

**WILLIAM M. FORD SURVEY
A-80**

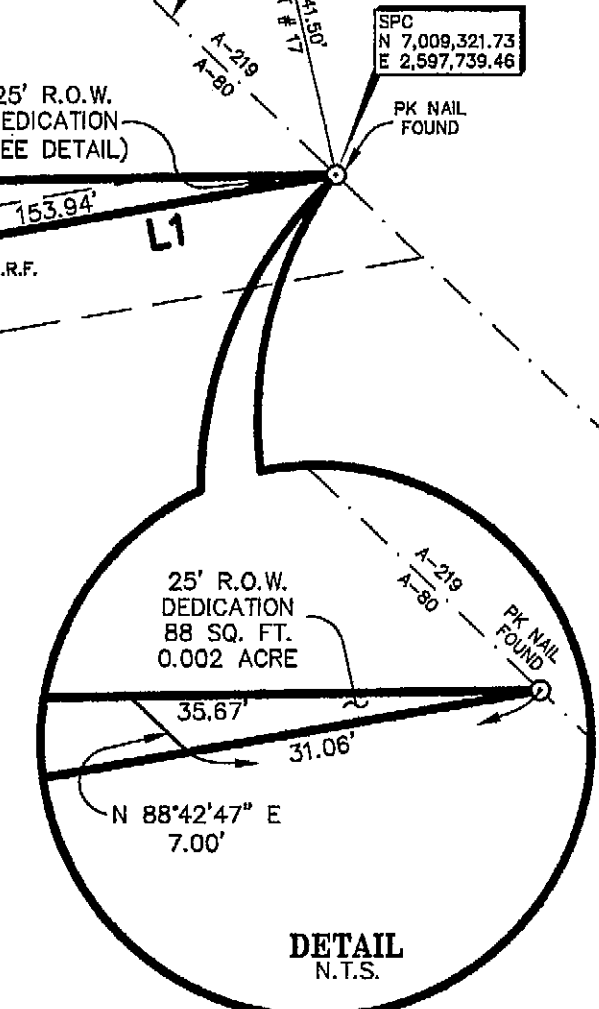
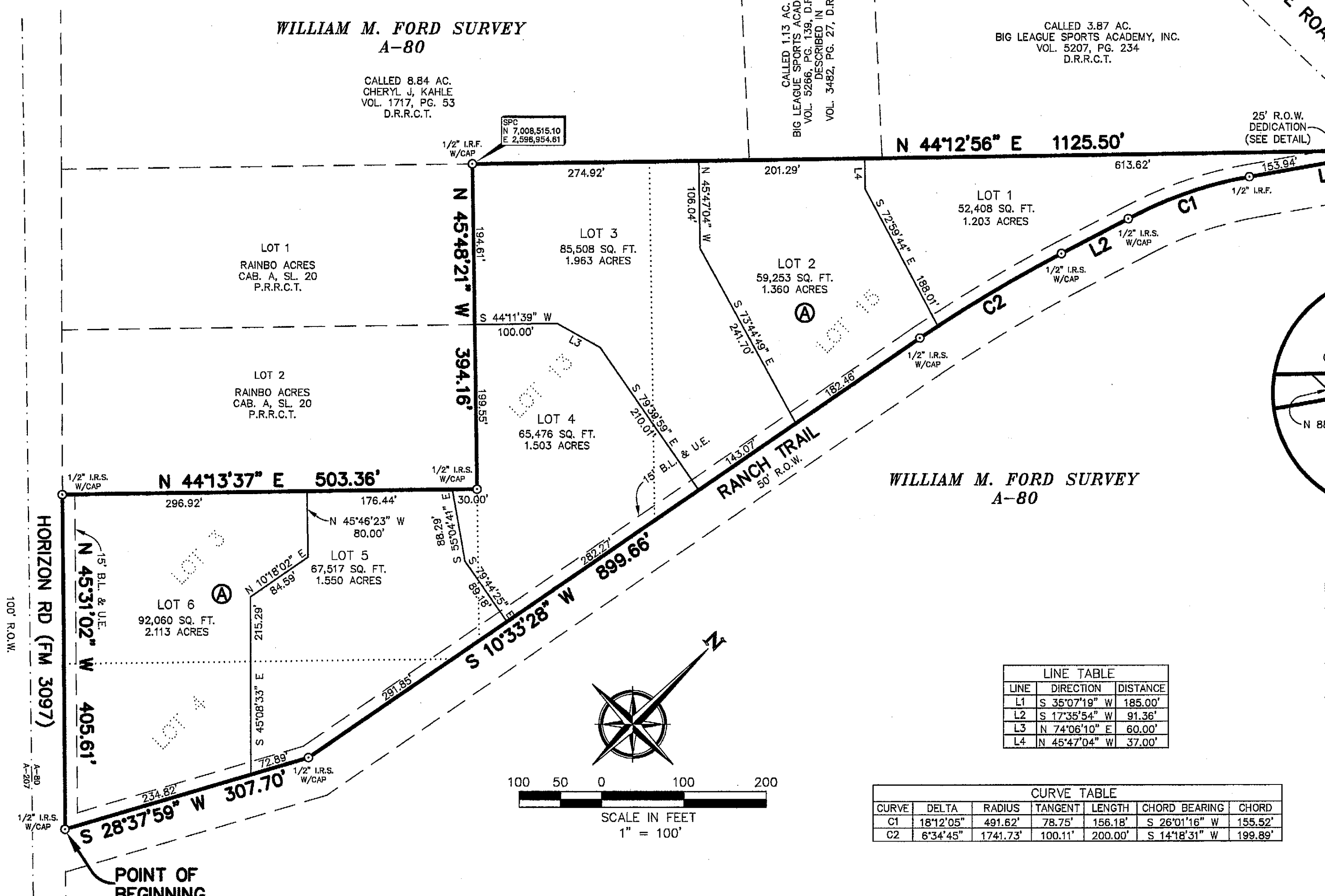
CALLED 8.84 AC.
CHERYL J. KAHLER
VOL. 1717, PG. 53
D.R.R.C.T.

CALLED 1.13 AC.
BIG LEAGUE SPORTS ACADEMY, INC.
VOL. 5207, PG. 234, D.R.R.C.T.
VOL. 3482, PG. 27, D.R.R.C.T.

CALLED 3.87 AC.
BIG LEAGUE SPORTS ACADEMY, INC.
VOL. 5207, PG. 234
D.R.R.C.T.

**GLOVER WELLS SURVEY
A-219**

EDWARD TEAL SURVEY
A-207



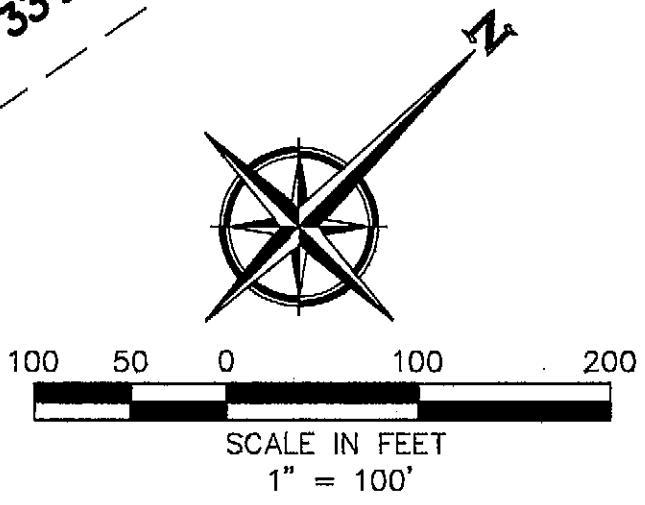
- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
 - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
 - By graphical plotting, the parcel described hereon does not lie within a flood hazard area as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 35°07'19" W	185.00'
L2	S 17°35'54" W	91.36'
L3	N 74°06'10" E	60.00'
L4	N 45°47'04" W	37.00'

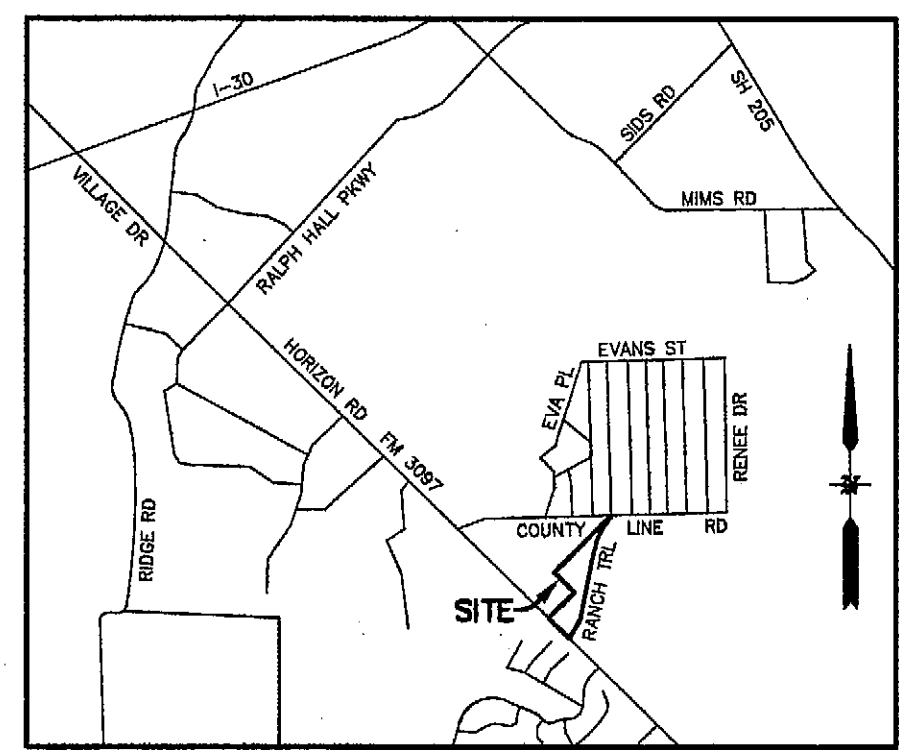
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	18°12'05"	491.62'	78.75'	156.18'	S 26°01'16" W	155.52'
C2	6°34'45"	1741.73'	100.11'	200.00'	S 14°18'31" W	199.89'



LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

REPLAT
MAVERICK RANCH
BEING A REPLAT OF
LOTS 3, 4, 13 & 15
RAINBO ACRES
CAB. A, SL. 20, P.R.R.C.T.
AND BEING
9.695 ACRES
SITUATED IN THE
WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

05210/dwg/5210 Replat.dwg
H-19

OWNER'S CERTIFICATE & DEDICATION

SURVEYOR'S CERTIFICATE

WHEREAS JERRY KISSICK CUSTOM HOMES, INC. PROFIT SHARING TRUST, BEING THE OWNER OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.695 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lots 13 and 15 and part of Lots 3 and 4, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20, Plat Records Rockwall County, Texas and also being all of a called 3.685 acre tract of land described in deed to Jerry Kissick Custom Homes Profit Sharing Trust, as recorded in Volume 3492, Page 150, Deed Records Rockwall County, Texas and all of a called 6.010 acre tract of land described in deed to Jerry Kissick Custom Homes Profit Sharing Trust, as recorded in Volume 3500, Page 48, of said Deed Records, said 9.695 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for the south corner of said 3.685 acre tract, said corner being on the northeast right-of-way line of Horizon Road (FM 3097), a 100 ft. right-of-way and the southeast boundary line of said Lot 4;

THENCE North 45 degrees 31 minutes 02 seconds West, with the northeast right-of-way line of said Horizon Road and the southwest boundary line of said 3.668 acre tract, a distance of 405.61 feet to a 1/2-inch iron rod with cap set for the west corner of said 3.685 acre tract, said corner being in the common boundary line of said Lot 3 and Lot 2 of said Rainbo Acres;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 3 and the northwest boundary line of said 3.685 acre tract, a distance of 503.36 feet to a 1/2-inch iron rod set for the north corner of said Lot 3, the east corner of said Lot 2 and the north corner of said 3.685 acre tract, said corner being in the southwest boundary line of said Lot 13 and said 3.010 acre tract;

THENCE North 45 degrees 48 minutes 21 seconds West, with the common boundary lines of said Lots 13, Lot 2 and Lot 1 of said Rainbo Acres and the southwest boundary line of said 6.010 acre tract, a distance of 394.16 feet to a 1/2-inch iron rod with cap stamped "3963" found for the north corner of said Lot 1, the west corner of said Lot 13 and the west corner of said 6.010 acre tract, said corner being in the southeast boundary line of a called 8.84 acre tract described in deed recorded in Volume 1717, Page 53 of said Deed Records;

THENCE North 44 degrees 12 minutes 56 seconds East, with the northwest boundary lines of said Lot 13, said Lot 15 and said 6.010 acre tract and the southeast boundary lines of said 8.84 acre tract, a called 1.13 acre tract described in deed recorded in Volume 3482, Page 27 of said Deed Records and a called 3.87 acre tract described in deed recorded in deed recorded in Volume 5207, Page 234, a distance of 1125.50 feet to a PK Nail found for the north corner of said Lot 15 and said 6.010 acre tract and the east corner of said 3.87 acre tract, said corner being near the center of County Line Road and being in the westerly right-of-way line of Ranch Trail, a 50 ft. right-of-way;

THENCE Southwesterly, with the westerly right-of-way lines of said Ranch Trail and the easterly boundary lines of said Lots 3, 4, 13 and 15, and the easterly boundary lines of said 3.685 acre tract and said 6.010 acre tract the following courses and distances;

South 35 degrees 07 minutes 19 seconds West, a distance of 185.00 feet to a 1/2-inch iron rod found for the beginning of a curve to the left having a radius of 491.62 feet, a chord bearing of South 26 degrees 01 minutes 16 seconds West and a chord distance of 155.52 feet;

Southwesterly, with said curve to the left, through a central angle of 18 degrees 12 minutes 05 seconds, an arc distance of 156.18 feet to a 1/2-inch iron rod with cap set for the end of said curve;

South 17 degrees 35 minutes 54 seconds West, a distance of 91.36 feet to a 1/2-inch iron rod with cap set for the beginning of a curve to the left having a radius of 1741.73 feet, a chord bearing of South 14 degrees 18 minutes 31 seconds West and a chord distance of 199.89 feet;

Southwesterly, with said curve to the left, through a central angle of 18 degrees 12 minutes 05 seconds, an arc distance of 200.00 feet to a 1/2-inch iron rod with cap set for the end of said curve;

South 10 degrees 33 minutes 28 seconds West, a distance of 899.66 feet to a 1/2-inch iron rod with cap set for corner;

South 28 degrees 37 minutes 59 seconds West, a distance of 307.70 feet to the POINT OF BEGINNING AND CONTAINING 422,311 square feet or 9.695 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 MAVERICK RANCH, 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 consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, 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. I 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.

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 exactions made herein.

FOR: JERRY KISSICK CUSTOM HOMES, INC. PROFIT SHARING TRUST

Jerry Kissick
BY: JERRY KISSICK

STATE OF TEXAS *Colorado*
COUNTY OF ROCKWALL *Archuleta*

Before me, the undersigned authority, on this day personally appeared Jerry Kissick, 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 under my hand and seal of office this 21 day of May, 2009.

Tamara Hawerton
Notary Public in and for the State of ~~Texas~~ *Colorado*
My Commission Expires: 5/14/2011



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, 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 under my hand and seal of office this ____ Day of _____, 2009.

Notary Public in and for the State of Texas
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

[Signature] 04-14-09
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of April, 2009.

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 2nd day of July, 2009.

William R. Cecil *Christy Ashberry* *Chuck Todd*
Mayor, City of Rockwall City Secretary City Engineer 7-10-09



OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
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LAND SURVEYOR
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NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 24TH DAY OF APRIL, 2009.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

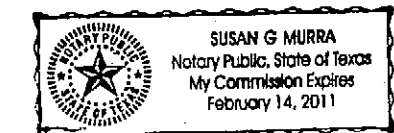


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24TH DAY OF APRIL, 2009.

Susan G. Murra
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2011



REPLAT

MAVERICK RANCH

BEING A REPLAT OF

LOTS 3, 4, 13 & 15
RAINBO ACRES
CAB. A, SL. 20, P.R.R.C.T.

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