

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183,
City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed
to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County,
Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no.
2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described

BEGINNING at a 1/2" iron rod found for comer at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W. along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas:

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26"; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'22"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'36"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0739'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.86'; N 3°32'14"E, 9.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00", a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52"58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024/00/001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W. along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of \$ 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W. along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows: N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'38"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 88°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29" E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

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 LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an Addition 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 considerationtherein expressed. I further certify that all other parties whohave a mortgage or lien interest in LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, 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.

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, maint aining, 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.

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.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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.

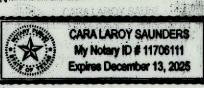
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire 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;

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 an d/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 p rogress 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.

CW Bricker BILL BRICKER for ROCKWALL PROPERTY CORPORATION



THE STATE OF TEXAS

COUNTY OF ROCKWALL

Jennifer Fogg, County Clerk Rockwall County, TX

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20240000023143 PLAT 12/31/2024 12:06:07 PM Total Fees: \$147.00

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 30th day of Wecember,

Planning and Zoning Chairman

Fristy Jeagne City Secretary City of Rockwall

CONVEYANCE PLAT

LOTS 1-3, BLOCK A BOARDWALK DEVELOPMENT ADDITION

BEING THREE (3) LOTS 9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE GEORGE W. REDLIN SURVEY, A-183 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

ROCKWALL PROPERTY CORPORATION 2235 RIDGE ROAD, STE 201 ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

TELEVISION CABLE RISER GAS PHONE FIRE METER RISER HYDRANT POWER POLE ELEC BOX SUBSURFACE JUNCTION BOX ELECTRIC METER SURVEY DATE OCTOBER 7. 2024
SCALE 1 - 60 FILE # 20240108 CLIENT RPC

CITY CASE NO P2024-036