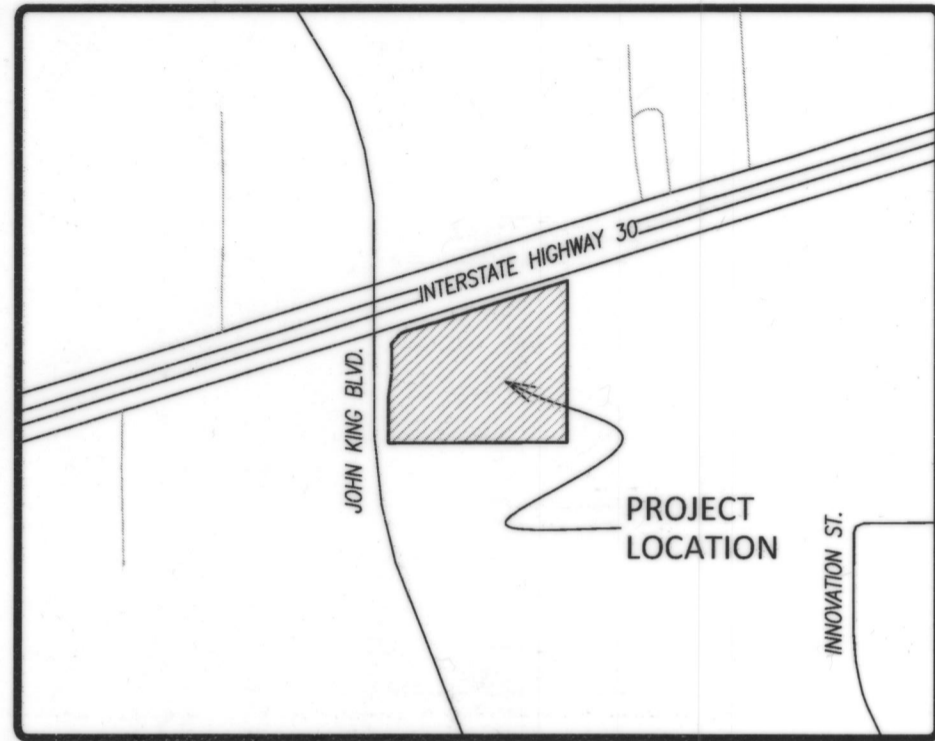


LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
FPADUE	FIRELANE, PUBLIC ACCESS, DRAINAGE, & UTILITY EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



LOCATION MAP
1" = 1000'

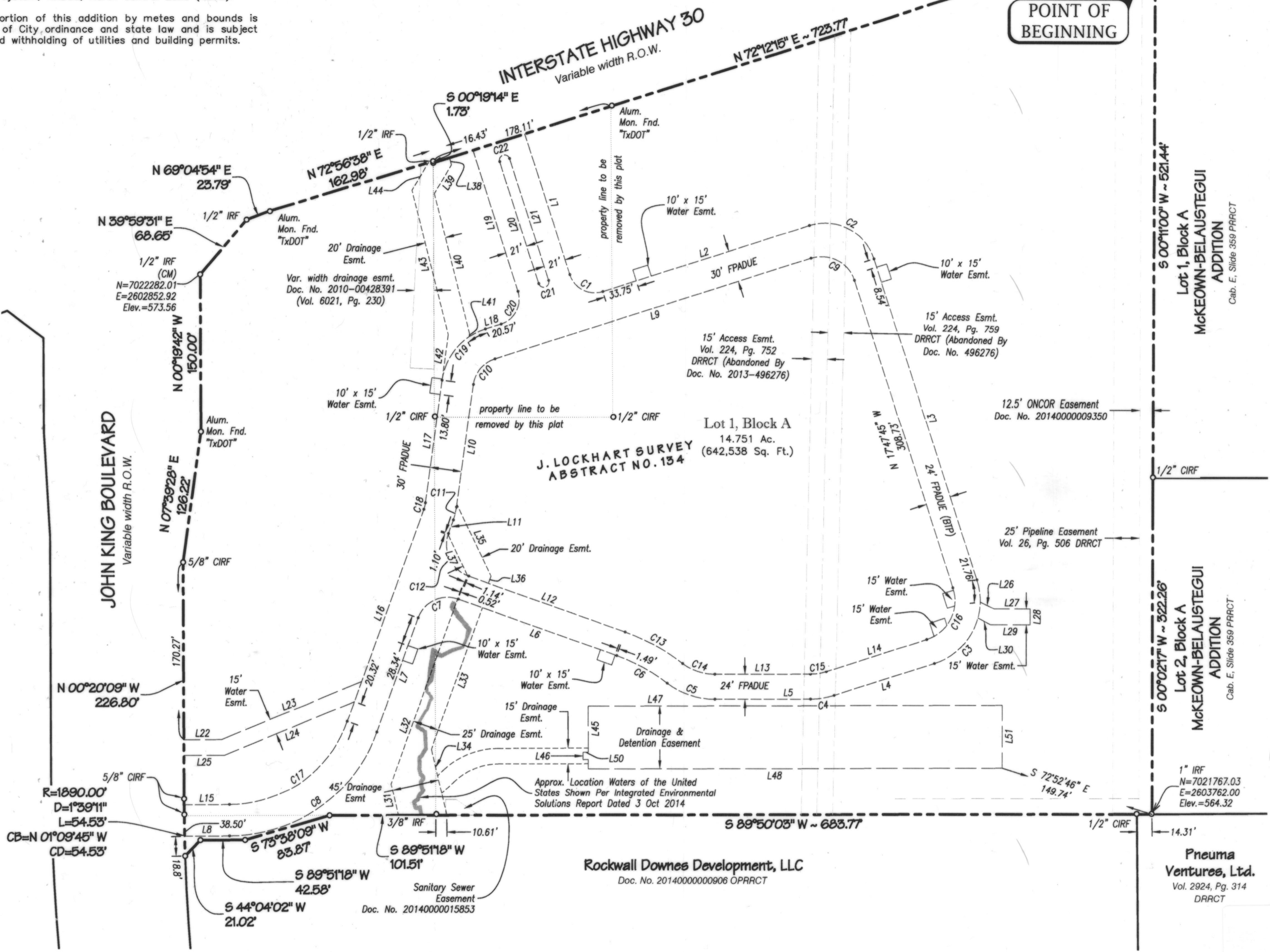
Line #	Bearing	Distance
L1	S 17°47'45" E	141.50'
L2	N 72°12'15" E	207.14'
L3	S 17°47'45" E	322.73'
L4	S 72°12'15" W	100.46'
L5	S 89°50'03" W	91.34'
L6	N 70°20'17" W	160.84'
L7	S 19°39'43" W	116.35'
L8	S 89°39'51" W	42.84'
L9	S 72°12'15" W	316.92'
L10	S 07°39'28" W	118.27'
L11	S 19°39'43" W	13.87'
L12	S 70°20'17" E	158.84'
L13	N 89°50'03" E	91.34'
L14	N 72°12'15" E	100.47'
L15	N 89°39'51" E	43.19'
L16	N 19°39'43" E	216.23'
L17	N 07°39'28" E	118.27'
L18	N 72°12'15" E	15.78'
L19	N 17°47'45" E	141.50'
L22	N 89°50'54" E	35.99'
L23	N 67°20'54" E	144.77'
L24	S 67°20'54" W	134.10'
L25	S 89°50'54" W	38.93'
L26	S 62°47'45" E	14.91'
L27	S 89°57'28" E	34.41'
L28	S 00°02'32" W	15.00'
L29	N 89°57'28" W	38.04'
L30	N 62°47'45" W	13.32'
L31	N 13°12'24" W	31.20'
L32	N 19°39'43" E	188.05'

Line #	Bearing	Distance
L33	S 19°39'43" W	143.82'
L34	S 13°12'24" E	65.22'
L35	S 25°20'17" E	76.19'
L36	S 19°39'43" W	7.23'
L37	N 25°20'17" W	43.62'
L38	S 14°12'06" E	6.97'
L39	S 30°47'54" W	31.90'
L40	S 14°12'06" E	138.24'
L41	S 07°39'28" W	3.04'
L42	N 07°39'28" E	42.70'
L43	N 14°12'06" W	142.67'
L44	N 30°47'54" E	30.84'
L45	N 00°09'57" W	44.00'
L46	N 00°09'57" W	7.00'
L47	N 89°50'03" E	395.00'
L48	S 89°50'03" W	395.00'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	39.27'	25.00'	90°00'00"	S 62°47'43" E	35.35'
C2	76.97'	49.00'	90°00'00"	S 62°47'45" E	69.30'
C3	99.97'	63.04'	90°51'28"	S 26°45'37" W	89.82'
C4	22.77'	74.00'	17°37'49"	S 81°01'09" W	22.68'
C5	48.85'	74.00'	37°49'14"	N 71°15'19" W	47.96'
C6	55.27'	176.00'	17°59'34"	N 61°20'30" W	55.04'
C7	47.12'	30.00'	90°00'00"	S 64°39'43" W	42.43'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C8	183.27'	150.00'	70°00'08"	S 54°39'47" W	172.08'
C9	51.84'	33.00'	89°59'59"	N 62°47'45" W	46.67'
C10	33.80'	30.00'	64°32'47"	S 39°55'51" W	32.04'
C11	12.57'	60.00'	12°00'15"	S 13°39'35" W	12.55'
C12	50.27'	32.00'	90°00'00"	S 25°20'17" E	45.25'
C13	62.81'	200.00'	17°59'34"	S 61°20'30" E	62.55'
C14	33.00'	50.00'	37°49'14"	S 71°15'20" E	32.41'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C15	15.39'	50.00'	17°37'49"	N 81°01'10" E	15.32'
C16	62.26'	39.02'	91°25'30"	N 26°28'44" E	55.87'
C17	146.61'	120.00'	70°00'08"	N 54°39'47" E	137.66'
C18	6.29'	30.00'	12°00'15"	N 13°39'35" E	6.27'
C19	67.59'	60.00'	64°32'47"	N 39°55'51" E	64.07'
C20	39.27'	25.00'	90°00'00"	N 27°12'15" E	35.36'



20150000008394 1/2 PLAT 06/10/2015 04:10:11 PM

Alum. Mon. Fnd. "TxDOT" (CM)

POINT OF BEGINNING

Lot 1, Block A
McKEOWN-BELAUSTEGUI
ADDITION
Cada. E. Slide 359 PRRCT

Lot 2, Block A
McKEOWN-BELAUSTEGUI
ADDITION
Cada. E. Slide 359 PRRCT

Pneuma
Ventures, Ltd.
Vol. 2924, Pg. 314
DRRCT

Rockwall Downes Development, LLC
Doc. No. 2014000000906 OPRRCT

OWNER / APPLICANT
Security Holdings, Inc.
2601 Network Blvd., Ste. 202
Frisco, TX 75034
Telephone (469) 535-2200
Contact: Bill Lavin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: John Spiars

REPLAT
**NISSAN OF ROCKWALL
ADDITION**
LOT 1, BLOCK A (14.751 ACRES)
BEING A REPLAT OF PART OF LOT 1, BLOCK A
LAFON SUBDIVISION & 2 UNPLATTED TRACTS
IN THE J. LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Nissan Addition
Lot 1, Block A
Replat

STATE OF TEXAS §
COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Security Holdings, Inc., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, the subject tract being a portion of Lot 1, Block A, Lafon Subdivision according to the deed recorded in Cabinet B, Slide 42 of the Plat Records, Rockwall County, Texas (PRRCT), as conveyed to Security Holdings, Inc., recorded in Document No. 2014000007755 of the Official Public Records, Rockwall County, Texas (OPRRCT), and being all of a tract conveyed to Security Holdings, Inc., recorded in Document No. 2014000009352 OPRRCT, and being all of a tract conveyed to Security Holdings, Inc., recorded in Document No. 2014000009351 OPRRCT, and being all of a tract conveyed to Security Holdings, Inc., recorded in Document No. 2014000015198 OPRRCT, the subject tract being more particularly described as follows:

BEGINNING at an aluminum TxDOT right-of-way monument found on the south line of Interstate Highway 30, a variable width public right-of-way, for the northwest corner of Lot 1, Block A, McKeown-Belastegui Addition, an addition recorded in Cabinet E, Slide 359 PRRCT;

THENCE S 00°11'00" W, 521.44 feet along the common line thereof to a 1/2" iron rod with plastic cap found for the southwest corner thereof and for the northwest corner of Lot 2, Block A, McKeown-Belastegui Addition;

THENCE S 00°02'17" W, 322.26 feet along the common line thereof to a 1" iron rod found for the southwest corner thereof and being on the north line of a tract conveyed to Pneuma Ventures, Ltd., recorded in Volume 2924, Page 314 DRRCT;

THENCE S 89°50'03" W, along the common line thereof, passing at 14.31 feet a 1/2" iron rod with plastic cap found for the northeast corner of a tract conveyed to Rockwall Downes Development, LLC, recorded in Document No. 2014000000906 OPRRCT, and continuing along the common line thereof a total distance of 683.77 feet to a 3/8" iron rod found;

THENCE S 89°51'18" W, 101.51 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 73°38'09" W, 83.87 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°51'18" W, 42.58 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 44°04'02" W, 21.02 continuing along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of John King Boulevard;

THENCE along the east line of John King Boulevard, the following:

Around a non-tangent curve to the right having a central angle of 01°29'09", a radius of 1890.00 feet, a chord of N 01°09'45" W - 54.53 feet, passing at an arc length of 38.50 feet a 5/8" iron rod with plastic cap found for corner, continuing a total arc length of 54.53 feet to a 5/8" iron rod with plastic cap found;

N 00°20'09" W, 226.80 feet to a 5/8" iron rod with plastic cap found;

N 07°39'28" E, 126.22 feet to an aluminum TxDOT right-of-way monument found;

And N 00°19'42" W, 150.00 feet to a 1/2" iron rod found for the south end of a corner clip being the intersection of John King Boulevard and Interstate Highway 30;

THENCE N 39°59'31" E, 68.65 feet along said corner clip to a 1/2" iron rod found;

THENCE along the south line of Interstate Highway 30, the following:

N 69°04'54" E, 23.79 feet to an aluminum TxDOT right-of-way monument found;

N 72°56'38" E, 162.98 feet to a 1/2" iron rod found;

S 00°19'14" E, 1.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 72°12'15" E, passing at 178.11 feet an aluminum TxDOT right-of-way monument found, continuing a total distance of 723.77 feet to the POINT OF BEGINNING with the subject tract containing 642,538 square feet or 14.751 acres of land.

Lienholder:
By: N/A
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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 _____ day of _____, 2015.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner(s) of the land shown on this plat, and designated herein as the NISSAN OF ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water course, 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 NISSAN OF ROCKWALL ADDITION 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, form 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. Maintenance, repairs, and responsibility of the detention system shall be the property owner's.
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 the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulation 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 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 to 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 adding hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

Security Holdings, Inc.

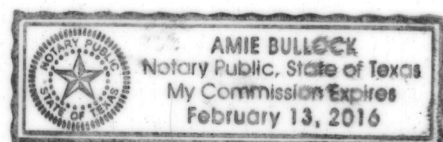
By: Brad Fenton

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Brad Fenton, known to me to be the person and officer 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 3 day of June, 2015.

Amie Bullock
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall Texas.

Dated this the 19 day of February, 2015.

D.K.B.
DARREN K. BROWN, R.P.L.S. NO. 5252

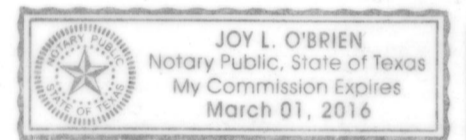


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 19 day of February, 2015.

Jacobson
Notary Public, State of Texas



CERTIFICATE OF APPROVAL

Planning and Zoning Commission 12.30.2014
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 5th day of January, 2015.

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 the said date of final approval.

WITNESS OUR HANDS this the 13 day of May, 2015.

Jim Smith Mayor, City of Rockwall
Andy Ashberry City Secretary
Ann Williams City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/10/2015 04:10:11 PM
\$100.00
2015000008394

Shelin

REPLAT

NISSAN OF ROCKWALL ADDITION
LOT 1, BLOCK A (14.751 ACRES)
BEING A REPLAT OF PART OF LOT 1, BLOCK A LAFON SUBDIVISION & 2 UNPLATTED TRACTS IN THE J. LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / APPLICANT
Security Holdings, Inc.
2601 Network Blvd., Ste. 202
Frisco, TX 75034
Telephone (469) 535-2200
Contact: Bill Lavin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: John Spiars

Plotted by: DBrown, Plot Date: 2/18/2015 3:09 PM
Drawing: C:\2014\JOBS\14-077 Nissan of Rockwall\14-077 Final Plat.dwg Saved By: DBrown Save Time: 2/18/2015 2:31:57 PM
Nissan Addition Lot 1, Block A Replat