

LINE	DIRECTION	DISTANCE
L1	S 45°56'58" E	10.00'
L3	N 25°05'13" E	28.86'
L4	N 25°05'13" E	28.67'
L5	S 44°41'33" W	28.00'
L6	N 16°45'07" E	13.17'
L7	N 38°52'45" W	54.95'
L8	S 45°18'27" E	10.00'
L9	S 45°18'27" E	10.00'
L10	N 44°41'33" E	10.00'
L11	S 46°30'23" E	28.69'
L12	N 43°29'37" E	48.52'
L13	N 45°56'58" W	10.00'
L14	S 45°56'58" E	21.94'
L15	S 44°41'33" W	28.00'
L16	S 04°43'19" E	44.21'
L17	S 04°43'19" E	48.33'
L18	S 70°13'36" W	15.39'
L19	S 68°33'13" W	21.62'
L20	S 68°33'13" W	9.41'
L21	S 76°41'38" W	52.35'
L22	N 70°13'36" E	15.15'
L23	N 21°05'01" W	36.85'
L24	S 19°46'24" E	21.21'
L25	N 25°13'36" E	31.82'
L26	N 25°13'36" E	53.04'
L28	S 29°42'01" E	15.11'
L29	S 41°12'01" E	22.30'
L30	N 33°01'23" W	43.37'
L31	N 70°01'20" E	46.79'
L32	N 19°45'28" W	28.98'
L33	N 19°45'28" W	29.15'
L34	N 77°31'01" E	10.00'
L35	N 77°31'01" E	10.00'
L36	N 12°28'59" W	10.00'
L37	S 07°51'05" W	46.38'
L38	S 70°01'20" W	39.78'
L39	S 41°12'01" E	48.93'
L40	S 52°47'14" E	15.00'
L41	N 82°47'14" W	29.09'
L42	N 82°47'14" W	27.56'
L43	N 06°46'55" W	68.44'
L44	S 52°24'05" E	17.41'
L45	N 07°04'07" E	28.72'
L46	N 07°04'07" E	27.60'
L47	S 06°46'55" E	4.85'
L48	S 68°53'51" E	9.47'
L49	N 73°56'23" E	50.24'
L50	S 29°42'01" E	9.93'
L51	S 60°17'59" W	134.00'
L52	S 29°42'01" E	14.11'
L53	N 60°17'59" E	15.00'
L54	N 73°56'23" E	57.64'
L55	N 29°42'01" W	15.00'
L56	S 15°17'59" W	36.10'
L57	S 15°17'59" W	27.82'
L58	N 49°20'51" W	40.14'
L59	S 60°17'59" W	15.50'
L60	N 43°29'37" E	31.30'
L61	S 46°30'23" E	3.73'
L62	S 46°30'23" E	20.07'
L63	N 43°29'37" E	48.52'
L64	N 64°36'56" W	12.93'
L65	S 29°26'15" E	41.89'
L66	N 60°17'59" E	16.24'
L67	S 44°40'37" W	35.00'
L68	S 56°50'34" E	15.31'
L69	N 44°40'37" E	35.00'
L70	S 29°42'01" E	51.67'
L71	S 60°17'59" W	10.00'
L72	N 29°42'01" W	55.43'
L73	S 60°17'59" W	10.20'
L74	N 60°17'59" E	10.20'
L75	N 41°07'22" W	10.20'
L76	N 41°07'33" W	10.20'
L77	S 77°31'01" W	7.58'
L78	N 77°31'01" W	7.58'
L79	N 11°50'36" W	8.79'
L80	S 77°31'01" W	3.71'
L81	N 77°31'01" E	3.71'
L82	S 77°31'01" W	2.89'
L83	N 77°31'01" E	2.89'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	595.10'	15.39'	15.39'	N 52°02'46" W	01°28'53"
C2	542.00'	15.43'	15.43'	N 51°22'08" W	01°37'52"
C3	568.07'	37.13'	37.12'	N 73°14'14" W	03°44'42"
C4	20.00'	25.75'	24.01'	S 72°10'50" W	73°45'42"
C5	20.00'	12.05'	11.87'	N 00°30'44" W	34°31'43"
C6	20.00'	28.84'	26.40'	S 28°21'53" E	82°36'41"
C7	20.00'	10.86'	10.73'	S 36°07'00" W	31°06'25"
C8	20.00'	31.64'	28.44'	N 00°37'43" W	90°38'31"
C9	192.50'	21.68'	21.67'	N 01°29'45" W	06°27'09"
C10	20.00'	5.45'	5.43'	N 52°29'46" E	15°36'26"
C11	30.00'	38.32'	35.77'	N 83°06'12" W	73°11'38"
C12	30.00'	20.54'	20.14'	N 26°53'35" W	39°13'36"
C13	637.08'	41.61'	41.60'	S 28°50'26" E	03°44'31"
C14	20.00'	12.59'	12.38'	N 50°31'26" E	36°03'33"
C15	20.00'	7.59'	7.54'	S 79°25'09" W	21°43'52"
C16	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C17	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C18	400.00'	38.94'	38.92'	S 43°59'21" E	05°34'40"
C19	370.00'	36.02'	36.01'	S 43°59'21" E	05°34'40"
C21	30.00'	19.11'	18.79'	N 38°00'12" W	36°29'28"
C22	30.00'	19.16'	18.83'	S 01°27'58" E	36°35'01"
C23	30.00'	14.23'	14.10'	S 02°14'33" W	27°10'41"
C24	65.00'	1.77'	1.77'	N 10°33'53" W	01°33'48"
C25	10.00'	3.55'	3.53'	S 02°18'57" E	20°20'04"
C26	50.00'	27.52'	27.17'	S 03°16'58" W	31°31'55"
C27	30.00'	23.74'	23.12'	N 03°37'05" W	45°20'01"
C28	115.00'	26.62'	26.57'	S 26°23'25" E	13°15'55"
C29	160.00'	39.04'	38.94'	N 00°12'27" E	13°58'44"
C30	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C31	20.00'	31.42'	28.28'	N 74°42'01" W	90°00'00"
C32	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C33	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C34	200.00'	39.88'	39.82'	S 35°24'47" E	11°25'32"
C35	15.00'	23.56'	21.21'	S 74°42'01" E	90°00'00"
C36	20.00'	31.42'	28.28'	S 15°17'59" W	90°00'00"
C37	200.00'	40.62'	40.55'	N 35°18'26" W	11°38'15"
C38	20.00'	31.42'	28.28'	N 15°17'59" E	90°00'00"
C39	20.00'	31.42'	28.28'	N 15°17'59" E	90°00'00"
C40	30.00'	20.54'	20.14'	N 26°53'35" W	39°13'36"
C41	30.00'	20.58'	20.17'	S 66°07'11" E	39°17'47"
C42	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C43	20.00'	31.42'	28.28'	S 74°42'01" E	90°00'00"
C44	50.00'	30.47'	30.00'	N 47°09'28" W	34°54'55"
C45	50.00'	30.47'	30.00'	S 47°09'28" E	34°54'55"
C46	20.00'	12.19'	12.00'	S 47°09'28" E	34°54'55"
C47	50.00'	15.02'	14.97'	S 21°05'30" E	17°13'02"
C48	30.00'	9.01'	8.98'	S 21°05'30" E	17°13'02"
C49	50.00'	30.47'	30.00'	N 47°09'28" W	34°54'55"
C50	20.00'	13.48'	13.23'	N 10°23'33" W	38°36'55"
C51	50.00'	33.70'	33.06'	N 10°23'33" W	38°36'55"
C52	555.00'	34.75'	34.75'	S 59°12'53" E	03°35'16"

FINAL PLAT
R W MARKETCENTER ADDITION
LOT 1A , BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57
SITUATED IN THE
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 R W MARKETCENTER ASSOCIATES, LTD.
 8150 N. CENTRAL EXPRESSWAY, SUITE 795
 DALLAS, TEXAS 75206
 (214)750-8850

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12700 PARK CENTRAL
 SUITE 1800
 DALLAS, TEXAS 75251
 TEL: 972-770-1300
 FAX: 972 239-3820

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.

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

OWNER'S CERTIFICATE

WHEREAS R W Marketcenter Associates, LTD. is the owner of a tract of land containing 21.430 acres located in the E. P. G. Chisum Survey, Abstract No. 64, and the James Smith Survey, Abstract No. 200, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1, Block B, Home Depot-Rockwall Addition, an Addition to the City of Rockwall as recorded in Cabinet D, Page 57, Map Records of Rockwall County Texas (MRRCT) and a portion of that certain parcel described in deed to Lake Pointe Baptist Church recorded in Volume 1121, Page 239 Deed Records of Rockwall County Texas (DRRCT), said tract being more particularly described by metes and bounds as follows (bearings referenced to said Addition):

BEGINNING at a 1/2-inch iron rod found for the northwest corner of Lot 1, Block B, Home Depot-Rockwall Addition, same being the northeast corner of that certain tract described in deed to Lake Pointe Baptist Church, and being on the southerly right-of-way for Interstate Highway 30 (variable width right-of-way);

THENCE North 70°01'20" East with said southerly right-of-way, a distance of 428.30 feet to a set 5/8-inch iron rod with cap marked "KHA" (set iron rod) for the intersection of said right-of-way and the westerly right-of-way for Market Center Drive (60' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE southerly with said westerly right-of-way as follows:

- South 19°46'24" East, a distance of 151.46 feet to a set iron rod for the beginning of a curve;
- Along the arc of said curve to the left, having a delta angle of 64°32'42", a radius of 630.00 feet, and an arc length of 709.71 feet to a set iron rod, a point of reverse curvature;
- Along the arc of said curve to the right, having a delta angle of 38°22'09", a radius of 570.00 feet and an arc length of 381.71 feet to a set iron rod;
- South 45°56'58" East, a distance of 106.50 feet to a set iron rod for the intersection of said right-of-way and the northerly right-of-way for Ralph M. Hall Parkway (85' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE South 43°29'37" West with said northerly right-of-way, a distance of 1025.21 feet to a set iron rod for the southwest corner of the aforesaid Lot 1, Block B, same being on the easterly line for the Lake Pointe Baptist Church parcel as described in Volume 1121, Page 239 DRRCT;

THENCE North 29°26'15" West with the line common to said parcels, a distance of 521.68 feet to a set iron rod, the beginning of a curve;

THENCE along the arc of said curve to the left, having a delta angle of 11°41'18", a radius of 190.00 feet, and an arc length of 38.76 feet to a set iron rod;

THENCE North 41°07'33" West, a distance of 94.02 feet to set iron rod for the beginning of a curve;

THENCE along the arc of said curve to the right, having a delta angle of 11°25'32", a radius of 210.00 feet, and an arc length of 41.88 feet to a set iron rod;

THENCE North 29°42'01" West, a distance of 227.00 feet to a set iron rod for the beginning of a curve;

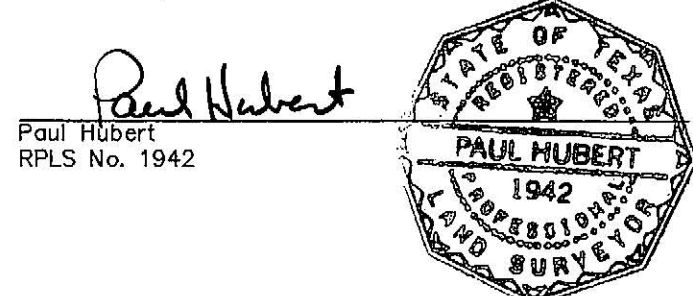
THENCE along the arc of said curve to the right, having a delta angle of 30°23'51", a radius of 210.00 feet and an arc length of 111.41 feet to a set iron rod on the aforesaid common line between the Lake Pointe Baptist Church parcel and Lot 1, Block B;

THENCE northerly with said common line as follows:

- North 29°42'01" West, a distance of 282.69 feet to a found iron rod;
- North 11°50'36" West, a distance of 249.84 feet to the POINT OF BEGINNING and containing 21.430 acres.

KNOW ALL MEN BY THESE PRESENTS:

I, Paul Hubert, 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 in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall Rockwall County, Texas.



FILED FOR RECORD
ROCKWALL CO. TEXAS
98 DEC 30 PM 12: 20
PAULETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

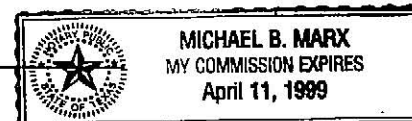
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Paul Hubert, 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 19th day of November, 1998.

[Signature] Notary Public of Texas

4-11-99 My Commission Expires



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.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S DEDICATION

I (we) the undersigned owner (s) of the land shown on this plat, and designated herein as the R W MARKETCENTER 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 R W MARKETCENTER ADDITION 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:

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 the construction, maintenance or efficiency of their respective system on any of these easements 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 the purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 the 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 the 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 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 facilities, 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 improvement, as determined by the city's engineer and/or city administrator, computed on a private commercial rate base, 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 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 for 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.

By: [Signature]
Name
Title
R W MARKETCENTER ASSOCIATES, LTD.

STATE OF TEXAS

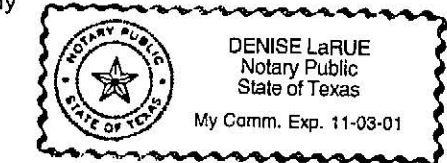
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared [Signature] 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 2 day of December, 1998.

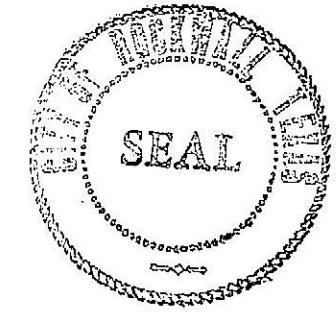
[Signature] Notary Public of Texas

11-03-01 My Commission Expires



RECOMENDED FOR FINAL APPROVAL

[Signature] Planning and Zoning Commission Date [Signature]



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 20 day of June, 1998.

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 7th Day of December, 1998.

[Signature] Mayor, City of Rockwall

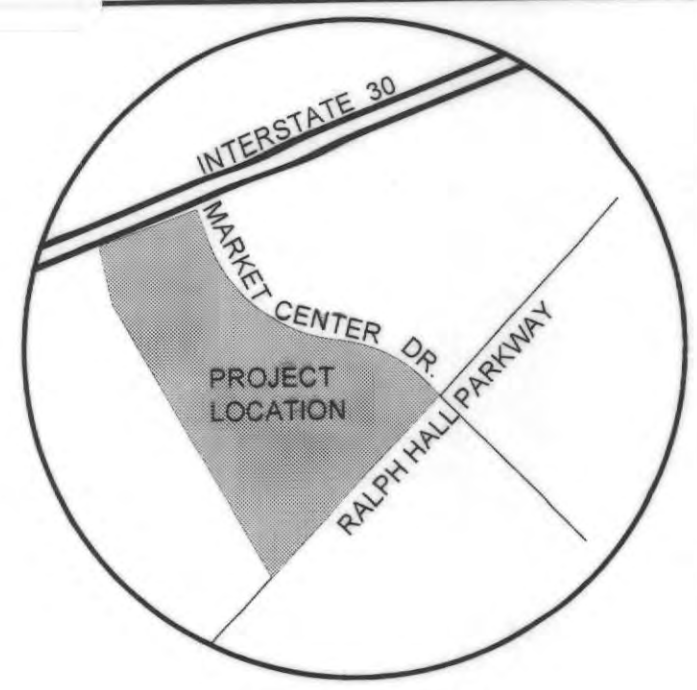
[Signature] City Secretary City of Rockwall

FINAL PLAT
R W MARKETCENTER ADDITION
LOT 1A, BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57
SITUATED IN THE

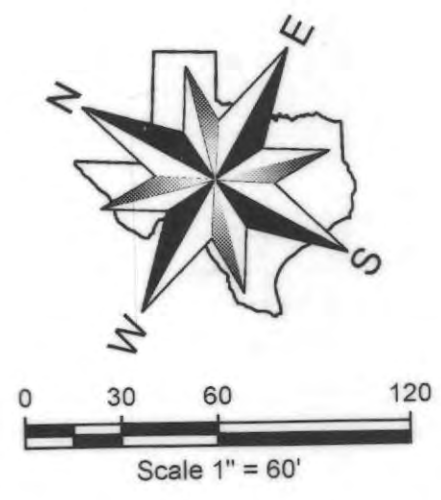
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
R W MARKETCENTER ASSOCIATES, LTD.
8150 N. CENTRAL EXPRESSWAY, SUITE 795
DALLAS, TEXAS 75206
(214)750-8850

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12700 PARK CENTRAL
SUITE 1800
DALLAS, TEXAS 75251
TEL: 972-770-1300
FAX: 972 239-3820

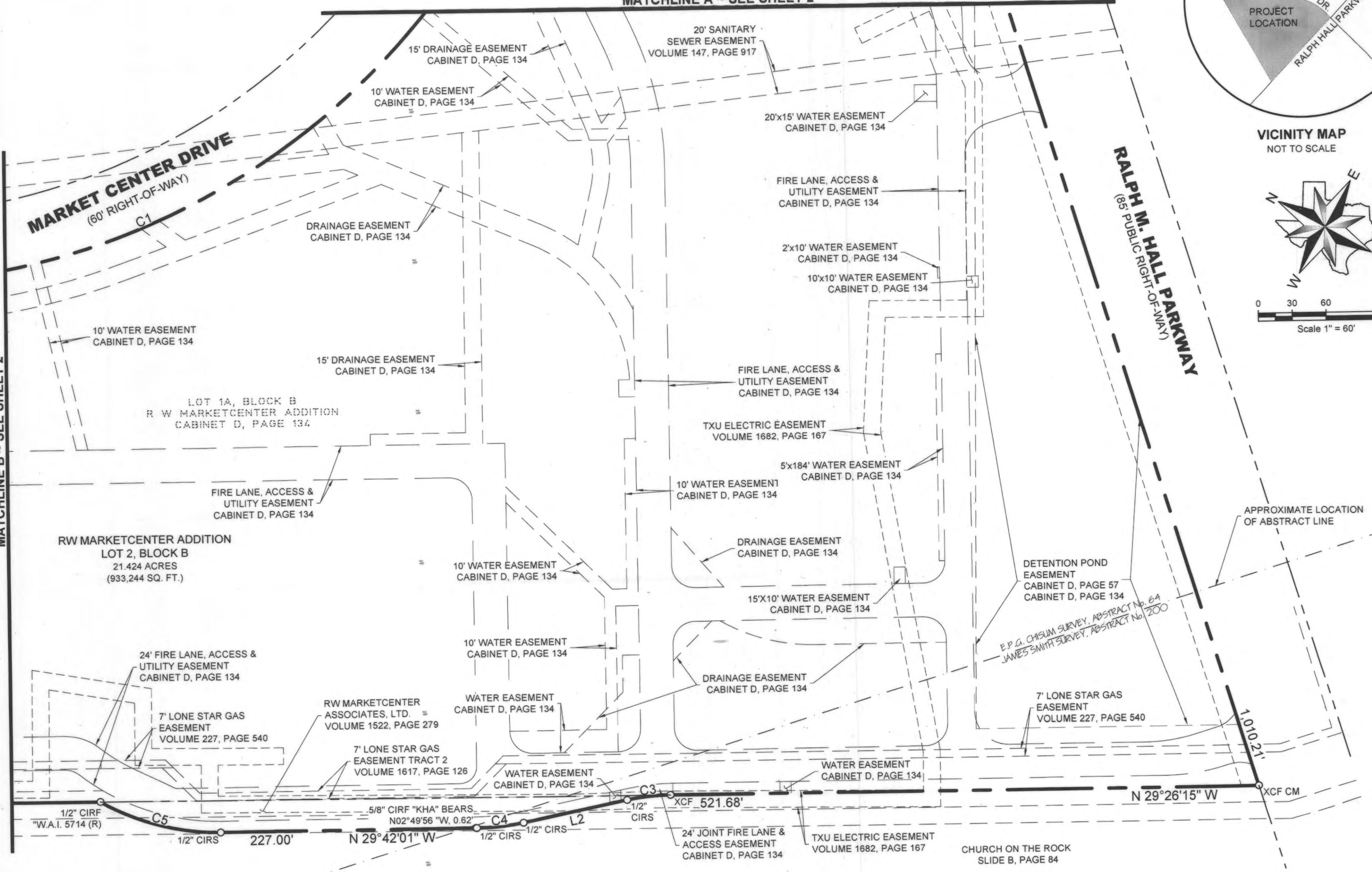


VICINITY MAP
NOT TO SCALE



MATCHLINE A ~ SEE SHEET 2

MATCHLINE B ~ SEE SHEET 2



RW MARKETCENTER ADDITION
LOT 2, BLOCK B
21.424 ACRES
(933,244 SQ. FT.)

LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
CABINET D, PAGE 134

DRAINAGE EASEMENT
CABINET D, PAGE 134

20' SANITARY
SEWER EASEMENT
VOLUME 147, PAGE 917

20'x15' WATER EASEMENT
CABINET D, PAGE 134

FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

2'x10' WATER EASEMENT
CABINET D, PAGE 134

10'x10' WATER EASEMENT
CABINET D, PAGE 134

FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

TXU ELECTRIC EASEMENT
VOLUME 1682, PAGE 167

5'x184' WATER EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

DRAINAGE EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

DETENTION POND
EASEMENT
CABINET D, PAGE 57
CABINET D, PAGE 134

15'x10' WATER EASEMENT
CABINET D, PAGE 134

DRAINAGE EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

WATER EASEMENT
CABINET D, PAGE 134

7' LONE STAR GAS
EASEMENT
VOLUME 227, PAGE 540

24' FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

7' LONE STAR GAS
EASEMENT
VOLUME 227, PAGE 540

RW MARKETCENTER
ASSOCIATES, LTD.
VOLUME 1522, PAGE 279

7' LONE STAR GAS
EASEMENT TRACT 2
VOLUME 1617, PAGE 126

WATER EASEMENT
CABINET D, PAGE 134

WATER EASEMENT
CABINET D, PAGE 134

24' JOINT FIRE LANE &
ACCESS EASEMENT
CABINET D, PAGE 134

TXU ELECTRIC EASEMENT
VOLUME 1682, PAGE 167

CHURCH ON THE ROCK
SLIDE B, PAGE 84

APPROXIMATE LOCATION
OF ABSTRACT LINE

E.P.G. CHISUM SURVEY, ABSTRACT No. 64
JAMES SMITH SURVEY, ABSTRACT No. 200

1/2" CIRF
"W.A.I. 5714 (R)

1/2" CIRS 227.00'

5/8" CIRF "KHA" BEARS
N02°49'56" W, 0.62'

1/2" CIRS

1/2" CIRS

1/2" CIRS

XCF 521.68'

N 29°26'15" W

XCF CM

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 1A)
ROCKWALL DUNHILL, LLC
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: 214-261-9588

FINAL PLAT
RW MARKETCENTER ADDITION

LOT 2, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2019-003

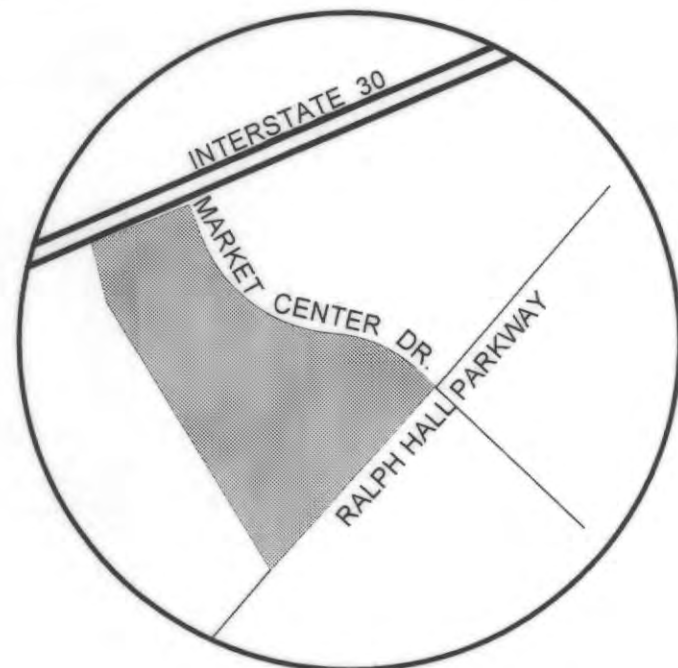
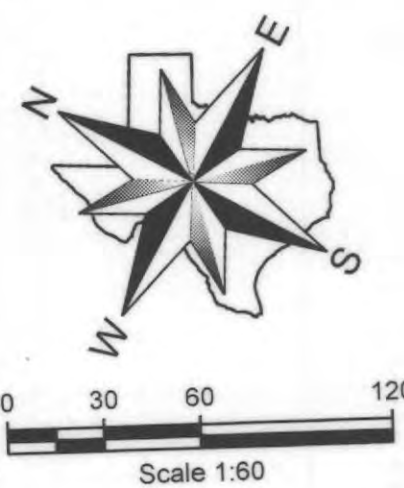
FINAL PLAT
RW MARKETCENTER ADDITION
LOT 2, BLOCK B
21.424 ACRES

Date : 9.12.18
Scale : 1" = 60'
File : 50402.08-FPLT
Project No. : 50402.08

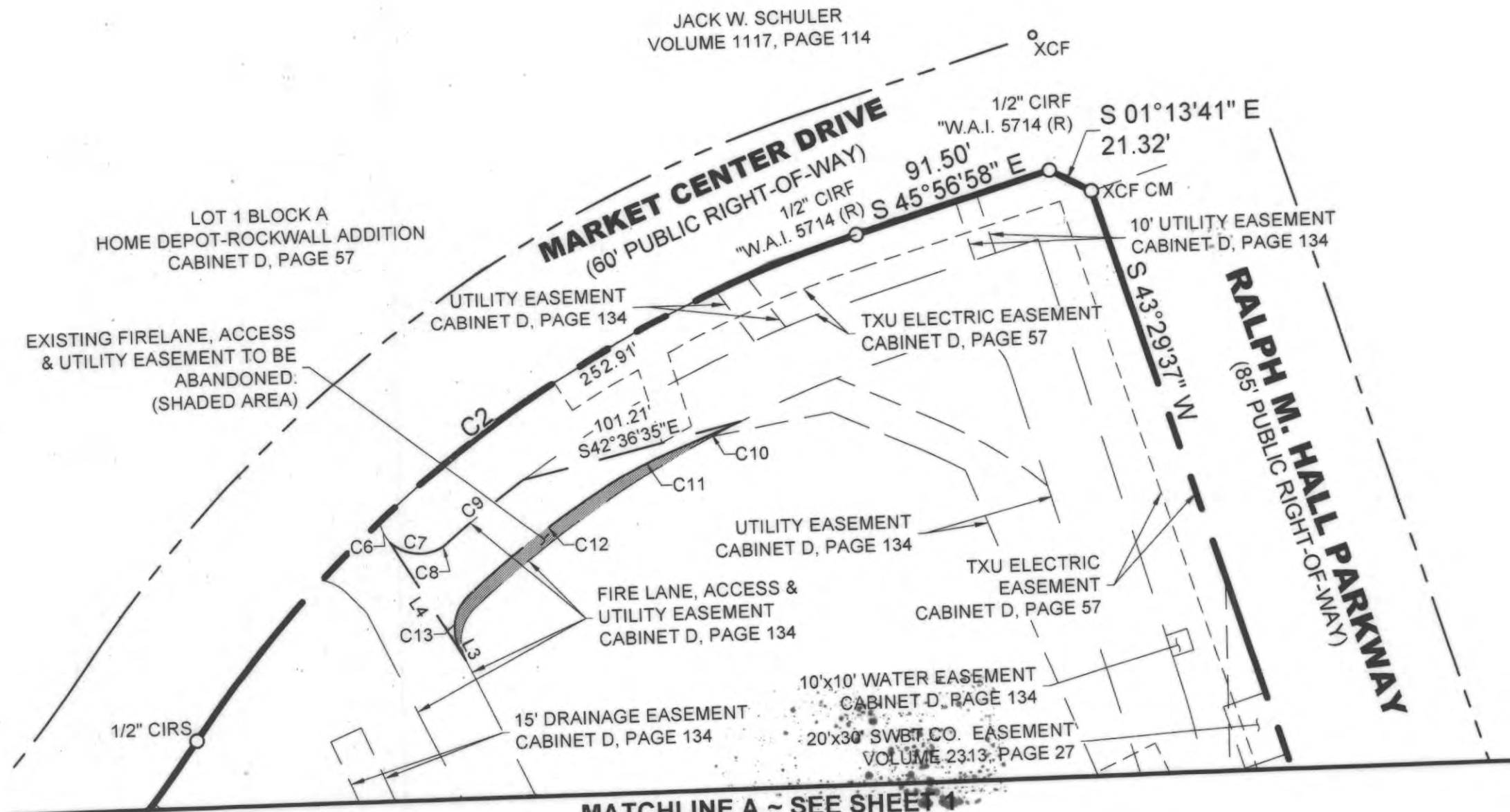
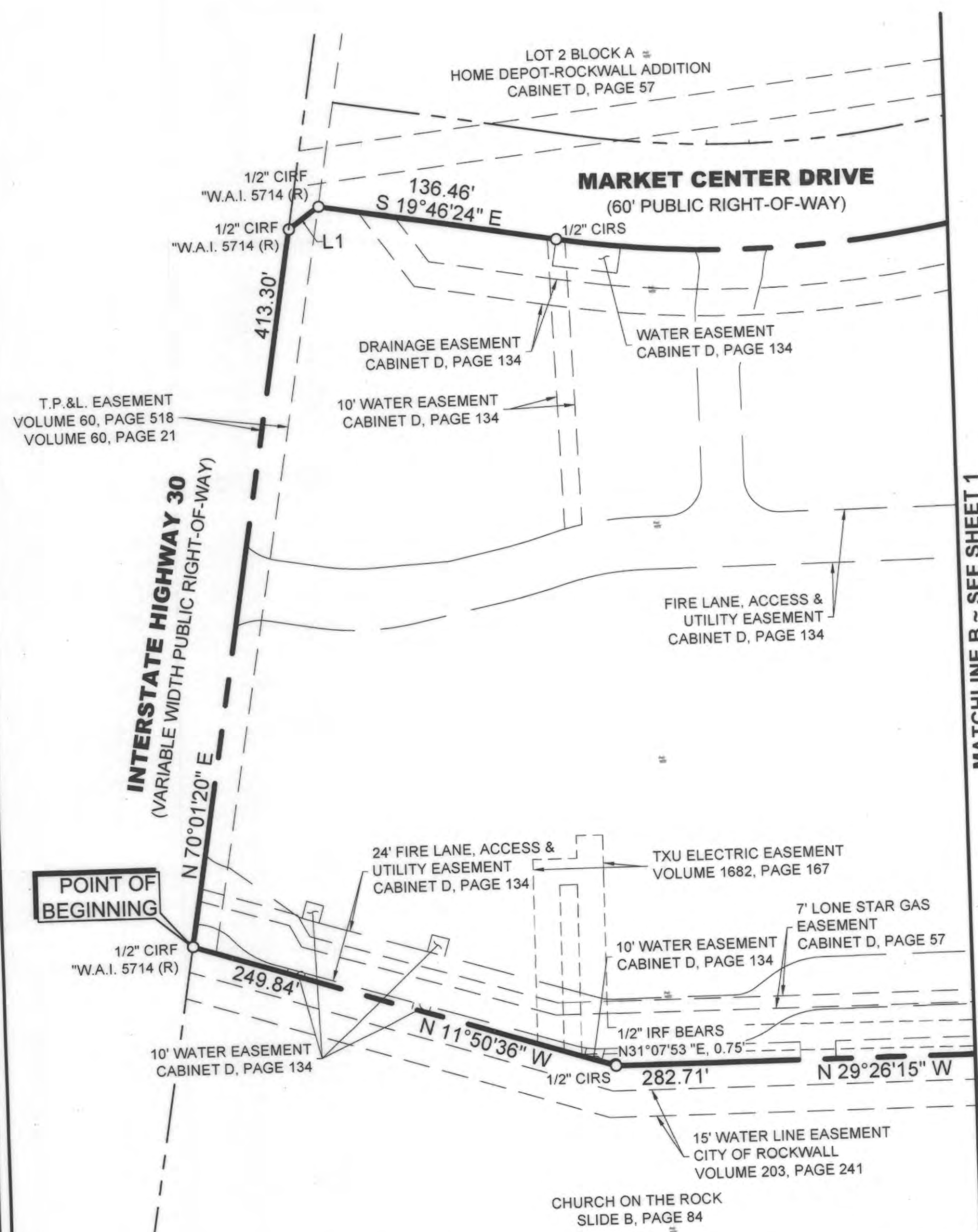
SHEET
1
OF
3

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors No. 10086500 Expires 12/31/2019
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JAMES SMITH, ABSTRACT NO. 200 and the E.P.G.
CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W
C6	31°06'25"	20.00'	10.86'	10.73'	S36°07'00"W
C7	68°37'58"	20.01'	23.97'	22.56'	S20°45'26"E
C8	15°07'58"	10.00'	2.64'	2.63'	S62°38'45"E
C9	5°43'45"	461.96'	46.19'	46.17'	N67°20'52"W
C10	2°45'37"	540.79'	26.05'	26.05'	N51°17'10"W
C11	11°25'58"	200.00'	39.91'	39.84'	N54°42'35"W
C12	11°09'55"	416.52'	81.17'	81.04'	N66°00'32"W

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 1A)
ROCKWALL DUNHILL, LLC
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: 214-261-9588

FINAL PLAT
RW MARKETCENTER ADDITION
LOT 2, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2019-003

FINAL PLAT
RW MARKETCENTER ADDITION
LOT 2, BLOCK B
21.424 ACRES

Date : 3.29.19
Scale : 1" = 60'
File : 50402.0B-FPLT
Project No. : 50402.0B

SHEET
2
OF
3

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Surveyors No. 1086500 Expires 12/31/2019
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JAMES SMITH, ABSTRACT NO. 200 and the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner 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 JAMES SMITH SURVEY, ABSTRACT No. 200, and the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of the same tract of land described in Warranty Deed with Vendor's Lien to RW Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas;

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip, said iron rod being situated in the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction along the Southwest right-of-way of said Market Center Drive and the Northeast line of said Lot 1A, the following:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the Southwesterly right-of-way line of said Market Center Drive with the Northwest right-of-way line of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner, said "X" cut being situated in the Northwest right-of-way line of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way line of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A, said "X" cut also being situated in the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found corner, said "X" cut being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 58 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 13 sec, a chord bearing of North 14 deg 30 min 24 sec West, and a chord length of 110.07 feet;

Along said curve to the right, an arc distance of 111.37 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.71 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

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 RW MARKETCENTER ADDITION, Lot 2, Block B, 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, watercourses, 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 RW Marketcenter Addition 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 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; or
7. All detention and drainage systems to be maintained and repaired by property owner.

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.

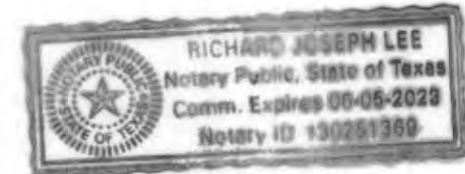
Rockwall Dunhill LLC
By: [Signature]
Name: Tim Denker
Title: Authorized Person

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Tim Denker, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this 31 day of July, 2019.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 6-5-2023



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/18/2019 02:30:54 PM
\$150.00
20190000016421



SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

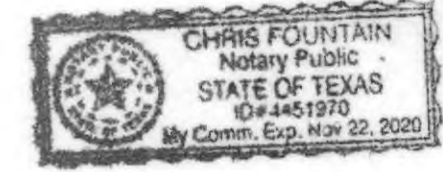


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Leonard J. Lueker, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this 31 day of July, 2019.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 11/22/20



RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission
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 9 day of July, 2019.
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 14th day of August, 2019.
Mayor, City of Rockwall; City Secretary; City Engineer

FINAL PLAT
RW MARKETCENTER ADDITION

LOT 2, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
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DALLAS, TEXAS 75230
(972) 490-7090
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JAMES SMITH, ABSTRACT NO. 200 and the E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

FINAL PLAT
RW MARKETCENTER ADDITION
LOTS 2, BLOCK B
21.424 ACRES

Date: 9.12.18
Scale: N/A
File: 50402.0B-FPLT
Project No.: 50402.0B

SHEET
3 OF 3