

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

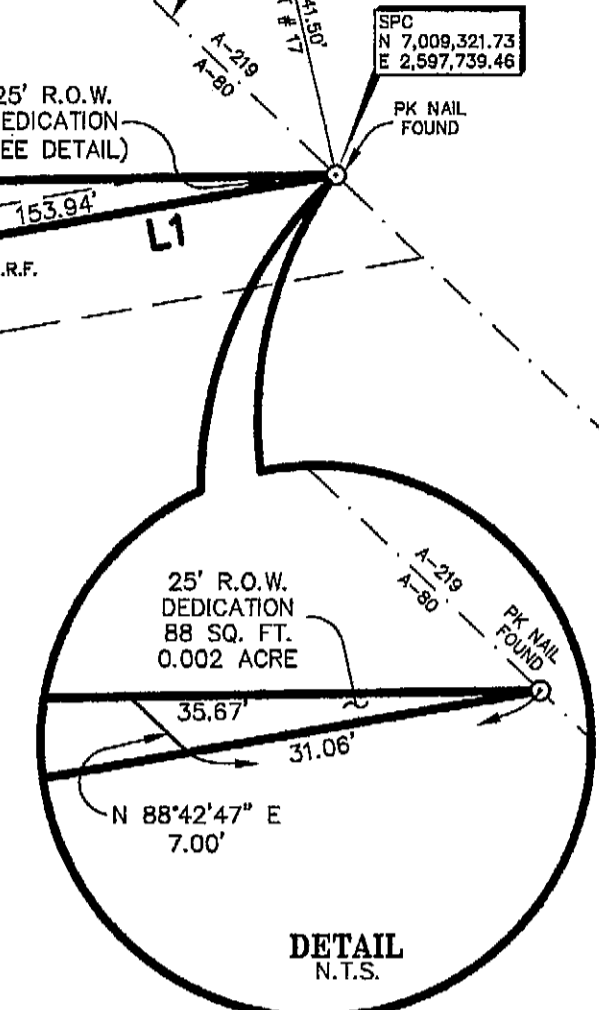
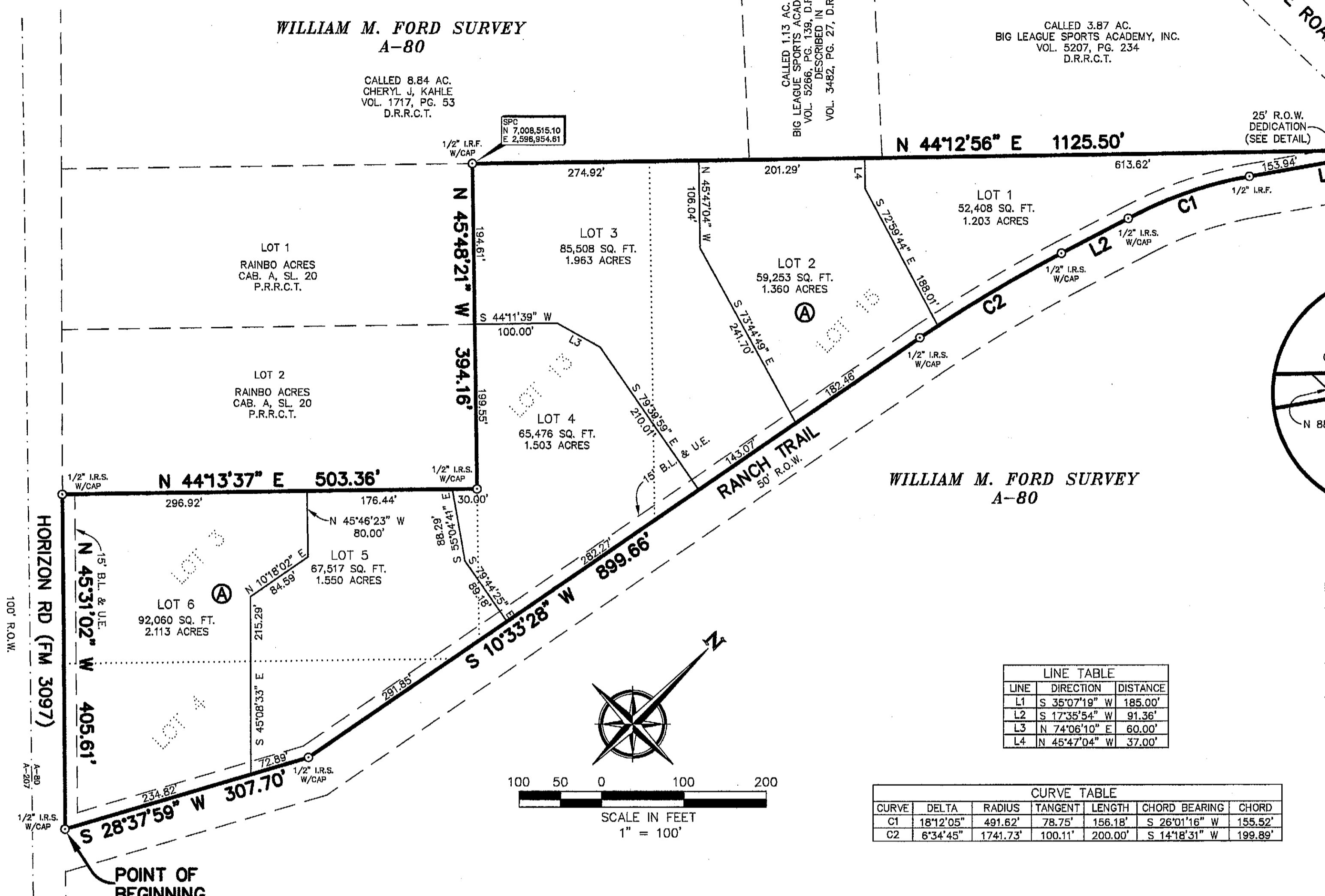
CALLED 8.84 AC.
CHERYL J. KAHLER
VOL. 1717, PG. 53
D.R.R.C.T.

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

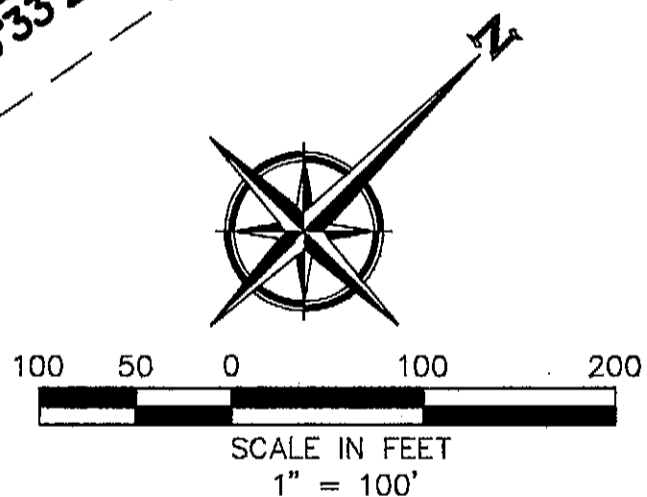


NOTES:

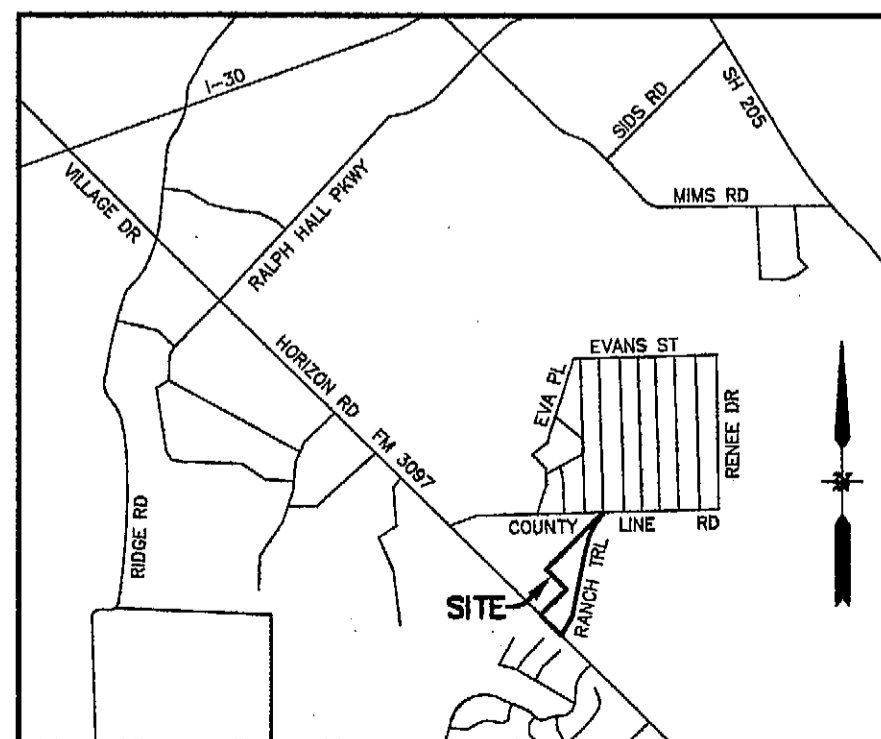
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
- All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
- By graphical plotting, the parcel described hereon does not lie within a flood hazard area 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	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	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



VICINITY MAP
N.T.S.

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

DATE: APRIL 24, 2009

SHEET 1 OF 2

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

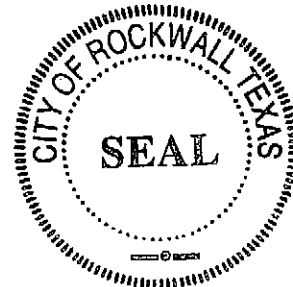
APPROVED

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
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

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

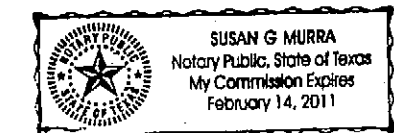


STATE OF TEXAS
COUNTY OF COLLIN

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

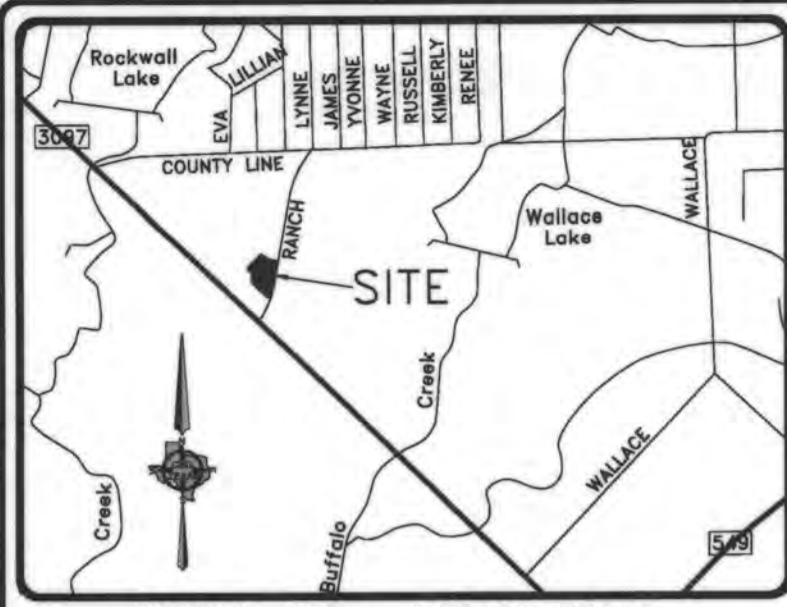
MAVERICK RANCH

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

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
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(972) 941-8400 (972) 941-8401 FAX



VICINITY MAP - NOT TO SCALE

ATUL KUMAR
INST. NO. 2007-00390212
O.P.R.R.C.T.

RAINBO ACRES
LOT 2
CAB. A, SL. 20
P.R.R.C.T.

PATRIOT PAWS ADDITION
LOT 1, BLOCK A
CAB. I, SL. 341
P.R.R.C.T.

STATE PLANE
COORDINATES
N=7,008,162.18
E=2,597,383.89

POINT OF
BEGINNING



LEGEND:

- 1/2" IRF 1/2 INCH IRON ROD FOUND
- 3/8" IRF 3/8 INCH IRON ROD FOUND
- PFC POINT FOR CORNER
- 1/2" CIRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5633"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. SL. CABINET, SLIDE
- SQ.FT. SQUARE FEET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

TEXAS RANCH TRAILS, LLC
INST. NO. 20160000017304
O.P.R.R.C.T.

MAVERICK RANCH
LOT 6, BLOCK A
CAB. H, SL. 19
P.R.R.C.T.

ROBERT D. HAWLEY, JR. &
WIFE, PAMELA K. HAWLEY
INST. NO. 2018000000797
O.P.R.R.C.T.

LOT 7, BLOCK A
67,502 Sq. Feet
1.55 Acres

15' B.L. & UTILITY ESMT.
CAB. H, SLIDE 20, P.R.R.C.T.

RIDGE POINTE HORIZON, LP
INST. NO. 20140000014590
O.P.R.R.C.T.

STATE PLANE
COORDINATES
N=7,007,811.17
E=2,597,295.98

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

LINE	BEARING	DISTANCE
L1	S 10°28'36" W	30.00'
L2	S 77°40'43" W	18.54'
L3	S 55°10'43" W	15.54'
L4	S 51°53'58" W	45.11'
L5	S 10°13'10" W	6.22'
L6	N 79°46'50" W	20.00'
L7	N 10°13'10" E	13.83'
L8	N 51°53'58" E	14.29'
L9	N 10°13'10" E	9.62'
L10	N 69°32'59" E	13.50'
L11	S 36°10'02" E	12.29'
L12	S 53°39'36" E	48.18'
L13	N 83°42'22" W	34.21'
L14	N 25°21'46" W	18.05'
L15	N 76°33'14" W	29.92'
L16	S 10°28'36" W	33.51'
L17	N 79°49'17" W	66.80'
L18	S 10°13'10" W	141.85'
L19	S 63°49'33" E	92.35'
L20	S 10°28'36" W	20.20'
L21	S 28°33'07" W	14.71'
L22	N 63°49'32" W	102.61'
L23	N 10°13'10" E	141.85'
L24	S 79°49'17" E	70.55'
L25	N 63°49'32" W	59.15'
L26	S 10°28'36" W	199.00'
L27	N 79°45'15" W	9.69'
L28	N 10°14'45" E	199.00'
L29	S 79°45'15" E	10.49'
L30	S 10°28'36" W	5.88'
L31	N 79°31'24" W	10.00'
L32	N 10°28'36" E	12.53'
L33	N 79°31'24" W	10.00'
L34	N 79°49'17" W	8.79'
L35	S 51°53'58" W	31.94'
L36	N 30°23'40" E	56.94'
L37	S 55°43'40" E	20.00'
L38	S 30°23'40" W	22.83'
L39	N 10°13'10" E	22.42'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.68'	44.50'	12°27'47"	N 53°56'04" W	9.66'
C2	38.22'	64.50'	33°57'03"	N 06°45'22" W	37.66'
C3	62.80'	40.00'	89°57'34"	S 55°11'56" W	56.55'
C4	25.85'	20.00'	74°04'00"	S 26°48'50" E	24.09'
C5	17.84'	20.00'	51°06'53"	S 89°22'59" E	17.26'
C6	10.64'	20.50'	29°43'43"	N 48°57'46" W	10.52'
C7	56.88'	44.00'	74°04'00"	N 26°48'50" W	53.00'
C8	100.49'	64.00'	89°57'34"	N 55°11'56" E	90.48'
C9	11.58'	20.00'	33°10'28"	N 83°35'29" E	11.42'
C10	16.25'	20.00'	46°33'31"	N 56°32'31" W	15.81'

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2018000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Maverick Ranch;

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5633" for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2007-00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the MAVERICK RANCH, LOT 7, BLOCK A, 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. We further certify that all other parties who have a mortgage or lien interest in the MAVERICK RANCH, LOT 7, BLOCK A 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 (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 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.

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.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; 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 exactions made herein.

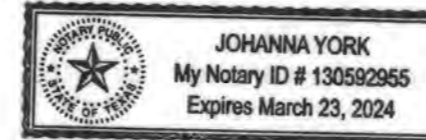
By: Robert D. Hawley, Jr.
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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 18th day of Feb, 2020.

By: Johanna York
printed name: Johanna York
Notary Public in and for the State of Texas



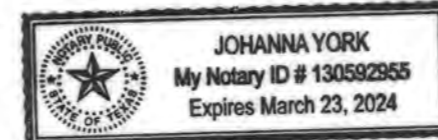
By: Pamela K. Hawley
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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 18th day of Feb, 2020.

By: Johanna York
printed name: Johanna York
Notary Public in and for the State of Texas



NOTE: 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.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 18th day of Feb, 2020.

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



RECOMMENDED FOR FINAL APPROVAL

CG
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 _____ 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.

WITNESS OUR HANDS, this 4th day of March, 2020.

Jeri Smith
Mayor, City of Rockwall
Kristy Cole
City Secretary
Angie Williams, PE
City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/28/2020 09:13:15 AM
\$100.00
20200000019968



Shelin

SHEET 2 OF 2

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
DRW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

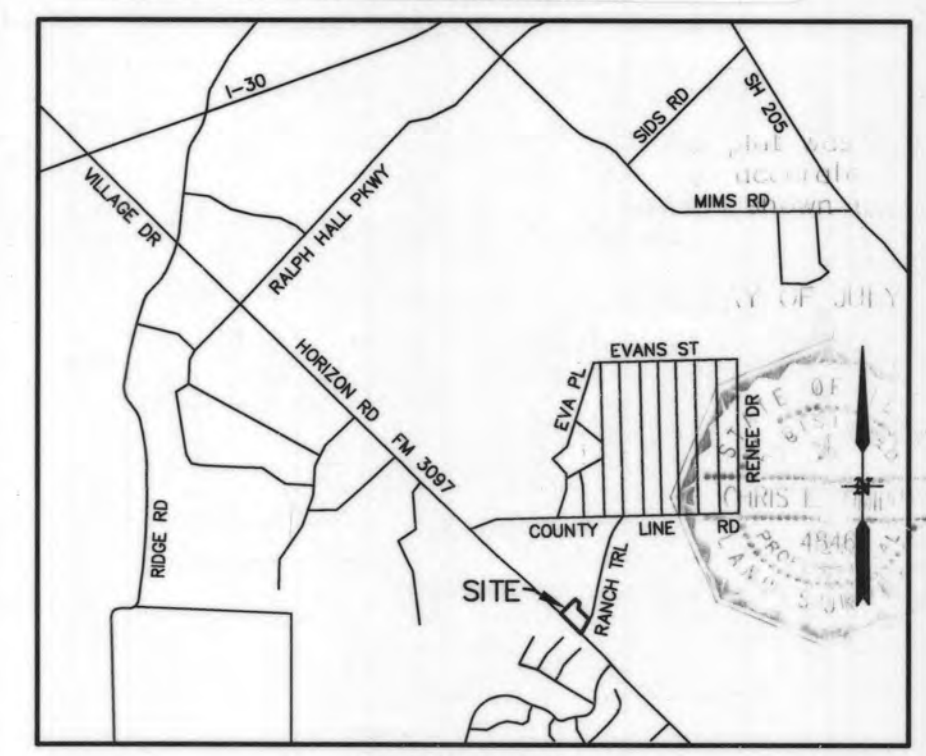
CASE NO. P2020-003

NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	N 9°05'26" W	19.62'
L8	N 45°00'38" E	15.00'
L9	S 44°51'27" W	24.57'
L10	S 45°08'33" E	13.19'
L11	S 21°29'03" W	16.24'
L12	S 7°10'38" W	13.19'
L13	S 11°49'14" E	14.95'
L14	S 30°57'12" E	8.86'
L15	S 45°08'33" E	15.14'
L16	S 44°51'27" W	5.22'
L17	N 45°31'02" W	33.37'
L18	N 0°00'18" W	31.14'
L19	N 22°36'43" E	31.31'
L20	N 41°10'13" E	39.91'
L21	N 27°26'10" E	18.54'
L22	N 34°58'34" E	26.77'
L23	N 24°19'34" E	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	N 45°31'02" W	52.25'
L27	N 75°21'11" E	33.62'
L28	S 0°08'33" E	27.23'

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

POINT OF BEGINNING

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
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	013°37'54"	44.00'	5.26'	10.47'	N 38°03'40" W	10.44'
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W	4.84'
C3	036°03'07"	44.00'	14.32'	27.69'	N 27°06'59" W	27.23'
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W	12.38'
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

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 lies within an area of minimal flood hazard (Zone X) 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. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.
- Property owner shall be responsible for all maintenance, repair and replacement of all storm drainage and detention easements.

**FINAL PLAT
LOTS 7 & 8, BLOCK A
MAVERICK RANCH ADDITION**

BEING A REPLAT OF
LOT 6, BLOCK A, MAVERICK RANCH ADDITION
CAB. H, SL 19, P.R.R.C.T.

BEING
2 LOTS (PROPOSED)
CONTAINING A TOTAL OF
2.113 ACRES
AND SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80

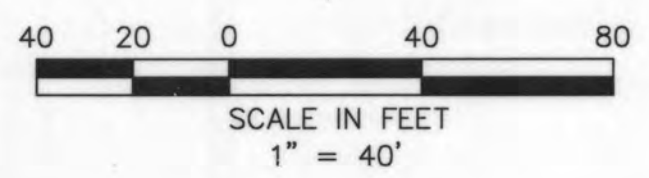
AN ADDITION TO
THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO.

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401



EDWARD TEAL SURVEY
A-207

LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

LOT 5, BLOCK A
MAVERICK RANCH
CAB. H, SL. 19
P.R.R.C.T.

LOT 8
55,319 SF
1.270 AC.

LOT 7
32,332 SF
0.742 AC.

SPC
N 7,007,801.50
E 2,597,288.02

SPC
N 7,008,036.58
E 2,597,150.54

SPC
N 7,007,801.50
E 2,597,288.02

SPC
N 7,007,801.50
E 2,597,288.02

SPC
N 7,007,801.50
E 2,597,288.02

SPC
N 7,007,801.50
E 2,597,288.02

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the northerly west corner of Lot 5 of said Block A, said corner being on the southeast boundary line of Lot 2, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20 of said Plat Records;

THENCE Southeasterly, with the southwest boundary lines of said Lot 5, the following courses:

South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for corner;

South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 5, said corner being in the northwest right-of-way line of Ranch Trail, a 50 ft. right-of-way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the northwest right-of-way line of said Ranch Trail, a distance of 234.82 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of the above mentioned 2.113 acre tract, said corner being at the intersection of the northwest right-of-way line of said Ranch Road and northeast right-of-way line of Horizon Road, a 100 ft. right-of-way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the northeast right-of-way line said Horizon Road, a distance of 405.61 feet to a 1/2-inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 2, Rainbo Acres;

THENCE North 44 degrees 13 minutes 37 seconds East, with the southeast boundary line of said Lot 2, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, 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, LOT 7 AND 8, BLOCK A, 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.

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.

7. Property owners are responsible for the maintenance of all retaining walls and drainage and detention systems in easements.

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: RIDGE POINTE HORIZON, LP (OWNER)

BY: [Signature]
PRINTED NAME: Kevin before
TITLE: Member

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: [Signature]
PRINTED NAME: Robert Powell
TITLE: owner

FOR: _____ (LEIN-HOLDER)

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Kevin before, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 14 day of August, 2020.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: _____



STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Robert Powell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 29th day of July, 2020.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 10-09-2023



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/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 2020.

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

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO.

SURVEYOR'S CERTIFICATE

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 22nd DAY OF JULY, 2020.

[Signature]
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/09/2020 03:13:02 PM
\$100.00
20200000021169



[Signature]

RECOMMENDED FOR FINAL APPROVAL

[Signature] 9-8-2020
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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 8th day of September, 2020.

[Signature] [Signature] [Signature]
Mayor, City of Rockwall City Secretary City Engineer



FINAL PLAT
LOTS 7 & 8, BLOCK A
MAVERICK RANCH ADDITION

BEING A REPLAT OF
LOT 6, BLOCK A, MAVERICK RANCH ADDITION
CAB. H, SL. 19, P.R.R.C.T.

BEING
2 LOTS (PROPOSED)
CONTAINING A TOTAL OF
2.113 ACRES

AND SITUATED IN THE
WILLIAM M. FORD SURVEY, A-80

AN ADDITION TO
THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 20, 2020 CASE: P2020-024 SHEET 2 OF 2