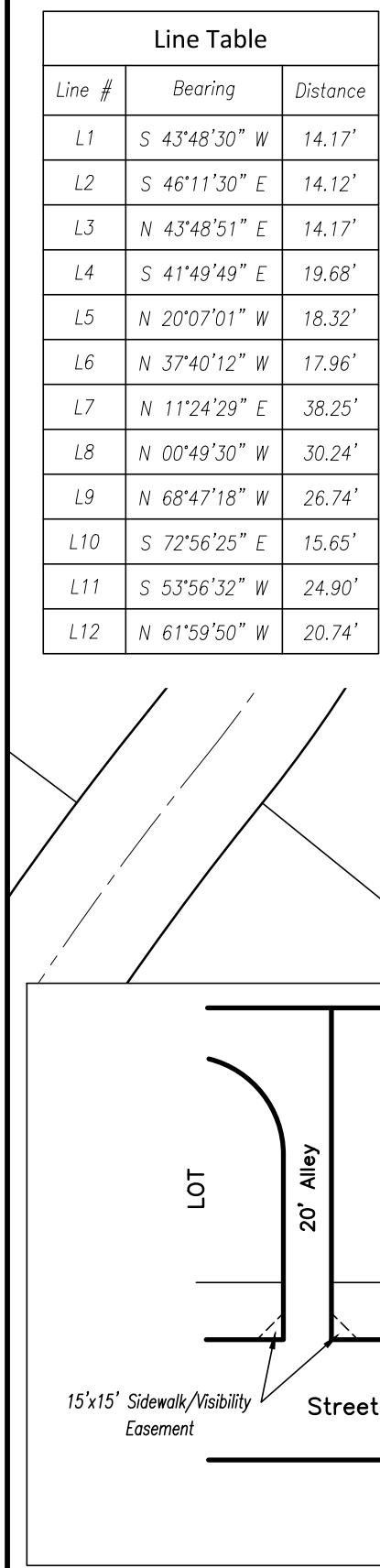
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J.H.B. JONES SURVEY, ABSTRACT NO. 124
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg Helsel

OWNER / APPLICANT
MASTER DEVELOPERS-SNB, LLC
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone: (972) 985-5505
Contact: Will Shaddock

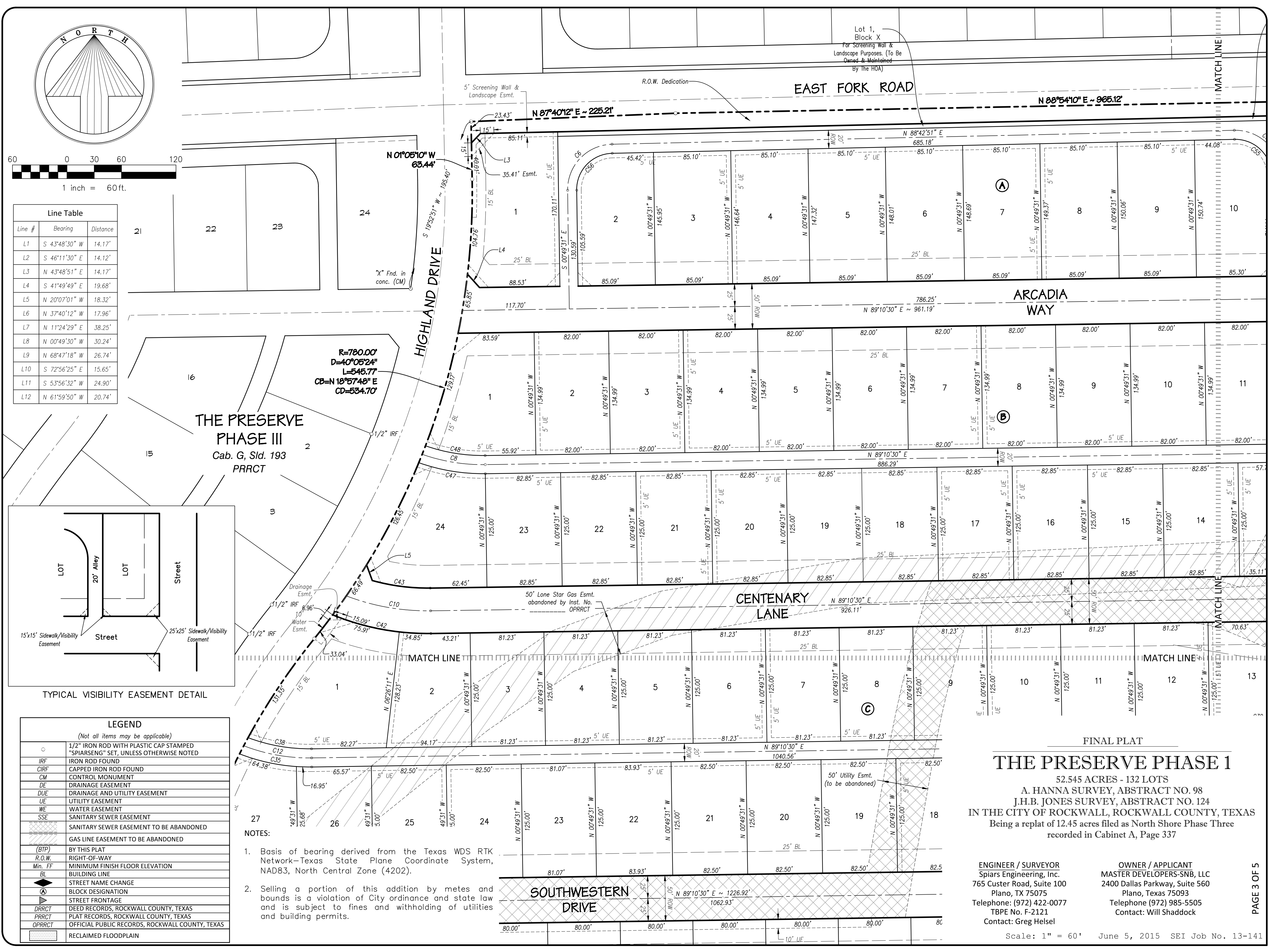


Line #	Bearing	Distance
L1	S 43°48'30" W	14.17'
L2	S 46°11'30" E	14.12'
L3	N 43°48'51" E	14.17'
L4	S 41°49'49" E	19.68'
L5	N 20°07'01" W	18.32'
L6	N 37°40'12" W	17.96'
L7	N 11°24'29" E	38.25'
L8	N 00°49'30" W	30.24'
L9	N 68°47'18" W	26.74'
L10	S 72°56'25" E	15.65'
L11	S 53°56'32" W	24.90'
L12	N 61°59'50" W	20.74'



LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	CONTROL MONUMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SANITARY SEWER EASEMENT TO BE ABANDONED
	GAS LINE EASEMENT TO BE ABANDONED
	BY THIS PLAT
	RIGHT-OF-WAY
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	DEED RECORDS, ROCKWALL COUNTY, TEXAS
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	RECLAIMED FLOODPLAIN

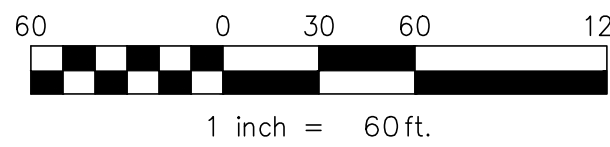
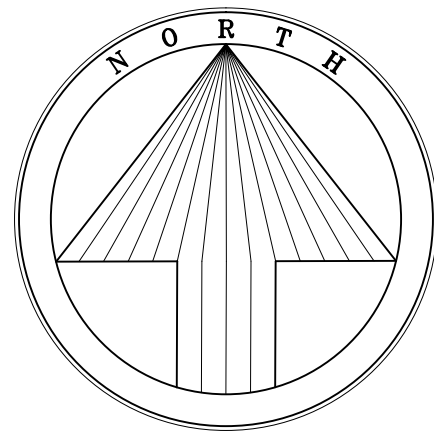
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 J.H.B. JONES SURVEY, ABSTRACT NO. 124
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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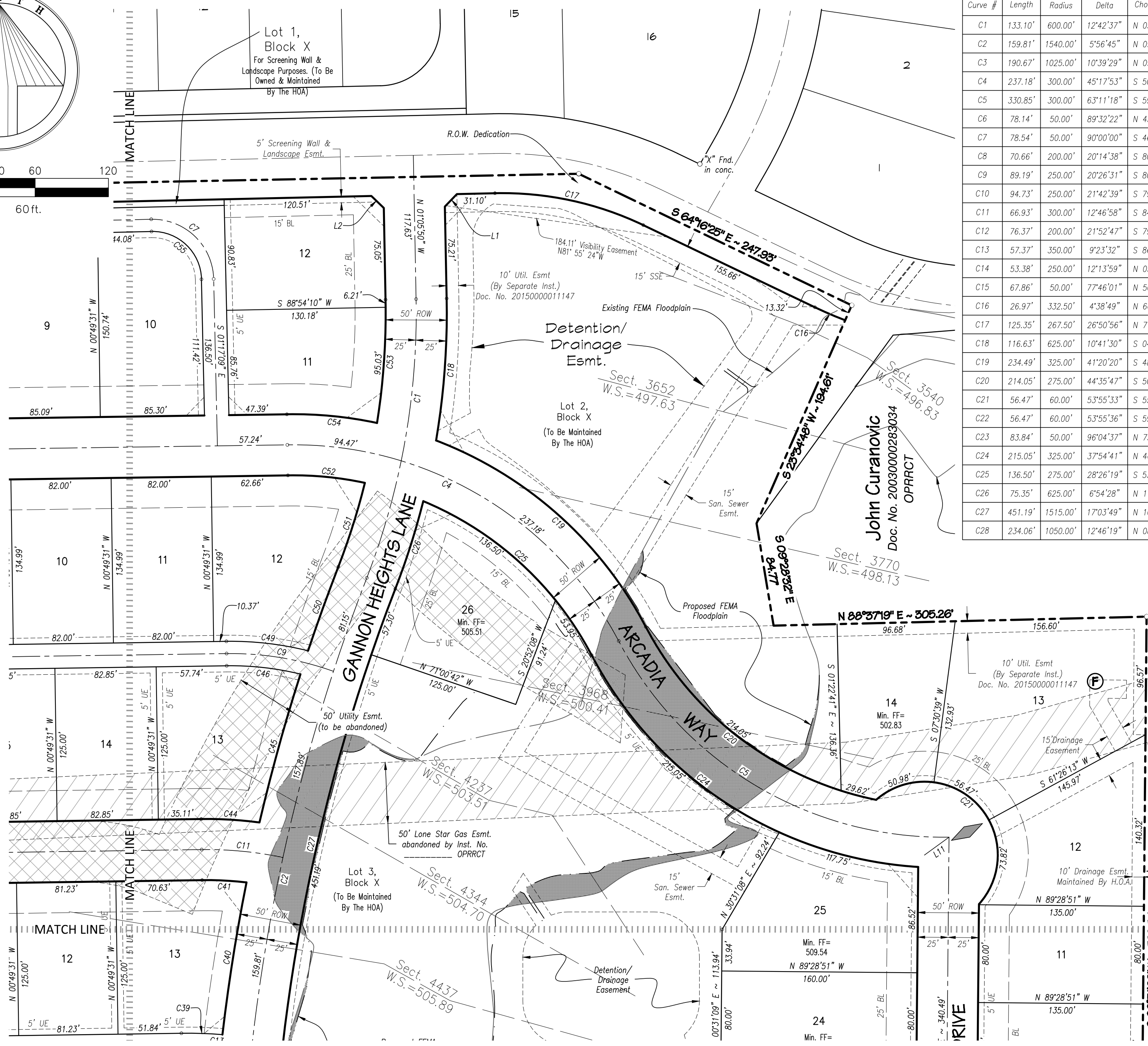
ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Greg Helsel

OWNER / APPLICANT
 MASTER DEVELOPERS-SNB, LLC
 2400 Dallas Parkway, Suite 560
 Plano, Texas 75093
 Telephone: (972) 985-5505
 Contact: Will Shaddock



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	133.10'	600.00'	12°42'37"	N 05°15'28" E	132.83'
C2	159.81'	1540.00'	5°56'45"	N 09°17'18" E	159.74'
C3	190.67'	1025.00'	10°39'29"	N 09°22'00" E	190.39'
C4	237.18'	300.00'	45°17'53"	S 50°21'36" E	231.05'
C5	330.85'	300.00'	63°11'18"	S 59°18'18" E	314.34'
C6	78.14'	50.00'	89°32'22"	N 43°56'40" E	70.43'
C7	78.54'	50.00'	90°00'00"	S 46°17'09" E	70.71'
C8	70.66'	200.00'	20°14'38"	S 80°42'11" E	70.30'
C9	89.19'	250.00'	20°26'31"	S 80°36'15" E	88.72'
C10	94.73'	250.00'	21°42'39"	S 79°58'11" E	94.17'
C11	66.93'	300.00'	12°46'58"	S 84°26'02" E	66.79'
C12	76.37'	200.00'	21°52'47"	S 79°53'07" E	75.91'
C13	57.37'	350.00'	9°23'32"	S 86°07'45" E	57.31'
C14	53.38'	250.00'	12°13'59"	N 05°17'29" E	53.28'
C15	67.86'	50.00'	77°46'01"	N 50°17'29" E	62.77'
C16	26.97'	332.50'	4°38'49"	N 66°45'39" W	26.96'
C17	125.35'	267.50'	26°50'56"	N 77°51'40" W	124.21'
C18	116.63'	625.00'	10°41'30"	S 04°14'55" W	116.46'
C19	234.49'	325.00'	41°20'20"	S 48°22'49" E	229.43'
C20	214.05'	275.00'	44°35'47"	S 50°00'32" E	208.68'
C21	56.47'	60.00'	53°55'33"	S 55°31'34" E	54.41'
C22	56.47'	60.00'	53°55'36"	S 59°50'36" W	54.41'
C23	83.84'	50.00'	96°04'37"	N 73°17'12" E	74.36'
C24	215.05'	325.00'	37°54'41"	N 46°40'00" W	211.14'
C25	136.50'	275.00'	28°26'19"	S 53°10'16" E	135.10'
C26	75.35'	625.00'	6°54'28"	N 17°42'05" E	75.31'
C27	451.19'	1515.00'	17°03'49"	N 10°27'20" E	449.53'
C28	234.06'	1050.00'	12°46'19"	N 08°18'35" E	233.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C29	112.83'	50.00'	129°17'31"	N 53°59'00" E	90.37'
C30	32.50'	25.00'	74°28'45"	S 51°56'07" W	30.26'
C31	54.68'	1000.00'	3°07'59"	S 13°07'45" W	54.68'
C32	55.51'	260.00'	12°13'59"	S 05°17'29" W	55.41'
C33	54.29'	40.00'	77°46'01"	N 50°17'29" E	50.22'
C34	51.24'	240.00'	12°13'59"	N 05°17'29" E	51.14'
C35	64.38'	210.00'	17°33'54"	S 77°25'09" E	64.13'
C36	31.15'	340.00'	5°14'59"	S 88°12'01" E	31.14'
C37	110.04'	1565.00'	4°01'44"	S 03°56'17" W	110.02'
C38	71.34'	190.00'	21°30'45"	N 80°04'08" W	70.92'
C39	33.65'	360.00'	5°21'18"	N 88°08'51" W	33.63'
C40	126.05'	1565.00'	4°36'53"	S 08°59'33" W	126.01'
C41	36.40'	275.00'	7°35'02"	S 87°02'00" E	36.37'
C42	75.91'	275.00'	15°49'00"	S 75°39'20" E	75.67'
C43	64.53'	225.00'	16°25'59"	N 82°36'31" W	64.31'
C44	47.79'	325.00'	8°25'31"	N 86°36'45" W	47.75'
C45	125.89'	1565.00'	4°36'33"	S 15°26'34" W	125.86'
C46	60.90'	240.00'	14°32'21"	S 83°33'20" E	60.74'
C47	74.66'	210.00'	20°22'08"	S 80°38'26" E	74.26'
C48	66.80'	190.00'	20°08'41"	N 80°45'10" W	66.46'
C49	67.51'	260.00'	14°52'41"	N 83°23'10" W	67.33'
C50	73.04'	1565.00'	2°40'26"	S 19°49'06" W	73.03'
C51	72.07'	575.00'	7°10'52"	S 17°33'54" W	72.02'
C52	63.46'	275.00'	13°13'20"	S 84°27'01" E	63.32'
C53	95.03'	575.00'	9°28'10"	S 04°15'20" W	94.92'
C54	74.30'	325.00'	13°05'56"	N 84°29'35" W	74.14'
C55	62.83'	40.00'	90°00'00"	S 46°17'09" E	56.57'
C56	62.51'	40.00'	89°32'22"	N 43°56'40" E	56.34'



FINAL PLAT
THE PRESERVE PHASE 1
 52.545 ACRES - 132 LOTS
 A. HANNA SURVEY, ABSTRACT NO. 98
 J.H.B. JONES SURVEY, ABSTRACT NO. 124
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Being a replat of 12.45 acres filed as North Shore Phase Three
 recorded in Cabinet A, Page 337

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Greg Helsel	OWNER / APPLICANT MASTER DEVELOPERS-SNB, LLC 2400 Dallas Parkway, Suite 560 Plano, Texas 75093 Telephone: (972) 985-5505 Contact: Will Shaddock
--	--

STATE OF TEXAS §
COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS, MASTER DEVELOPERS SNB, LCC is the owner of a tract of land situated in the J. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being a portion of a tract conveyed as "Tract III" to Master Developers—SNB, LLC, according to the deed recorded in Instrument No. 2011-00448460 of the Official Public Records, Rockwall County, Texas (OPRRCT), and also being all of Northshore Phase Three, an addition recorded in Cabinet A, Slide 337 of the Plat Records, Rockwall County, Texas (PRRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the east line of Highland Drive, created by the final plat of The Preserve Phase III, an addition recorded in Cabinet G, Slide 193 PRRCT, with the south line of East Fork Drive, a variable width public right-of-way, from which an "X" found in concrete for the southeast corner of Lot 24, Block Q, The Preserve Phase III, bears S 19°52'51" W, 195.40 feet;

THENCE N 87°40'12" E, 225.21 feet along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°54'10" E, 965.12 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 64°16'25" E, 247.93 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 23°34'48" W, 194.61 feet departing the south line thereof to a point for corner, and being a westerly corner of a tract conveyed to John Curanovic, recorded in Instrument No. 20030000283034 OPRRCT;

THENCE S 09°28'32" E, 84.77 feet along the west line thereof to a point for corner;

THENCE N 88°37'19" E, 305.26 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Garner Addition, an unrecorded addition to the City of Rockwall;

THENCE S 00°31'09" W, 522.74 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°45'47" E, 209.37 feet continuing along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 88°52'35" W, passing along the north line of North West Street and Lot 1, Block A, Jameson Addition, an addition recorded in Cabinet F, Page 369 PRRCT, and along the north line of a right-of-way dedication created by said plat, total distance of 254.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°25'30" W, 232.75 feet along the west line of said right-of-way dedication and Lot 1, Block A, Jameson Addition, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Northshore Phase One, an addition recorded in Cabinet A, Slide 181 PRRCT;

THENCE S 89°10'30" W, 190.05 feet along the north line thereof to a 1/2" iron rod found;

THENCE S 00°30'30" W, 3.38 feet continuing along the north line thereof to a 1/2" iron rod found;

THENCE S 89°10'30" W, 1535.69 feet continuing along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Highland Drive;

THENCE along the east line of Highland Drive, the following:

N 00°49'30" W, 300.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 39°50'00", a radius of 720.00 feet a chord of N 19°05'30" E - 490.54 feet an arc length of 500.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 40°05'24", a radius of 780.00 feet, a chord of N 18°57'48" E - 534.70 feet, an arc length of 545.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°05'10" W, 63.44 feet to the POINT OF BEGINNING with the subject tract containing 2,288,878 square feet or 52.545 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MASTER DEVELOPERS SNB, LCC, do hereby adopt this plat designating the hereinabove described property as THE PRESERVE PHASE 1, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2015.

MASTER DEVELOPERS SNB, LCC

By: _____
William C. Shaddock, Manager

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the _____ day of _____, 2015.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

FINAL PLAT

THE PRESERVE PHASE 1

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J.H.B. JONES SURVEY, ABSTRACT NO. 124
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Being a replat of 12.45 acres filed as North Shore Phase Three
recorded in Cabinet A, Page 337

Note:
Property Owner/HOA Is Responsible For
Maintaining, Repairing And Replacing All
Detention Systems.

ENGINEER / SURVEYOR
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Plano, TX 75075
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TBPE No. F-2121
Contact: Greg Helsel

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2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone (972) 985-5505
Contact: Will Shaddock

13-141 The Preserve

Segment #1 : Line

Course: N 0°49'30" W Length: 300.00'

Segment #2 : Curve

Length: 500.56' Radius: 720.00'

Delta: 39°50'00" Tangent: 260.87'

Chord: 490.54' Course: N 19°05'30" E

Segment #3 : Curve

Length: 545.77' Radius: 780.00'

Delta: 40°05'24" Tangent: 284.59'

Chord: 534.70' Course: N 18°57'48" E

Segment #4 : Line

Course: N 1°05'10" W Length: 63.44'

Segment #5 : Line

Course: N 87°40'12" E Length: 225.21'

Segment #6 : Line

Course: N 88°54'10" E Length: 965.12'

Segment #7 : Line

Course: S 64°16'25" E Length: 247.93'

Segment #8 : Line

Course: S 23°34'48" W Length: 194.61'

Segment #9 : Line

Course: S 9°28'32" E Length: 84.77'

Segment #10 : Line

Course: N 88°37'19" E Length: 305.26'

Segment #11 : Line

Course: S 0°31'09" W Length: 522.74'

Segment #12 : Line

Course: S 0°45'47" E Length: 209.37'

Segment #13 : Line

Course: S 88°52'35" W Length: 254.06'

Segment #14 : Line
Course: S 0°25'30" W Length: 232.75'

Segment #15 : Line
Course: S 89°10'30" W Length: 190.05'

Segment #16 : Line
Course: S 0°30'30" W Length: 3.38'

Segment #17 : Line
Course: S 89°10'30" W Length: 1535.69'

Perimeter: 6380.70' Area: 2288877.74 Sq. Ft.
Error Closure: 0.0046 Course: S 50°12'55" E
Error North: -0.00293 East: 0.00351
Precision 1: 1382526.09