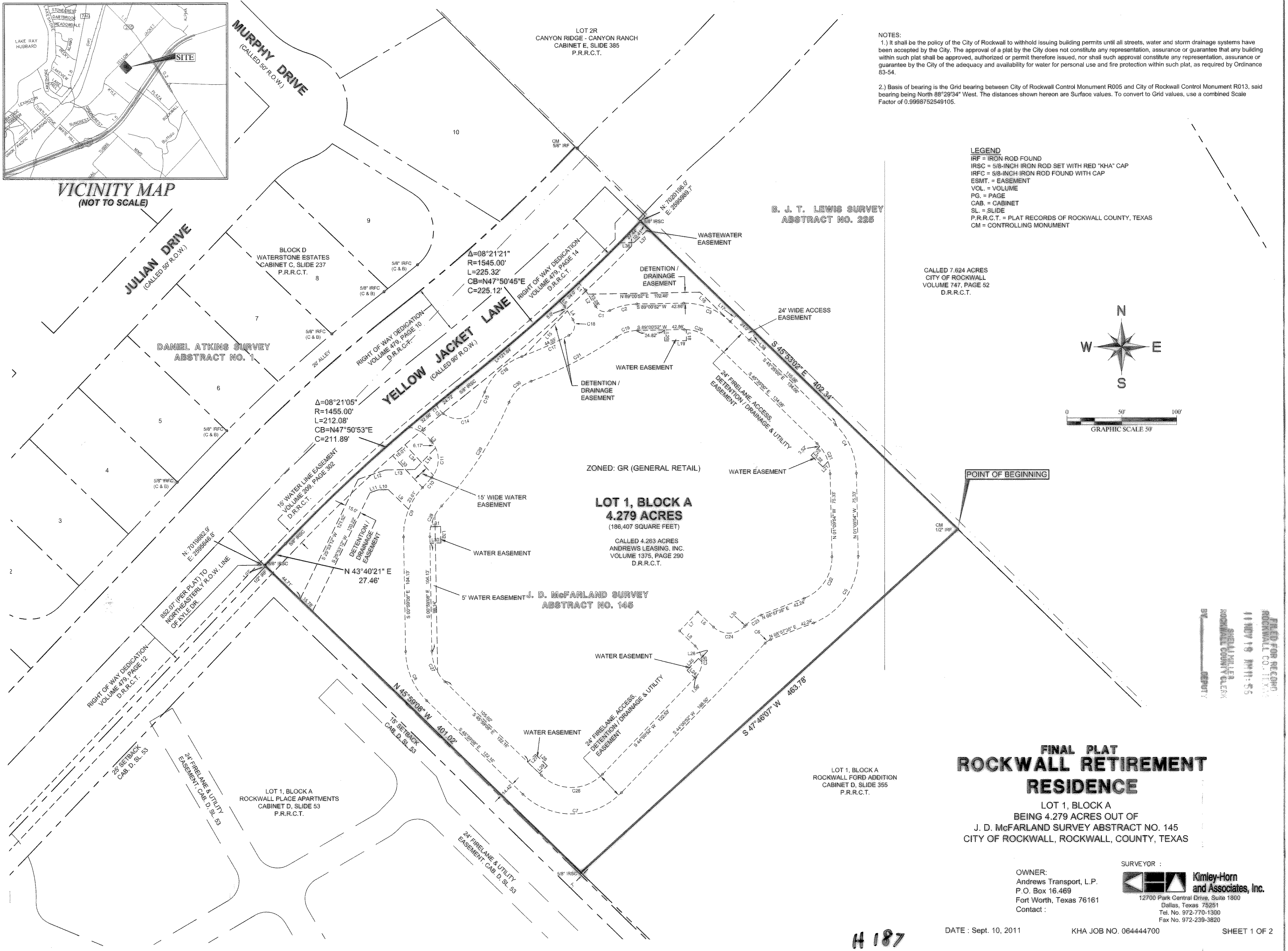
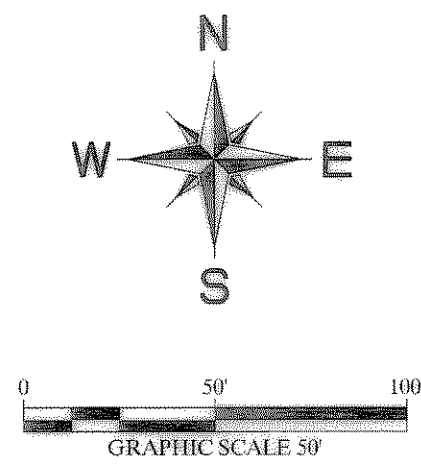


VICINITY MAP
(NOT TO SCALE)



NOTES:
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LEGEND
 IRF = IRON ROD FOUND
 IRSC = 5/8-INCH IRON ROD SET WITH RED "KHA" CAP
 IRFC = 5/8-INCH IRON ROD FOUND WITH CAP
 ESMT. = EASEMENT
 VOL. = VOLUME
 PG. = PAGE
 CAB. = CABINET
 SL. = SLIDE
 P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 CM = CONTROLLING MONUMENT



LOT 1, BLOCK A
4.279 ACRES
 (186,407 SQUARE FEET)

CALLED 4.263 ACRES
 ANDREWS LEASING, INC.
 VOLUME 1375, PAGE 290
 D.R.R.C.T.

FINAL PLAT
ROCKWALL RETIREMENT
RESIDENCE

LOT 1, BLOCK A
 BEING 4.279 ACRES OUT OF
 J. D. McFARLAND SURVEY ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS

OWNER:
 Andrews Transport, L.P.
 P.O. Box 16.469
 Fort Worth, Texas 76161
 Contact :

SURVEYOR :

 Kimley-Horn
 and Associates, Inc.
 12700 Park Central Drive, Suite 1800
 Dallas, Texas 75251
 Tel. No. 972-770-1300
 Fax No. 972-239-3820

H 187

PREPARED FOR RECORD BY: J. D. McFARLAND SURVEY ABSTRACT NO. 145, LOT 1, BLOCK A, ROCKWALL RETIREMENT RESIDENCE, CITY OF ROCKWALL, TEXAS. DATE: SEPTEMBER 10, 2011. SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ANDREWS TRANSPORT, L.P., being the owner of a tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of a called 4.263 acre tract of land, conveyed to Andrews Leasing, Inc. (now known as Andrews Transport, L.P.), as evidenced in a Deed without Warranty as recorded in Volume 1375, Page 290 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the east corner of said 4.263 acre tract, same being the north corner of Lot 1, Block A of Rockwall Ford Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 355 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), same being on the apparent southwesterly line of a called 7.624 acre tract of land, conveyed to the City of Rockwall, Texas, as evidenced in a Special Warranty Deed recorded in Volume 747, Page 52, D.R.R.C.T.;

THENCE South 47°46'07" West, along the southeasterly line of said 4.263 acre tract and the northwesterly line of said Lot 1, Block A of Rockwall Ford Addition, a distance of 463.78 feet to a 5/8-inch "KHA" capped iron rod set for the south corner of said 4.263 acre tract and the west corner of said Lot 1, Block A, said iron rod being located 1.7 feet northeast of the monumented northeasterly line of Lot 1, Block A of Rockwall Place Apartments, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 53, P.R.R.C.T.;

THENCE North 45°59'08" West, along the southwesterly line of said 4.263 acre tract, passing at a distance of 399.95 feet, a 1/2-inch iron rod found for the north corner of said Lot 1, Block A of Rockwall Place Apartments, continuing for a total distance of 401.02 feet to a 5/8-inch "KHA" capped iron rod set for the west corner of said 4.263 acre tract, same being on the southeasterly right of way line of Yellow Jacket Lane (a called 90' wide right of way);

THENCE in a northeasterly direction, along the northwesterly line of said 4.263 acre tract and the southeasterly right of way line of said Yellow Jacket Lane, the following:

North 43°40'21" East, a distance of 27.46 feet to a 5/8-inch "KHA" capped iron rod set for the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of 08°21'05", having a radius of 1,455.00 feet, a chord bearing of North 47°50'53" East, a chord distance of 211.89 feet and an arc length of 212.08 feet to a 5/8-inch "KHA" capped iron rod set for the point of reverse curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of 08°21'21", having a radius of 1,545.00 feet, a chord bearing of North 47°50'45" East, a chord distance of 225.12 feet and an arc length of 225.32 feet to a 5/8-inch "KHA" capped iron rod set for the north corner of said 4.263 acre tract, same being on the southwesterly line of aforesaid 7.624 acre City of Rockwall tract;

THENCE South 45°53'02" East, departing the southeasterly right of way line of said Yellow Jacket Lane, along the northeasterly line of said 4.263 acre tract and the southwesterly line of said 7.624 acre tract, a distance of 402.34 feet to the POINT OF BEGINNING and containing 4.279 acres (186,407 square feet) of land, more or less.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 38 rows of survey data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 38 rows of curve data.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL RETIREMENT RESIDENCE, LOT 1, BLOCK A, 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RETIREMENT RESIDENCE, LOT 1, BLOCK A, subdivision have been notified and signed this plat.

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. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips or purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

By: ANDREWS TRANSPORT, L.P., a Texas limited Partnership

By: Andrews Transport Management, L.L.C., a Texas limited liability company, its General Partner

Signature of Bill Andrews, President

STATE OF Texas §
COUNTY OF Dallas §



Before me, the undersigned authority, on this day personally appeared Bill Andrews, 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 10th day of November 2011.

Signature of Notary Public, Dallas, Texas

10.01.13 My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Marx, 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.

Signature of Michael B. Marx, Registered Professional Land Surveyor No. 5181, KIMLEY-HORN AND ASSOCIATES, INC. 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251 (972) 770-1300



RECOMMENDED FOR APPROVAL

Signature of Planning and Zoning Commission Chairman, Date 10/25/11

APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 17th day of November, 2011

This approval shall be invalid unless the approved plat is recorded with the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said final approval.

WITNESS OUR HANDS, this 17th day of November, 2011

Signatures of Mayor, City Secretary, and City Engineer



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FINAL PLAT ROCKWALL RETIREMENT RESIDENCE

LOT 1, BLOCK A BEING 4.279 ACRES OUT OF J. D. MCFARLAND SURVEY ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS

OWNER: Andrews Transport, L.P., P.O. Box 16,469 Fort Worth, Texas 76161 Contact:

SURVEYOR: Kimley-Horn and Associate 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 Tel. No. 972-770-1300 Fax No. 972-239-3820