

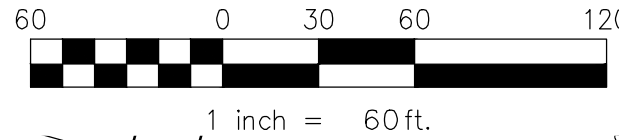
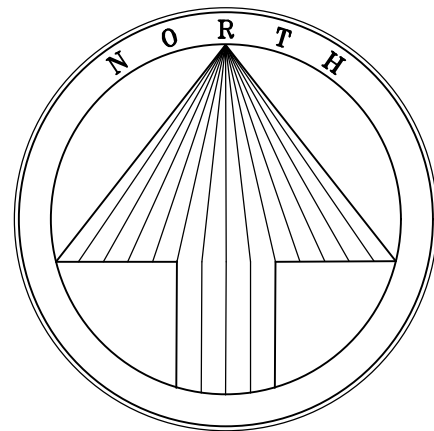
# City of Rockwall

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

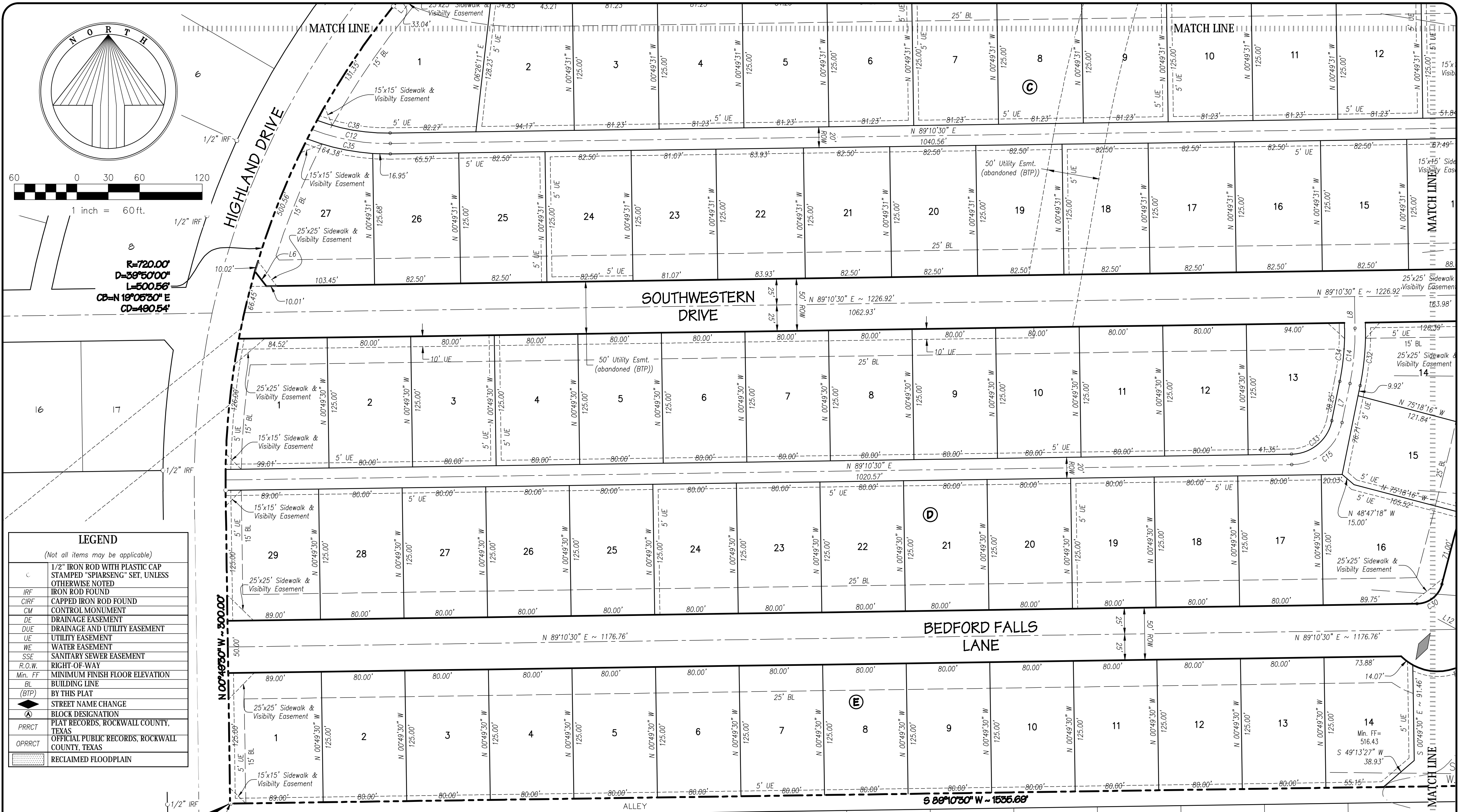
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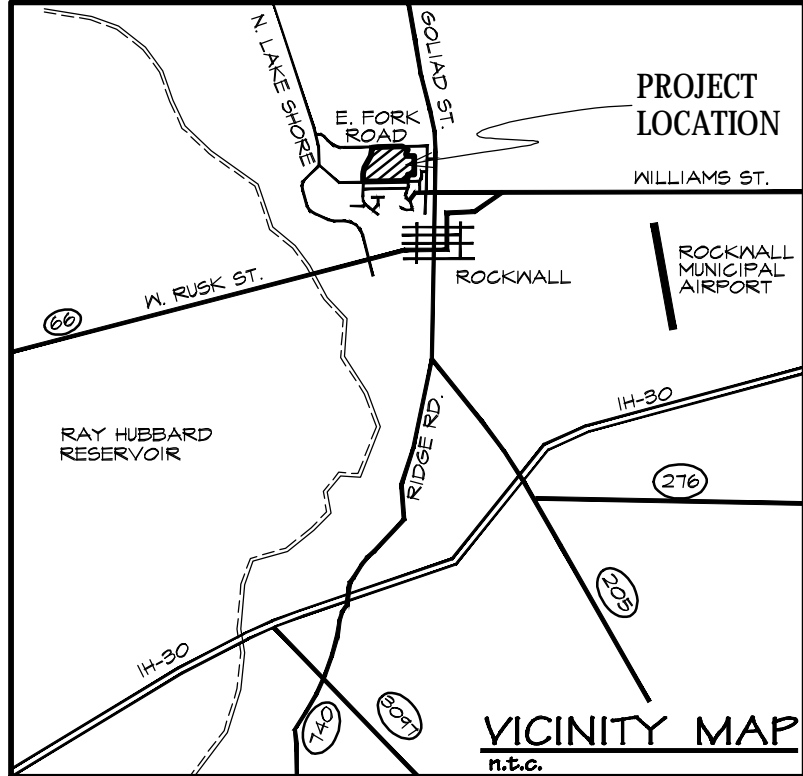
$R=720.00'$   
 $D=36^{\circ}50'00''$   
 $L=500.56'$   
 $CB=N 18^{\circ}05'30'' E$   
 $CD=490.54'$



LEGEND	
(Not all items may be applicable)	
C	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" 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
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
⬇	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▨	RECLAIMED FLOODPLAIN

POINT OF BEGINNING

$N=7029986.80$   
 $E=2591780.18$



### NORTHSHORE PHASE ONE

Cab. A, Sld. 181 PRRCT

Plat Amendment Purpose:  
 Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

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.
- The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276

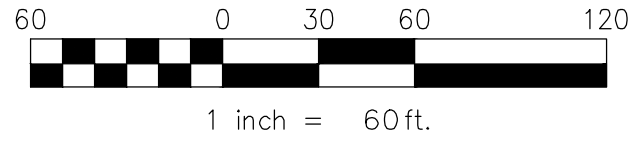
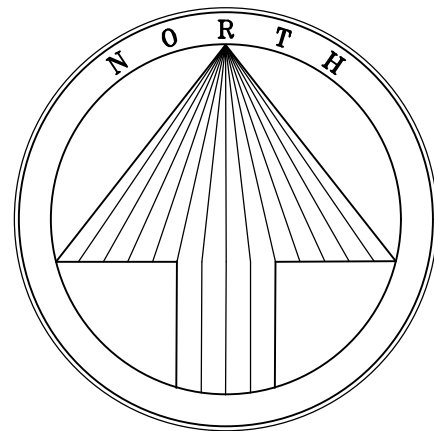


TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL

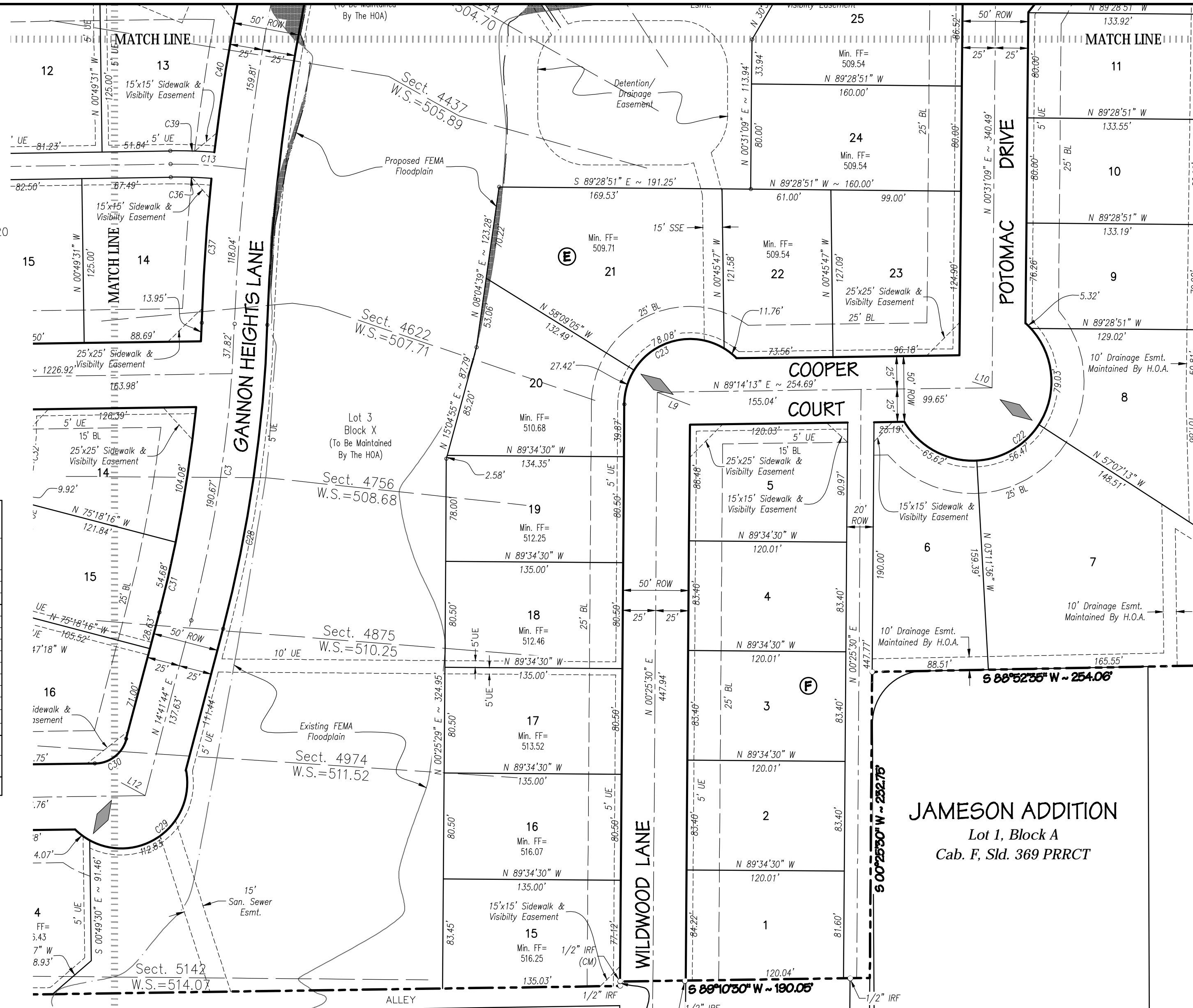
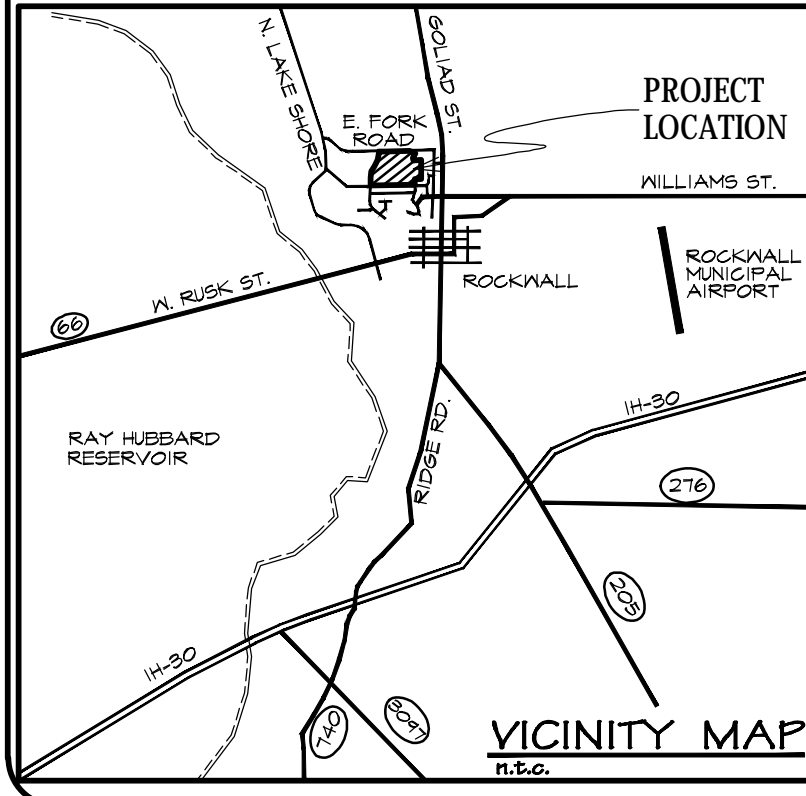
CASE NO. P2016-XXX  
 AMENDING PLAT  
**THE PRESERVE PHASE 1**  
 Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas  
 A. HANNA SURVEY, ABSTRACT NO. 98  
 J.H.B. JONES SURVEY, ABSTRACT NO. 124  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

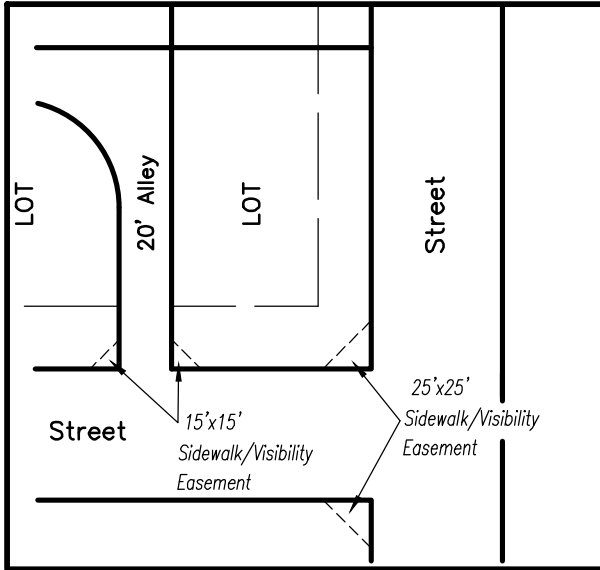
**OWNER / APPLICANT**  
 MASTER DEVELOPERS-SNB, LLC  
 2400 Dallas Parkway, Suite 560  
 Plano, Texas 75093  
 Telephone: (972) 985-5505  
 Contact: Will Shaddock



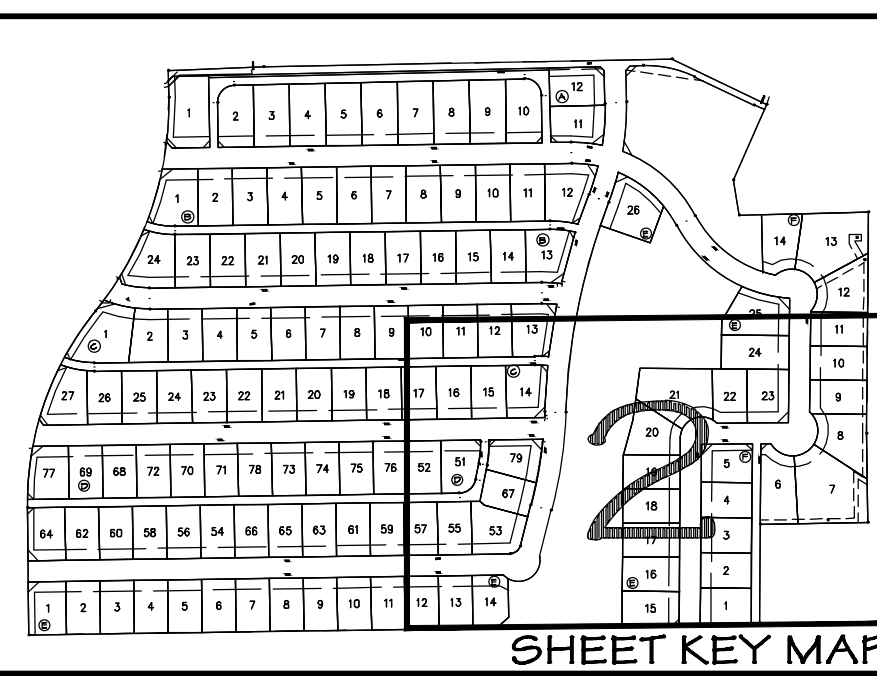
LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	CONTROL MONUMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	RIGHT-OF-WAY
	MINIMUM FINISH FLOOR ELEVATION
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	STREET NAME CHANGE
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	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
	RECLAIMED FLOODPLAIN



**GARNER ADDITION**  
Unrecorded addition



TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL



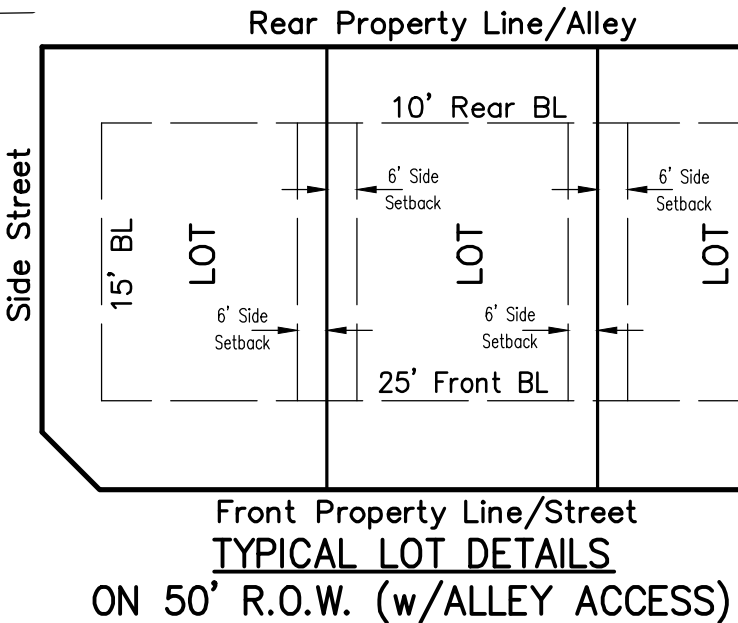
SHEET KEY MAP

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

**NORTHSHORE PHASE ONE**  
Cab. A, Pg. 181 PRRCT

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  2. 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.
  3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276

Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

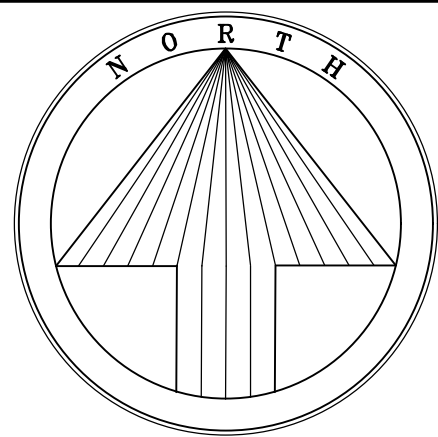


Front Property Line/Street  
**TYPICAL LOT DETAILS**  
ON 50' R.O.W. (w/ALLEY ACCESS)

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Contact: Greg Helsel

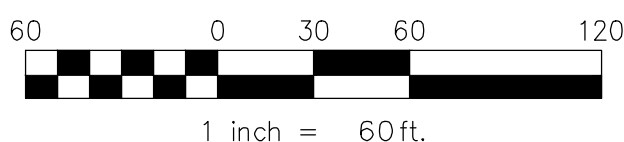
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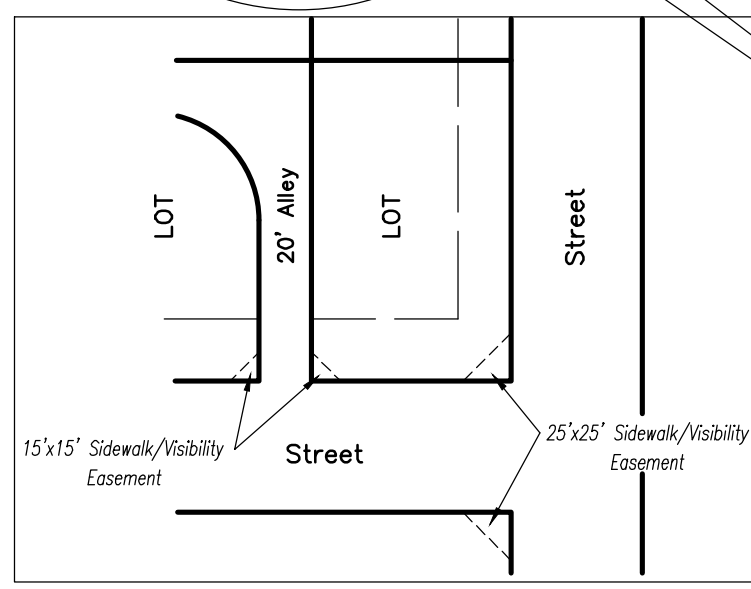
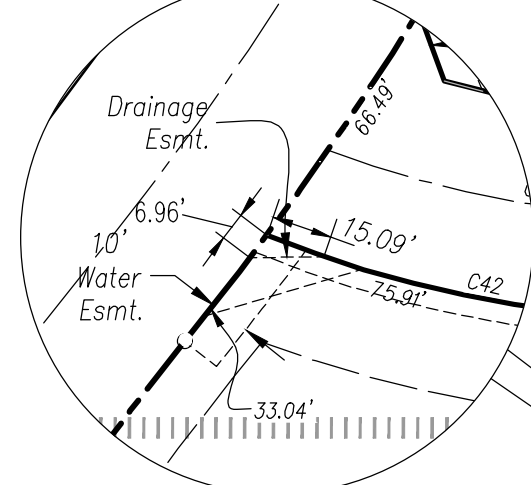
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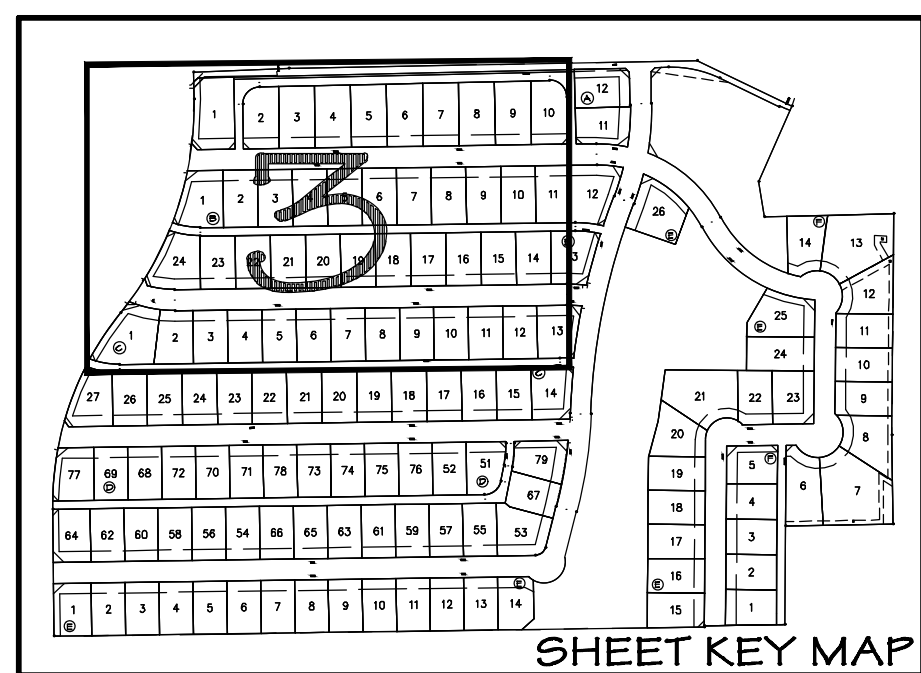
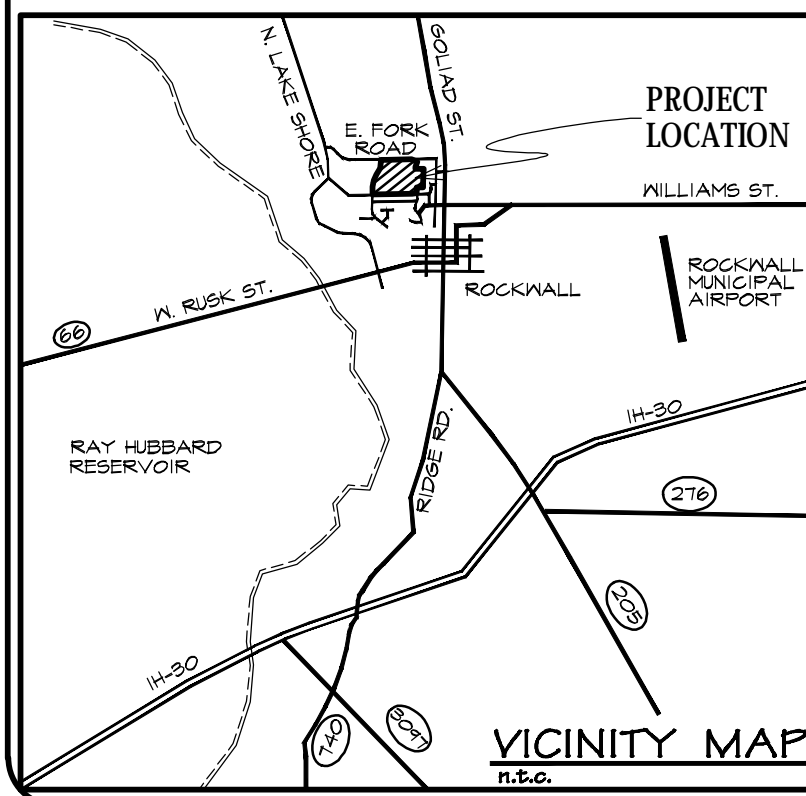
Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.



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'

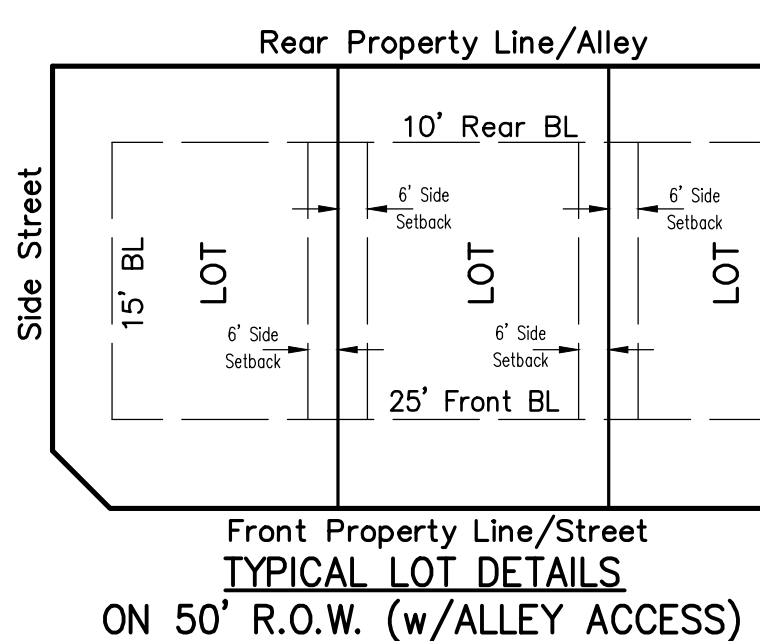


TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL



SHEET KEY MAP

LEGEND	
(Not all items may be applicable)	
⊙	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSANG" 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
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▨	RECLAIMED FLOODPLAIN



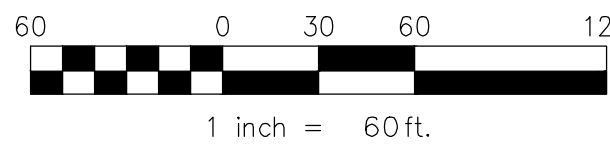
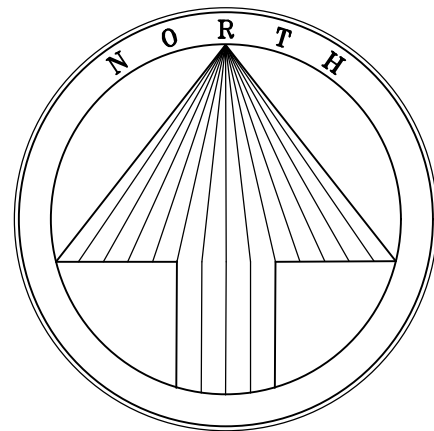
Front Property Line/Street  
TYPICAL LOT DETAILS  
ON 50' R.O.W. (w/ALLEY ACCESS)

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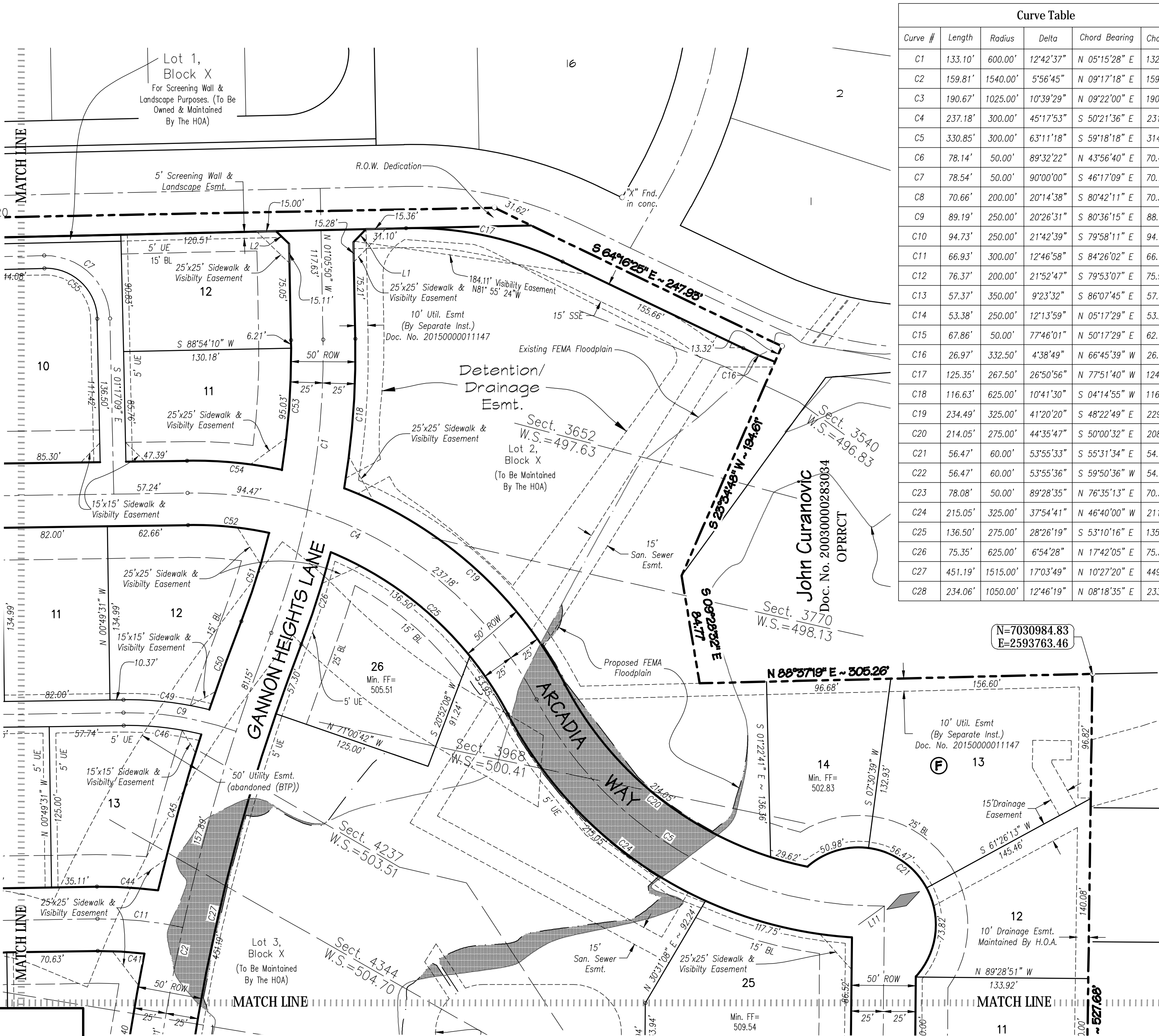
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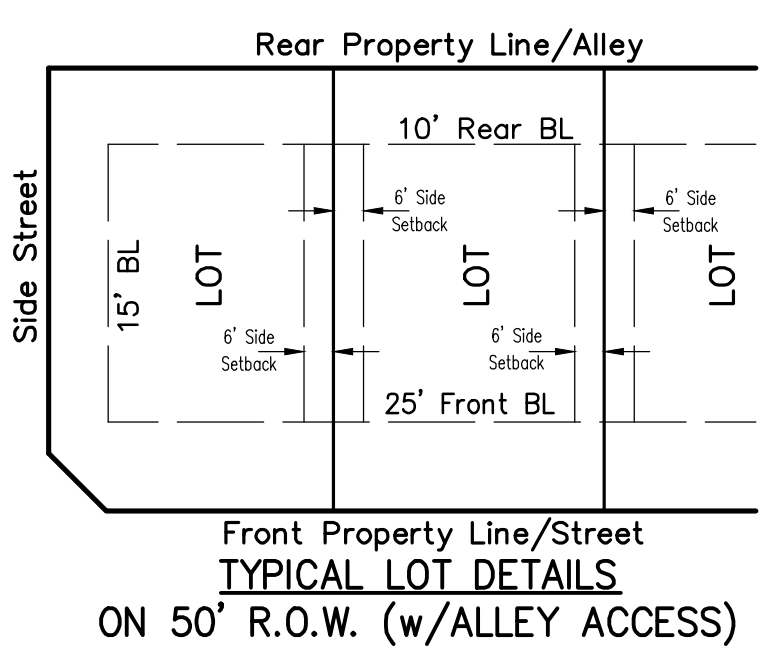
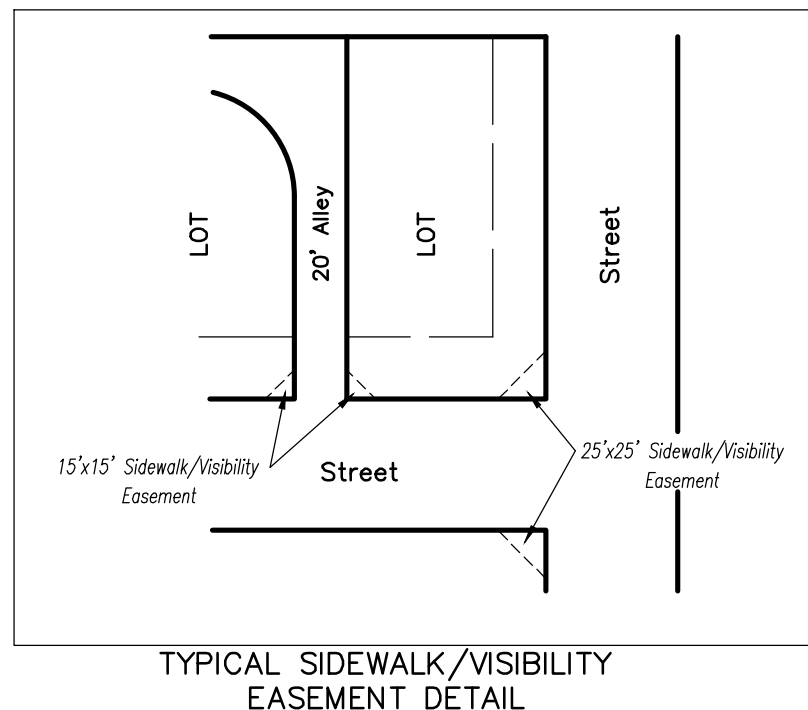
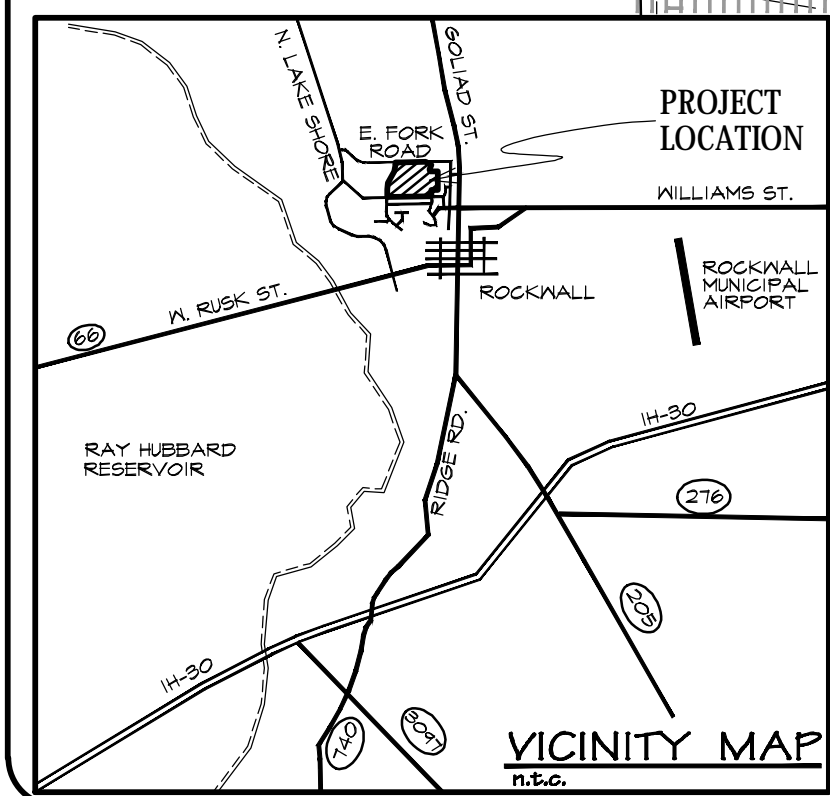
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LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	IRF CAPPED IRON ROD FOUND
	CIRF CONTROL MONUMENT
	DE DRAINAGE EASEMENT
	DUE DRAINAGE AND UTILITY EASEMENT
	UE UTILITY EASEMENT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

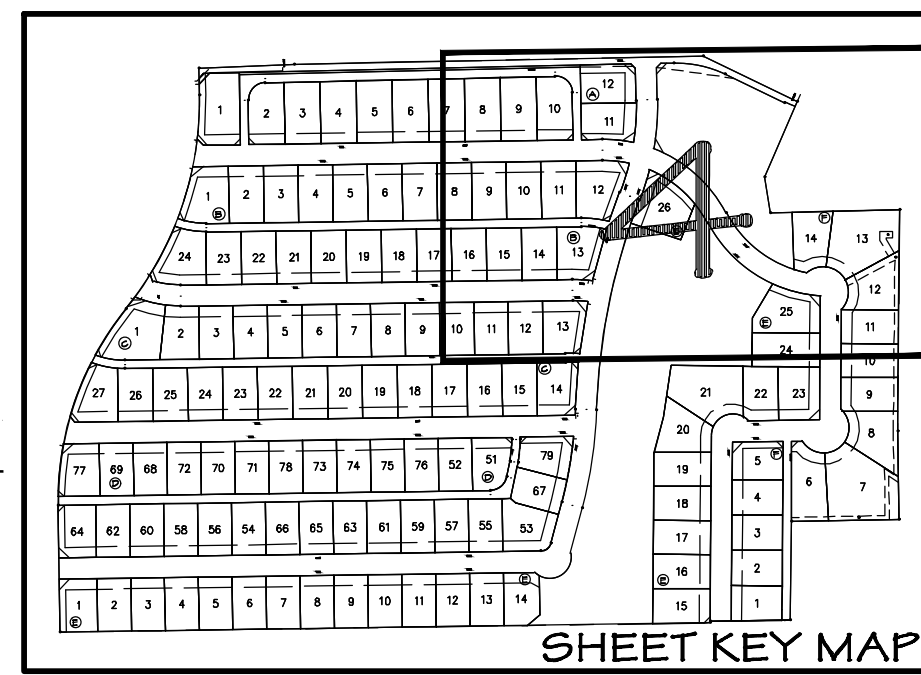


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	133.10'	600.00'	12°42'37"	N 05°15'28" E	132.83'
C2	159.81'	1540.00'	5°56'45"	N 09°17'18" E	159.74'
C3	190.67'	1025.00'	10°39'29"	N 09°22'00" E	190.39'
C4	237.18'	300.00'	45°17'53"	S 50°21'36" E	231.05'
C5	330.85'	300.00'	63°11'18"	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	78.08'	50.00'	89°28'35"	N 76°35'13" E	70.39'
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'



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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 all of The Preserve Phase I, an addition recorded in Cabinet I, Slide 325 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°46'50" W, 527.68 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°28'07" E, 204.50 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 2,287,985 square feet or 52.525 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 I, 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 \_\_\_\_\_, 2016.

MASTER DEVELOPERS SNB, LCC

By: \_\_\_\_\_  
William C. Shaddock, Manager

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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

CASE NO. P2016-XXX  
AMENDING PLAT  
**THE PRESERVE PHASE I**  
Being an amending plat of THE PRESERVE PHASE I  
recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B.JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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