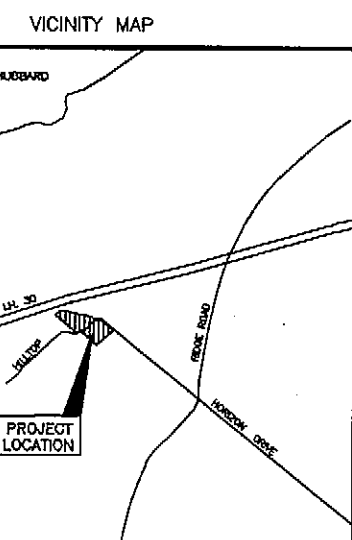
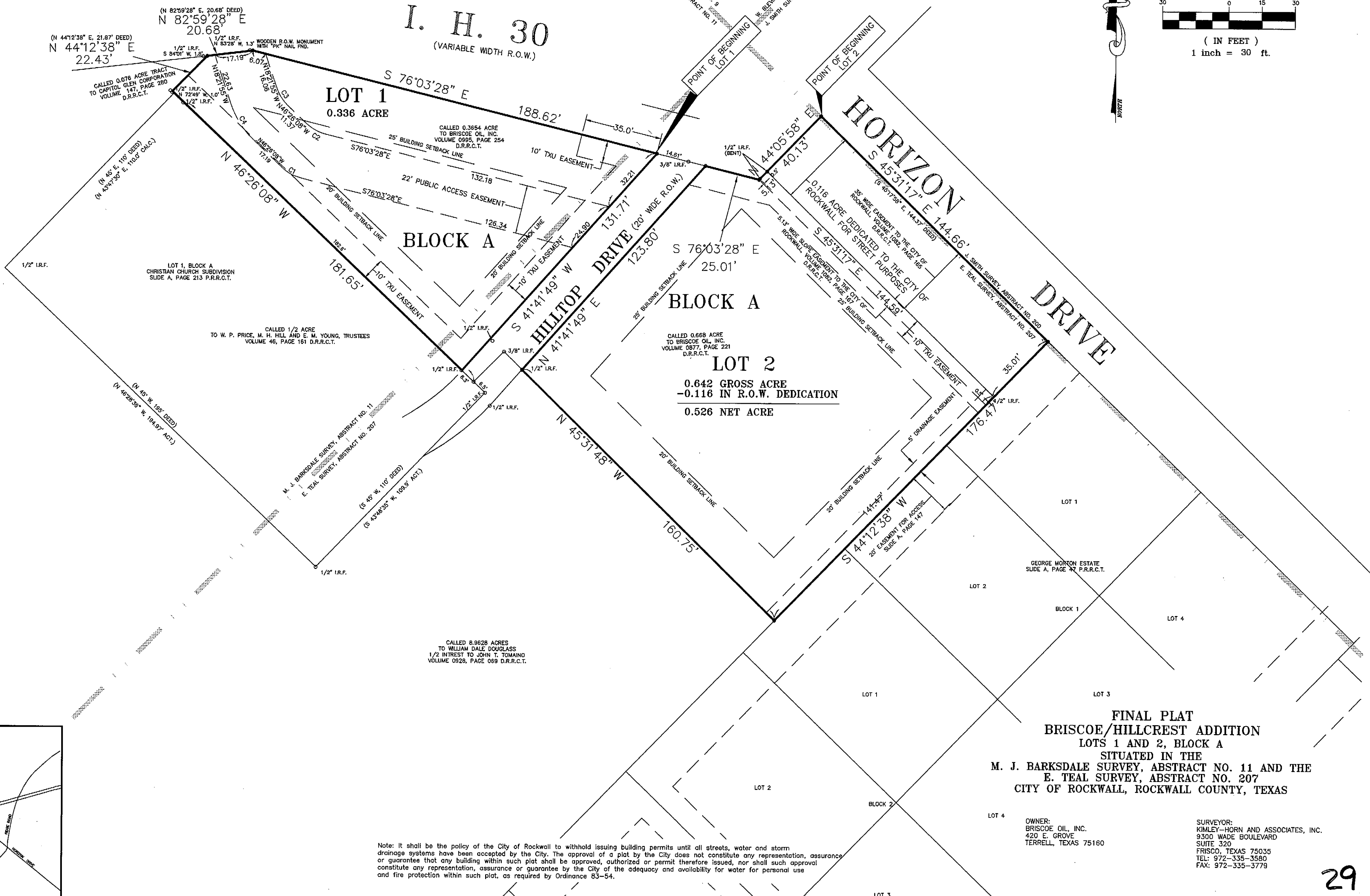
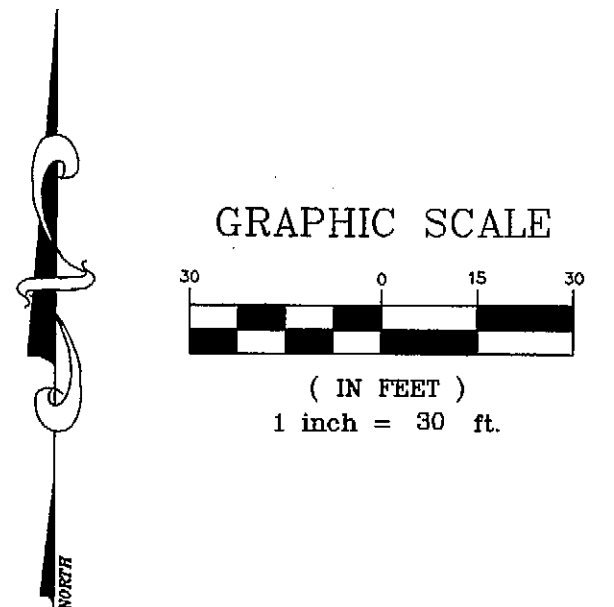


D-2450246

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
00 MAR 30 PM 2:30
LAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	CB	CD	
C1	10.34	20.00	29°37'20"	S61°14'48"E	10.23	
C2	10.34	20.00	29°37'20"	S61°14'48"E	10.23	
C3	9.80	20.00	28°04'13"	S32°24'02"E	9.70	
C4	20.58	42.00	28°04'13"	S32°24'02"E	20.37	



Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required by Ordinance 83-54.

FINAL PLAT
BRISCOE/HILLCREST ADDITION
LOTS 1 AND 2, BLOCK A
SITUATED IN THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11 AND THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
BRISCOE OIL, INC.
420 E. GROVE
TERRELL, TEXAS 75160

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
9300 WADE BOULEVARD
SUITE 320
FRISCO, TEXAS 75035
TEL: 972-335-3580
FAX: 972-335-3779

Briscoe/Hillcrest

STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S CERTIFICATE

WHEREAS Briscoe Oil, Inc., is the owner of a two tracts of land situated in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas and being a called 0.3654 acre tract as conveyed to Briscoe Oil, Inc. and evidenced in a Deed recorded in Volume 0995 at Page 254 of the Deed Records of Rockwall County, Texas and a called 0.668 acre tract as recorded in Volume 0877 at Page 221 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described by metes and bounds as follows (bearings based on the Deed recorded in Volume 0877 at Page 221 DRRCT):

LOT 1

BEGINNING at the intersection of the southeast right of way line of Interstate Highway No. 30 (a variable width right of way) with the northwest right of way line of Hilltop Drive (a 20-foot wide right of way), dedicated as Oak Grove Road and recorded in Slide A, Page 232 DRRCT;

THENCE South 41'41'49" West, departing said southeast right of way line of Interstate Highway No. 30 and along the northwest right of way line of said Hilltop Drive, a distance of 131.71 feet to a 1/2-inch iron rod found on the northeast line of a called 1/2 acre tract as conveyed to W.P. Price, M. H. Hill and E. M. Young, Trustees of the Texas Christian Missionary Convention of the Disciples of Christ, the Cedar Grove Church and evidenced in a Deed recorded in Volume 46 at Page 161 DRRCT;

THENCE North 46'26'08" West (called North 44'12'43" West), along the southwest line of said 0.3654 acre tract and the northeast line of said 1/2 acre tract, a distance of 181.65 feet to the west corner of said 0.3654 acre tract, from said corner, a found 1/2-inch iron rod bears North 72'49' West, 1.0 feet, same being on the southeast corner of a called 0.078 acre tract as conveyed to Capitol Glen Corporation and evidenced in a Deed recorded in Volume 147 at Page 280 DRRCT;

THENCE North 44'12'38" East, along the northwest line of said 0.3654 acre tract and the southeast line of said 0.078 acre tract, a distance of 22.43 feet (called 21.87 feet) to a point for corner on the southeast right of way line of the aforementioned Interstate Highway No. 30, same being the most westerly north corner of said 0.3654 acre tract, from said corner, a found 1/2-inch iron rod bears South 84'01' West, 1.8 feet;

THENCE in an easterly direction, along the southeast right of way line of said Interstate Highway No. 30, and the northerly line of said 0.3654 acre tract, the following:

-- North 82'59'28" East, a distance of 20.68 feet to a wooden right of way monument with "PK" nail found for a corner, from said monument, a found 1/2-inch iron rod bears North 83'28" West, 1.3 feet;

-- South 78'03'28" East, a distance of 188.62 feet to the POINT OF BEGINNING and CONTAINING 0.336 of an acre, more or less.

LOT 2

BEGINNING at a point for corner at the intersection of the centerline of Horizon Drive with the current southeast right-of-way line of Interstate Highway No. 30 (a variable width right-of-way), same being the most easterly north corner of said 0.668-acre tract;

THENCE South 45'31'17" East (called South 45'17'58" East), along the centerline of said Horizon Drive and the northeasterly line of said 0.668-acre tract, a distance of 144.66 (called 144.37 feet) feet to a point for corner, said point being the east corner of said 0.668-acre tract and the north corner of George Morton Estate, an Addition to the City of Rockwall, according to the Plat thereof recorded in Slide A at Page 47 of the Plat Records of Rockwall County, Texas;

THENCE South 44'12'38" West, departing the centerline of said Horizon Drive and along the southeast line of said 0.668-acre tract and the northwest line of said George Morton Estate, passing at 35.01 feet, a found 1/2-inch iron rod which is located 0.5 feet northwest of boundary line and continuing for a total distance of 176.47 feet to the south corner of said 0.668-acre tract and the east corner of a called 8.9628-acre tract as evidenced in a Deed conveying 1/2 interest to John T. Tomaino as recorded in Volume 0928 at Page 069 (DRRCT);

THENCE North 45'31'48" West (called North 45'17'58" West), along the southwest line of said 0.668-acre tract and the northeast line of said 8.9628-acre tract, a distance of 160.75 feet, a found 1/2-inch iron rod for the north corner of said 8.9628-acre tract, same being on the southeast right of way line of said Hilltop Drive (a 20-foot wide right of way) dedicated as Oak Grove Road;

THENCE North 41'41'49" East, along the southeast right of way line of said Hilltop Drive, a distance of 123.80 feet to point of intersection of the southeast right of way of said Hilltop Drive with the southeast right of way line of said Interstate Highway No. 30;

THENCE in an easterly direction, along the southeast right-of-way line of said Interstate Highway No. 30 and the northerly line of said 0.668-acre tract, the following:

-- South 76'03'28" East, a distance of 25.01 feet to a point for a corner from said point, a found bent 1/2-inch iron rod bears North 44'06" East, 0.5 feet;

-- North 44'05'58" East, passing at 5.13 feet, a bent 5/8-inch iron rod found for a reference corner, and continuing for a total distance 40.13 feet to the POINT OF BEGINNING and CONTAINING 0.643 of an acre, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

I (we) undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, a 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 (we) further certify that all other parties who have a mortgage or lien interest in the BRISCOE / HILLCREST ADDITION have been notified and signed this plat.

I (we) undersigned 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 (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- 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.

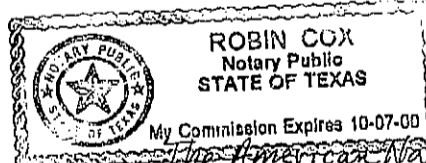
I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: Thomas R. Briscoe
Thomas R. Briscoe, President

STATE OF TEXAS
COUNTY OF Kaufman

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Thomas R. Briscoe, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 23rd day of February, 2000.



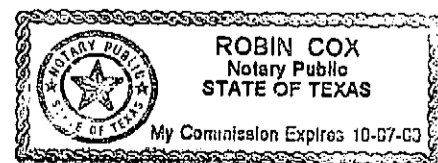
Robin Cox
Notary Public in and for the State of Texas

By: Bill Sweagor
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF Kaufman

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Bill Sweagor, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 23rd day of February, 2000.



Robin Cox
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Michael B. Marx
Michael B. Marx
RPLS No. 5181

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of February, 2000.

Carolyn L. Turner
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Carl Jackson
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 15 day of November, 1999.

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 twenty (120) 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 22nd day of March, 2000



L. Self
City Secretary, City of Rockwall

FINAL PLAT
BRISCOE/HILLCREST ADDITION
LOTS 1 AND 2, BLOCK A
SITUATED IN THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11 AND THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

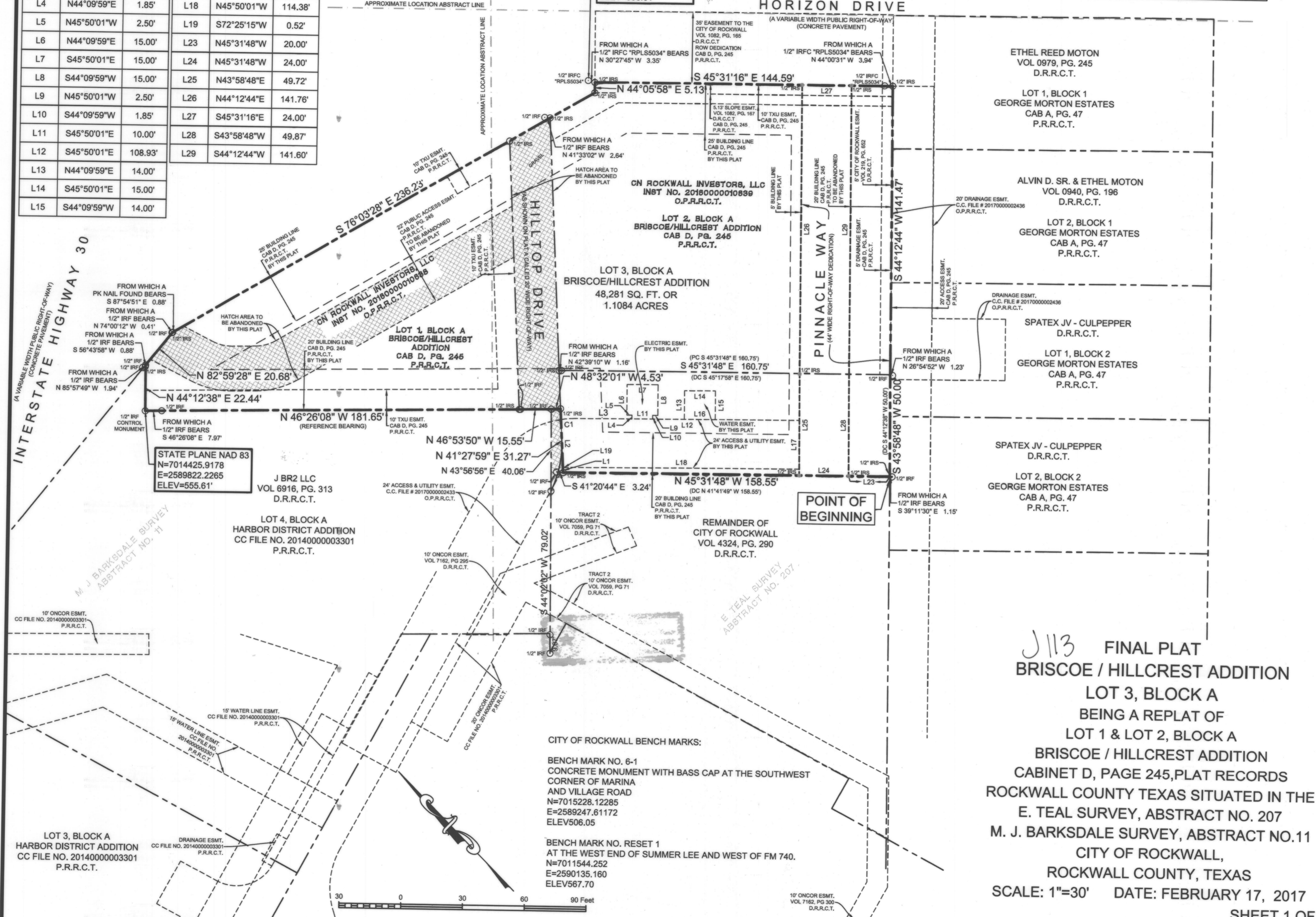
OWNER:
BRISCOE OIL, INC.
420 E. GROVE
TERRELL, TEXAS 75160

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
9300 WADE BOULEVARD
SUITE 320
FRISCO, TEXAS 75035
TEL: 972-335-3580
FAX: 972-335-3779

Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required by Ordinance 83-54.

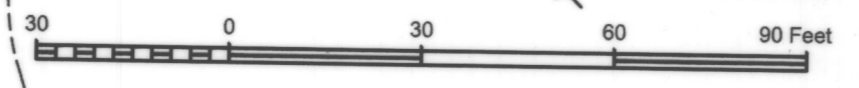
LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N41°27'59"E	2.00'	L16	S45°50'01"E	15.00'
L2	N41°27'59"E	23.97'	L17	S43°58'48"W	24.00'
L4	N44°09'59"E	1.85'	L18	N45°50'01"W	114.38'
L5	N45°50'01"W	2.50'	L19	S72°25'15"W	0.52'
L6	N44°09'59"E	15.00'	L23	N45°31'48"W	20.00'
L7	S45°50'01"E	15.00'	L24	N45°31'48"W	24.00'
L8	S44°09'59"W	15.00'	L25	N43°58'48"E	49.72'
L9	N45°50'01"W	2.50'	L26	N44°12'44"E	141.76'
L10	S44°09'59"W	1.85'	L27	S45°31'16"E	24.00'
L11	S45°50'01"E	10.00'	L28	S43°58'48"W	49.87'
L12	S45°50'01"E	108.93'	L29	S44°12'44"W	141.60'
L13	N44°09'59"E	14.00'			
L14	S45°50'01"E	15.00'			
L15	S44°09'59"W	14.00'			

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°49'48"	44.00'	6.78'	S50°14'55"E	6.77'



J113 FINAL PLAT
 BRISCOE / HILLCREST ADDITION
 LOT 3, BLOCK A
 BEING A REPLAT OF
 LOT 1 & LOT 2, BLOCK A
 BRISCOE / HILLCREST ADDITION
 CABINET D, PAGE 245, PLAT RECORDS
 ROCKWALL COUNTY TEXAS SITUATED IN THE
 E. TEAL SURVEY, ABSTRACT NO. 207
 M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 SCALE: 1"=30' DATE: FEBRUARY 17, 2017

CITY OF ROCKWALL BENCH MARKS:
 BENCH MARK NO. 6-1
 CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST
 CORNER OF MARINA
 AND VILLAGE ROAD
 N=7015228.12285
 E=2589247.61172
 ELEV=506.05
 BENCH MARK NO. RESET 1
 AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
 N=7011544.252
 E=2590135.160
 ELEV=567.70



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CN Rockwall Investors, LLC, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 1, and Lot 2, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet D, Page's 245, Plat Records, Rockwall County, Texas, and being that same tract of land described in deed's to CN Rockwall Investors, LLC, recorded in Instrument Number 2013000010638, Official Public Records, Rockwall County, Texas, and a called 0.7096 acre tract of land described in a deed to CN Rockwall Investors, LLC, recorded in Instrument Number 2013000010639, Official Public Records, Rockwall County, Texas, and a portion of Hilltop Drive, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly corner of said called 0.7096 acre tract, and being in the northwesterly line of Lot 2, Block 2, George Morton Estates, recorded in Cabinet A, Page 47, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said called 0.7096 acre tract, a distance of 158.55 feet to a 1/2 inch iron rod set for the northwest corner of said called 0.7096 acre tract;

THENCE N 41°27'59" E, along the northerly line of said called 0.7096 acre tract, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, crossing said Hilltop Drive, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 2014000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°53'50" W, along the easterly line of said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod set for the southerly corner of said Lot 1, Block A;

THENCE N 46°26'08" W, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 1, Block A, and said Lot 4, Block A;

THENCE N 44°12'38" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 1, Block A, and said Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 1, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, passing the south east corner of said Lot 1, Block A, and crossing Hill Top Drive, passing the northerly northeast corner of said Lot 2, Block A, a distance of 236.23 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 2, Block A;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 2, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 2, Block A, a distance of 144.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 2, Block A, and being in the northerly line of Lot 1, Block 1, of said George Morton Estates;

THENCE S 44°12'38" W, along the common line of said Lot 2, Block A, and said George Morton Estates, a distance of 141.47 feet to a 1/2 inch iron rod set for the common corner of said called 0.7096 acre tract, and said Lot 2, Block A;

THENCE S 43°58'48" W, along the common line of called 0.7096 acre tract, and said George Morton Estates, a distance of 50.00 feet to the POINT OF BEGINNING and containing 48,281 square feet or 1.1084 acres of and more or less..

CITY OF ROCKWALL BENCH MARKS:

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
N=7015228.12285
E=2589247.61172
ELEV506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
N=7011544.252
E=2590135.160
ELEV567.70

1114 FINAL PLAT
BRISCOE / HILLCREST ADDITION
LOT 3, BLOCK A
BEING A REPLAT OF
LOT 1 & LOT 2, BLOCK A
BRISCOE / HILLCREST ADDITION
CABINET D, PAGE 245, PLAT RECORDS
ROCKWALL COUNTY TEXAS SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: FEBRUARY 17, 2017

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, 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 (we) further certify that all other parties who have a mortgage or lien interest in the _____ subdivision have been notified and signed this plat. I (we) 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 (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Grey Stogner
Grey Stogner, Manager

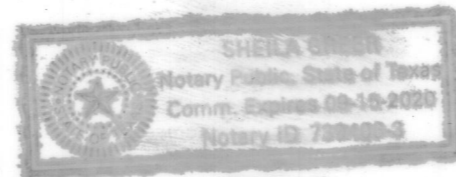
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Grey Stogner, 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 28th day of February, 2017.

Sheila Shear
Notary Public in and for the State of Texas

9-15-2020
My Commission Expires:



BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
N46°26'08"W

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/09/2017 04:13:58 PM
\$100.00
2017000004201

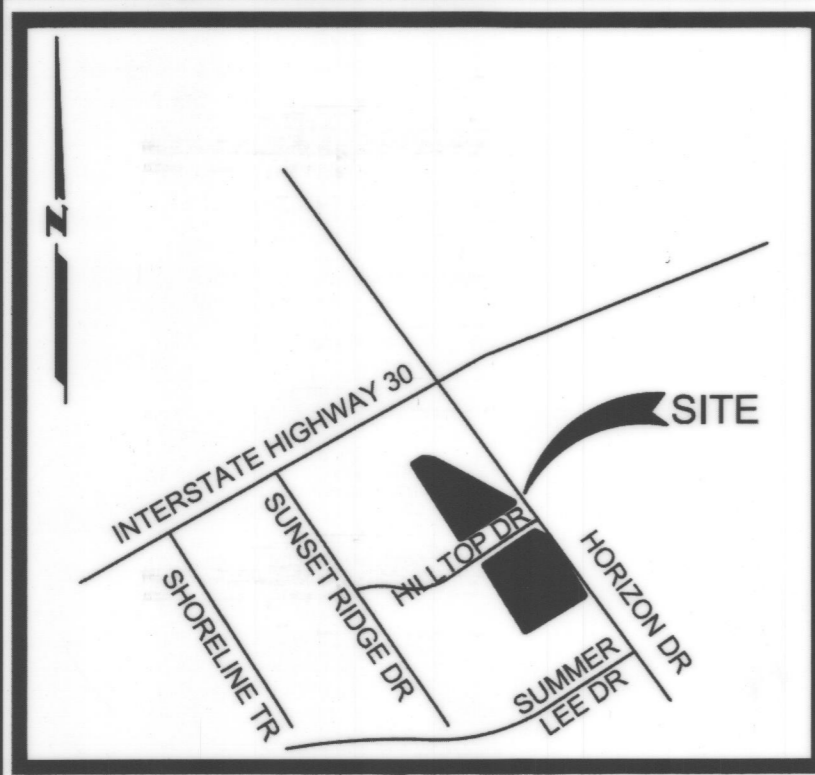
Shelli

COPY

CASE NO. P2017-002

PROJECT NO. 2015-060-F

SHEET 2 OF 2



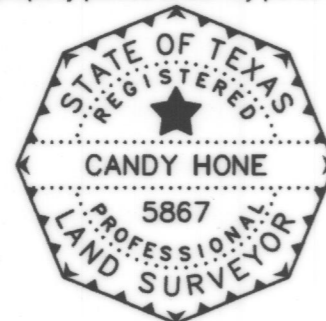
LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, 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.

Candy Hone
Candy Hone
Registered Professional Land Surveyor
Registration No.: Texas 5867



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
Date: 1/31/2017

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 18th day of March, 2017.

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 18th day of March, 2017
[Signatures]
Mayor, City of Rockwall / City Secretary / City Engineer

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted to be issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

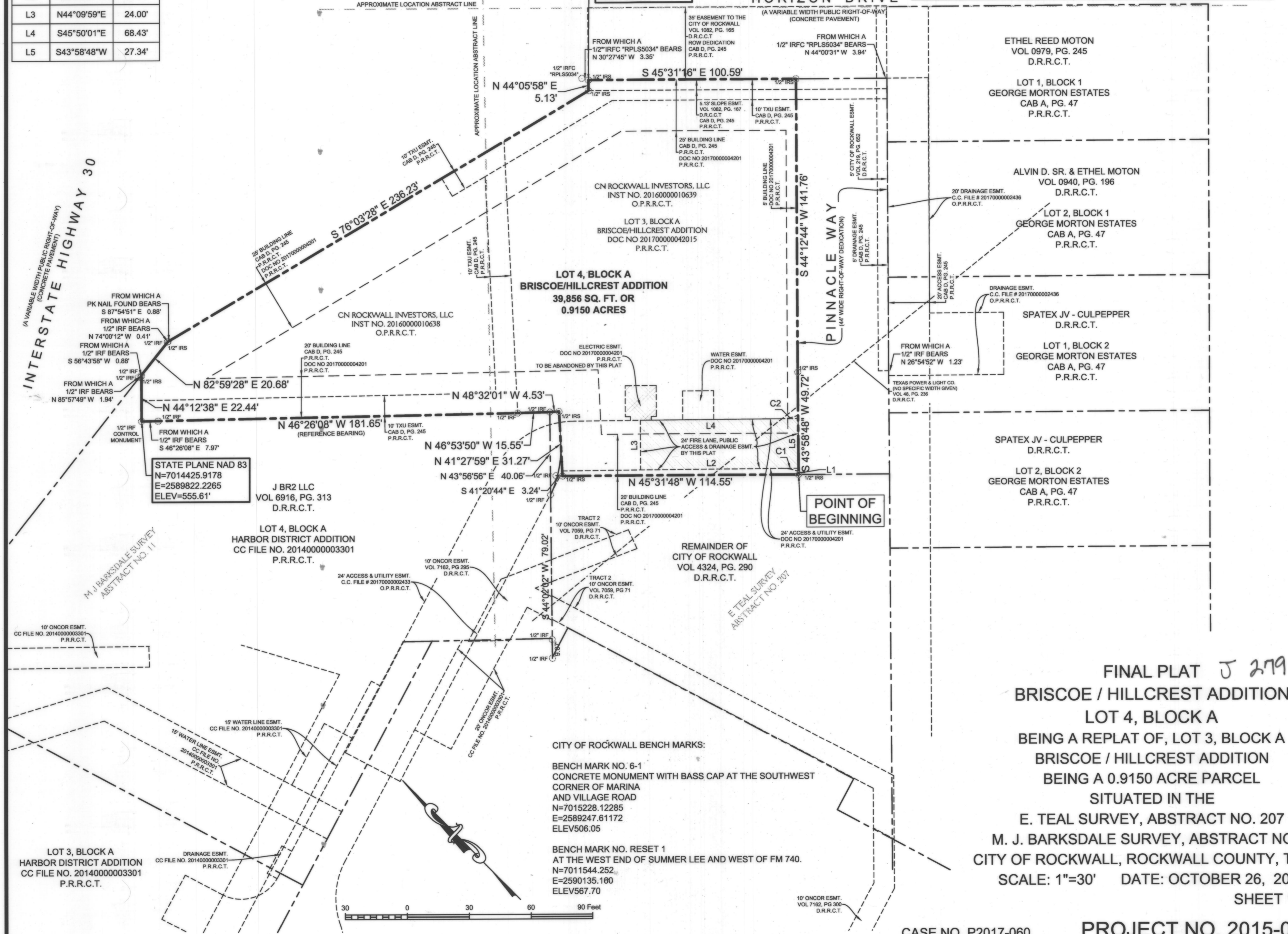
NOTES:

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

2018000001709 1/2 PLAT 01/30/2018 10:52:36 AM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N43°58'48"E	1.42'
L2	N45°50'01"W	68.64'
L3	N44°09'59"E	24.00'
L4	S45°50'01"E	68.43'
L5	S43°58'48"W	27.34'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	23°23'30"	20.00'	8.17'	N34°08'16"W	8.11'
C2	23°45'55"	20.00'	8.30'	S57°42'58"E	8.24'

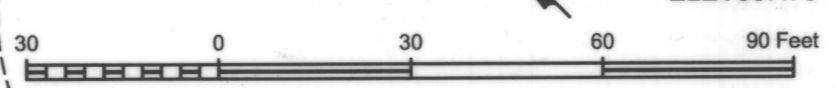


STATE PLANE NAD 83
N=7014391.2893
E=2590091.2376
ELEV=555.61'

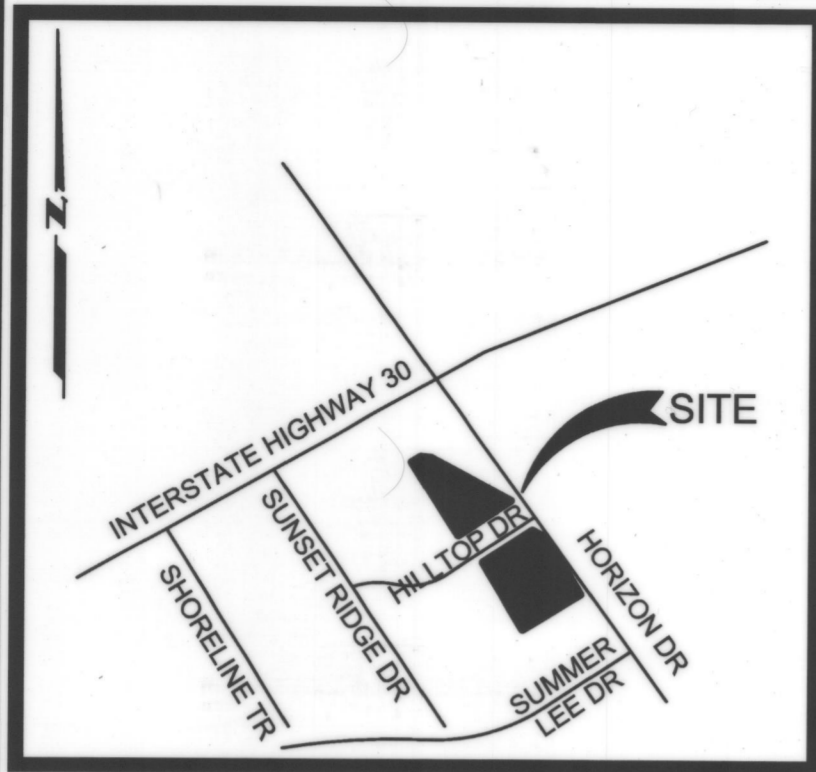
STATE PLANE NAD 83
N=7014425.9178
E=2589822.2265
ELEV=555.61'

POINT OF BEGINNING

CITY OF ROCKWALL BENCH MARKS:
BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST
CORNER OF MARINA
AND VILLAGE ROAD
N=7015228.12285
E=2589247.61172
ELEV506.05
BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
N=7011544.252
E=2590135.160
ELEV567.70



FINAL PLAT J 279
BRISCOE / HILLCREST ADDITION
LOT 4, BLOCK A
BEING A REPLAT OF, LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
BEING A 0.9150 ACRE PARCEL
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 26, 2017



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, 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.

Candy Hone 2015 12/1/2017
Candy Hone
Registered Professional Land Surveyor
Registration No.: Texas 5867



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
Date: *11/29/17*

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 *4* day of *Dec* 2017.

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 on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS this *28th* day of *December* 2017
[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer



GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTES:

THE PROPERTY OWNER IS RESPONSIBLE FOR ON-SITE DRAINAGE, MAINTENANCE, REPAIR AND REPLACEMENT.

NOTES:

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, 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 (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat. I (we) 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 (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

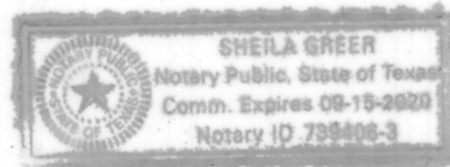
[Signature]
Grey Stogner, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Grey Stogner, 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 *11th* day of *December*, 2017.

[Signature]
Notary Public in and for the State of Texas
[Signature] Sept 15, 2020
My Commission Expires:



BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS N46°26'08"W

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/30/2018 10:52:36 AM
\$100.00
2018000001709



[Signature] COPY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CN Rockwall Investors, LLC, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 3, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 2017000004201, Plat Records, Rockwall County, Texas, and all of that certain tract of land described in a deed to CN Rockwall Investors, LLC, recorded in Instrument Number 20160000010638, and Instrument Number 20160000010639, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly southwest corner of said Lot 3, Block A, said point being the southerly southwest corner of Pinnacle Way (a 44.00 foot wide public right-of-way as dedicated in BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 2017000004201, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said Lot 3, Block A, a distance of 114.55 feet to a 1/2 inch iron rod set for corner;

THENCE N 41°27'59" E, along the northerly line of said Lot 3, Block A, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, along the southerly line of said Lot 3, Block A, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 2014000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°53'50" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod found for corner;

THENCE N 46°26'08" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 3, Block A, and said Lot 4, Block A;

THENCE N 44°32'18" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 3, Block A, and said Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 3, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 236.23 feet to a 1/2 inch iron rod set for corner;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 3, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 3, Block A, a distance of 100.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 3, Block A, and being in the northerly right-of-way line of said Pinnacle Way;

THENCE S 44°12'44" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 141.76 feet to a 1/2 inch iron rod set for corner;

THENCE S 43°58'48" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 49.72 feet to the POINT OF BEGINNING and containing 39,856 square feet or 0.9150 acres of and more or less.

CITY OF ROCKWALL BENCH MARKS:

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
N=7015228.12285
E=2589247.61172
ELEV506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
N=7011544.252
E=2590135.160
ELEV567.70

FINAL PLAT *J 290*
BRISCOE / HILLCREST ADDITION
LOT 4, BLOCK A
BEING A REPLAT OF, LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
BEING A 0.9150 ACRE PARCEL
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 26, 2017

SHEET 2 OF 2

CASE NO. P2017-060

PROJECT NO. 2015-060-I