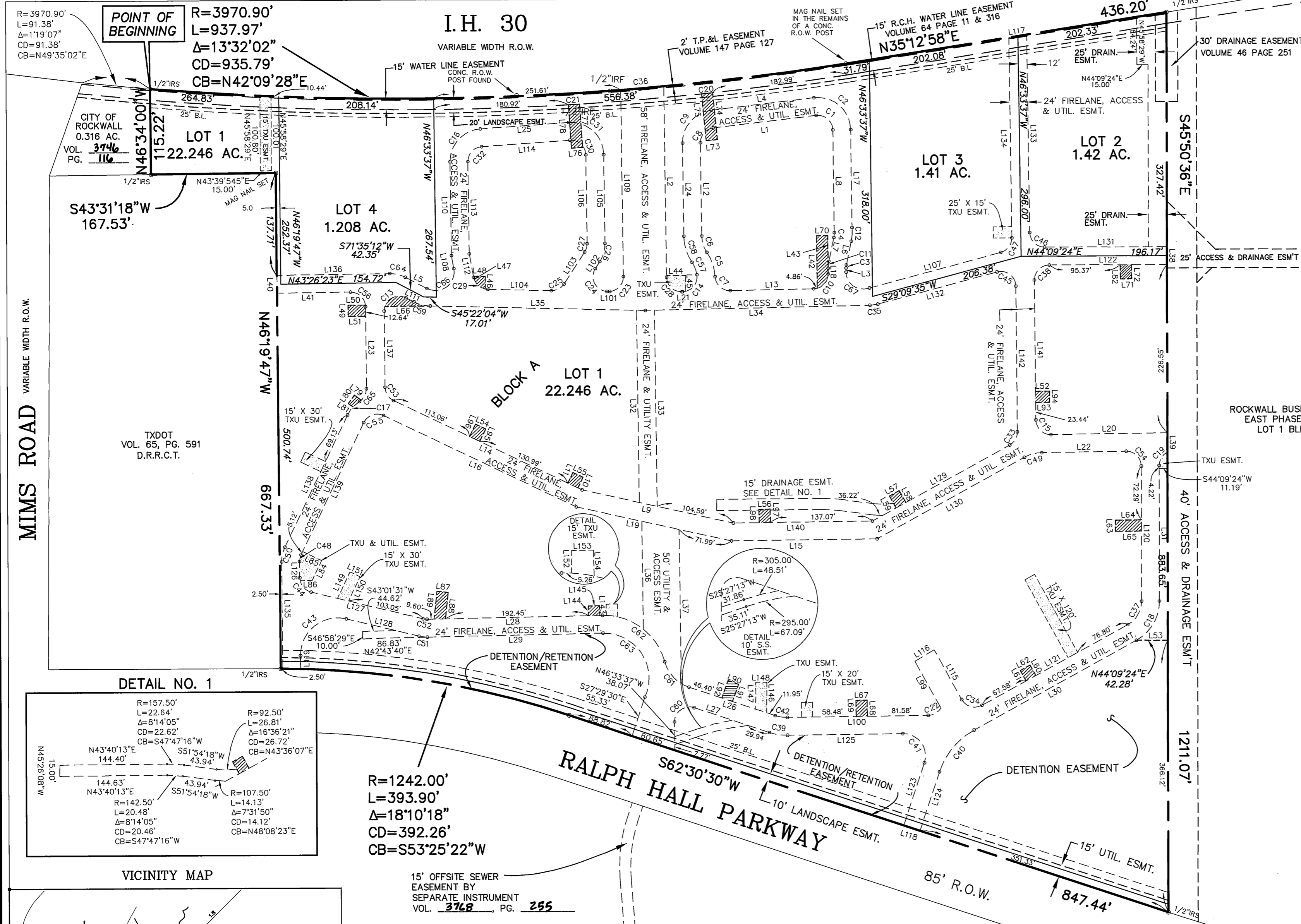


F-145

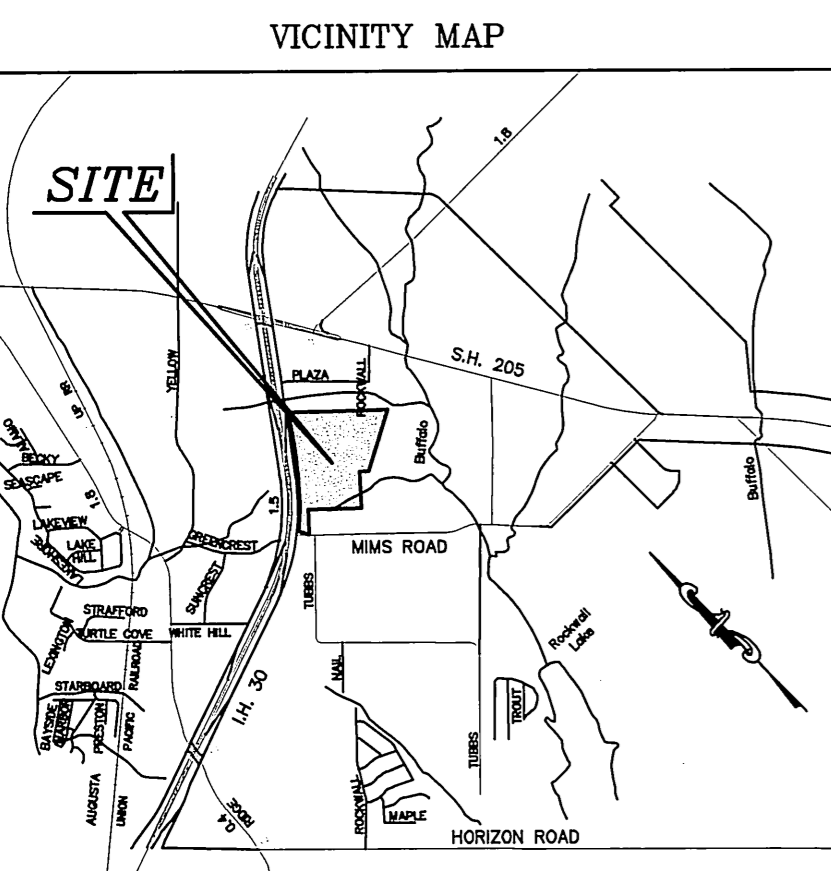


CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	33.56	20.00	96°08'34"	29.76	S85°22'05"W
C2	73.83	44.00	96°08'34"	65.47	S85°22'05"W
C3	4.27	20.00	12°13'37"	4.26	S40°00'24"E
C4	6.63	30.00	12°40'02"	6.62	N40°13'37"W
C5	35.06	64.97	30°55'16"	34.64	N64°20'20"W
C6	23.22	40.00	33°15'51"	22.90	S63°10'03"E
C7	30.78	20.00	88°10'42"	27.83	N87°01'57"E
C8	29.26	20.00	83°49'56"	26.72	S04°37'09"E
C9	64.38	44.00	83°49'56"	58.79	S04°37'09"E
C10	31.09	20.00	89°03'49"	28.05	N01°35'18"W
C11	9.39	44.00	12°13'37"	9.37	S40°00'24"E
C12	18.42	66.11	15°57'42"	18.36	N42°27'16"W
C13	41.16	20.00	117°54'58"	34.27	S12°37'42"W
C14	34.00	20.00	97°24'06"	30.05	N05°45'27"W
C15	31.50	20.00	90°13'51"	28.34	N88°33'18"E
C16	66.50	44.00	86°35'18"	60.35	S03°15'58"E
C17	24.71	44.00	32°10'47"	24.39	S04°20'04"E
C18	64.08	60.00	61°11'38"	61.08	N15°14'47"W
C19	22.30	20.00	63°52'32"	21.16	S13°54'20"E
C20	15.00	3985.90	0°12'56"	15.00	N38°07'44"E
C21	15.00	3985.90	0°12'56"	15.00	N40°42'38"E
C22	20.55	20.00	58°52'34"	19.66	N14°00'05"E
C23	30.00	20.00	85°56'37"	27.27	N03°35'19"W
C24	41.89	20.00	120°00'47"	34.64	S72°58'12"E
C25	20.36	20.00	58°19'52"	19.49	N16°12'08"E
C26	25.78	44.00	33°34'24"	25.42	N29°45'00"W
C27	11.72	20.00	33°34'24"	11.55	N29°45'00"W
C28	31.59	20.00	90°29'46"	28.41	N88°11'29"E
C29	27.37	20.00	78°25'00"	25.29	N84°34'34"E
C30	32.62	20.00	93°26'07"	29.12	S86°44'44"W
C31	71.75	44.00	93°26'07"	64.06	S86°44'44"W
C32	30.23	20.00	86°35'18"	27.43	S03°15'58"E
C33	21.53	20.00	61°40'49"	20.51	N15°29'22"W
C34	31.42	20.00	90°00'00"	28.28	N60°21'02"E
C35	10.59	44.00	13°47'01"	10.56	N36°03'06"E
C36	58.15	3970.90	0°50'20"	58.15	N39°22'08"E
C37	38.45	36.00	61°11'38"	36.65	N15°14'47"W
C38	31.59	20.00	90°29'11"	28.40	S01°05'11"E
C39	24.63	74.00	19°04'08"	24.51	N52°58'26"E
C40	74.77	100.00	42°50'32"	73.04	S06°04'14"E
C41	57.11	30.00	109°04'08"	48.87	N82°01'34"W
C42	16.64	50.00	19°04'08"	16.56	N52°58'26"E
C43	91.19	50.00	104°29'28"	79.06	S05°27'53"W
C44	26.52	20.00	75°57'36"	24.62	S84°18'35"E
C45	36.48	20.00	104°30'38"	31.63	S81°24'54"W
C46	31.17	20.00	89°16'59"	28.11	N88°47'53"E
C47	26.43	20.00	75°43'13"	24.55	N08°42'01"W
C48	9.27	20.50	25°54'19"	9.19	S33°22'37"E
C49	24.51	50.00	28°05'20"	24.27	S29°23'42"W
C50	20.35	45.00	25°54'19"	20.17	S33°22'37"E
C51	11.38	44.00	14°49'10"	11.35	N50°18'02"E
C52	5.17	20.00	14°49'10"	5.16	N50°18'02"E
C53	22.37	20.00	64°05'41"	21.22	S78°22'37"E
C54	31.67	20.00	90°43'01"	28.46	S88°47'53"W
C55	31.42	20.00	90°00'00"	28.28	S24°34'32"W
C56	31.50	20.00	90°13'51"	28.34	S88°33'18"W
C57	18.12	40.97	25°20'29"	17.97	N67°07'44"W
C58	37.16	64.00	33°15'51"	36.64	S63°10'03"E
C59	22.88	50.00	26°13'08"	22.68	S58°28'38"E
C60	38.07	20.00	109°04'08"	32.58	S07°58'26"W
C61	49.31	50.00	56°30'05"	47.33	S89°14'27"E
C62	112.26	84.50	76°07'09"	104.19	S80°57'01"W
C63	122.72	60.50	116°13'12"	102.74	N78°59'57"W
C64	21.62	44.00	28°08'49"	21.40	S57°30'47"W
C65	20.28	20.00	58°05'06"	19.42	N17°17'14"W
C66	55.76	25.00	127°48'08"	44.90	N07°41'02"E
C67	42.04	23.00	104°43'12"	36.43	N81°31'11"E

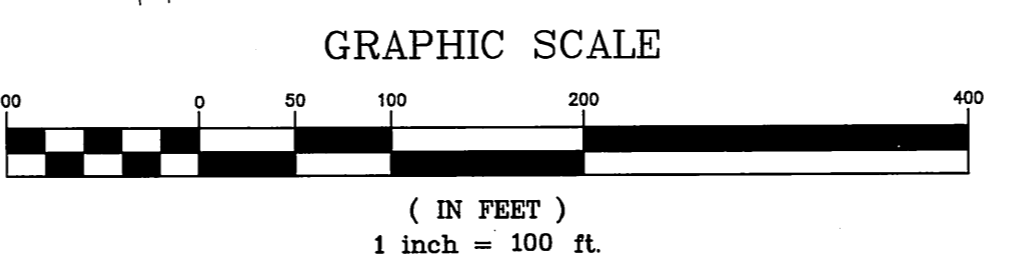
Rockwall Crossing

PAULETTE BURKS
CO. CLERK
DEPUTY

FILED FOR RECORD
ROCKWALL CO. TEXAS



15' OFFSITE SEWER EASEMENT BY SEPARATE INSTRUMENT VOL. 3768 PG. 255



OWNER/DEVELOPER
 ROCKWALL CROSSING, LTD.
 2100 W. 7th STREET
 FORT WORTH, TEXAS 76107

ENGINEER/SURVEYOR
 DOUPHRADE & ASSOCIATES, INC.
 2235 RIDGE ROAD, SUITE 200
 ROCKWALL, TEXAS 75087
 (972) 771-9004

LEGEND

	= TYP. 15' UTIL. ESMT.
	= TYP. TXU ESMT.

P3004-035 FINAL PLAT

ROCKWALL CROSSING
 4 LOTS - 26.281 AC.
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

DOUPHRADE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE ROAD ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

PROJECT: 0242FPLT
 DATE: JULY 2004
 SCALE: 1"=100'
 DRAWN: D.L.B.
 CHK'D: W.L.D.

SHEET 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of that called 8.44 acre tract as conveyed to L & B Land & Cattle Co. as recorded in Volume 1406, Page 120 and also being a part of that called 94.126 acre tract as conveyed to PRS Realty II, L.P. as recorded in Volume 961, Page 55 of the Deed Records of Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set on the existing right of way of Interstate Highway No. 30, said point also being 91.38 feet from the most westerly corner of said 8.44 acre tract;

THENCE along the existing right of way of Interstate Highway No. 30 and a curve to the left having a central angle of 13 degrees 32 minutes 02 seconds, a radius of 3970.90 feet, a chord distance of 935.79 feet that bears North 42 degrees 09 minutes 28 seconds East, around said curve an arc distance of 937.97 feet to a mag nail set in the remains of a concrete right of way post found for corner;

THENCE North 35 degrees 12 minutes 58 seconds East, continuing along the existing right of way of Interstate Highway No. 30, a distance of 436.20 feet to a 1/2" iron rod set with cap stamped "DAI" at the most northerly corner of said 94.126 acre tract and also being the most westerly corner of Lot 1, Block C of Rockwall Business Park East, Phase Three, an addition to the City of Rockwall as recorded in Slide B, Page 291 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 50 minutes 36 seconds East, leaving the existing right of way of Interstate Highway No. 30, a distance of 1211.07 feet to a 1/2" iron rod set with cap stamped "DAI" for corner on the existing right of way of Ralph Hall Parkway;

THENCE along the existing right of way of Ralph Hall Parkway, the following:

South 62 degrees 30 minutes 30 seconds West, a distance of 847.44 feet to a 1/2" iron rod set with cap stamped "DAI" for corner;

THENCE along a curve to the left having a central angle of 18 degrees 10 minutes 18 seconds, a radius of 1,242.00 feet, a chord distance of 392.26 feet that bears South 53 degrees 25 minutes 22 seconds West, around said curve an arc distance of 393.90 feet to a 1/2" iron rod set with cap stamped "DAI" at the most easterly corner of a tract as conveyed to TxDot as recorded in Volume 65, Page 591 of said Deed Records;

THENCE North 46 degrees 19 minutes 47 seconds West, leaving the existing right of way of Ralph Hall Parkway and along the northeast line of said TxDot tract, a distance of 667.33 feet to a mag nail set for corner;

THENCE South 43 degrees 31 minutes 18 seconds West, a distance of 167.53 feet to a 1/2" iron rod set with cap stamped "DAI" for corner;

THENCE North 46 degrees 34 minutes 00 seconds West, a distance of 133.05 feet to the POINT OF BEGINNING and containing 26.281 acres of land, more or less.

Table with 3 columns: LINE, LENGTH, BEARING. Contains 150 rows of survey data.

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 FINAL PLAT OF ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 FINAL PLAT OF ROCKWALL CROSSING 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 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062

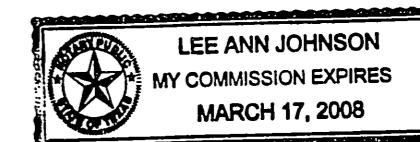


STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 2 day of December, 2004

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



RECOMMENDED FOR FINAL APPROVAL

Stephane Coslik 12-14-04
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

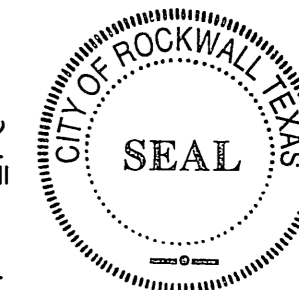
10th day of August, 2004

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 21st day of December, 2004

Stephane Coslik
Mayor, City of Rockwall
Dorothy Brooks
City Secretary City of Rockwall



Chuck Todd 12-16-04
City Engineer

ROCKWALL CROSSING, LTD., a Texas Limited partnership

By: WOODMONT ROCKWALL GP, L.L.C., a Texas limited liability company, General Partner
Stephen Coslik, Managing Member

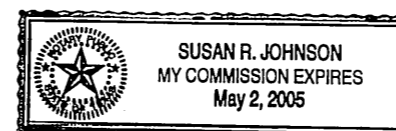
STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned notary public, on this the 7th day of December, 2004, personally appeared Stephen Coslik, the Managing Member of Woodmont Rockwall GP, L.L.C., a Texas limited liability company, the General Partner of Rockwall Crossing, Ltd., a Texas Limited partnership for an on behalf of said partnership.

Susan R. Johnson
Printed Name of Notary:

My Commission Expires:

5-2-05



OWNER/DEVELOPER

ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107

ENGINEER/SURVEYOR

DOUPHRAE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT

ROCKWALL CROSSING

4 LOTS - 26.281 AC.

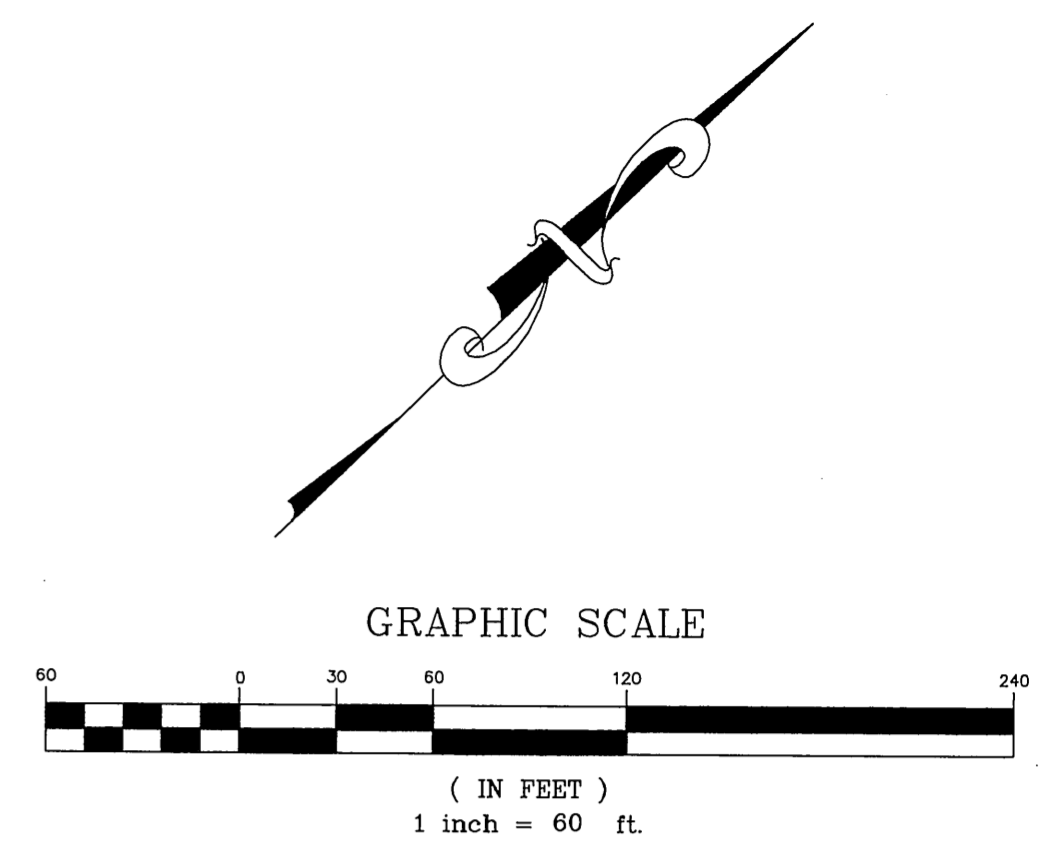
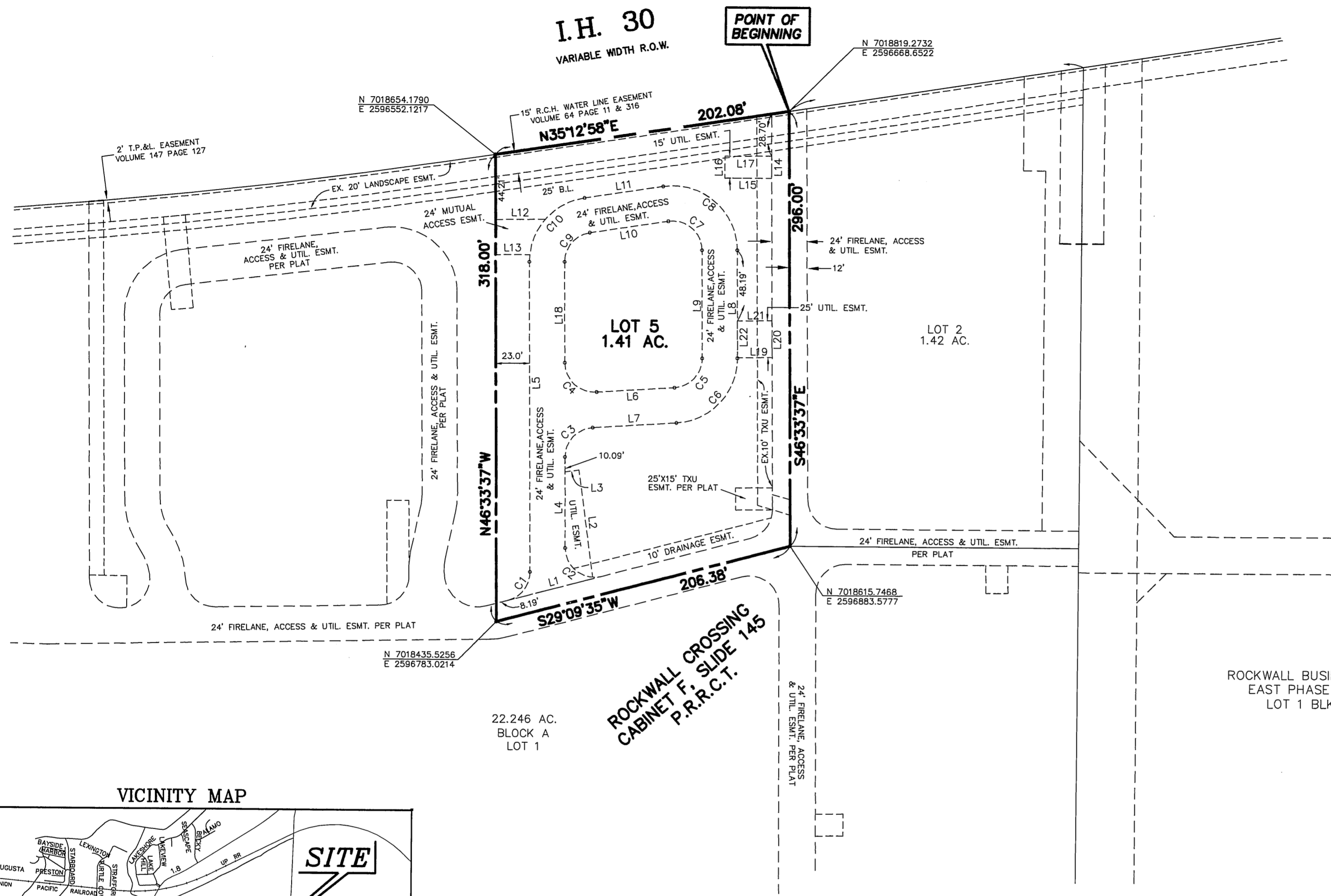
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0242VERB
DATE: JULY 2004
SCALE:
DRAWN: D.L.B.
CHK'D: W.L.D.



PA004-035

Rockwall Crossing



LINE TABLE

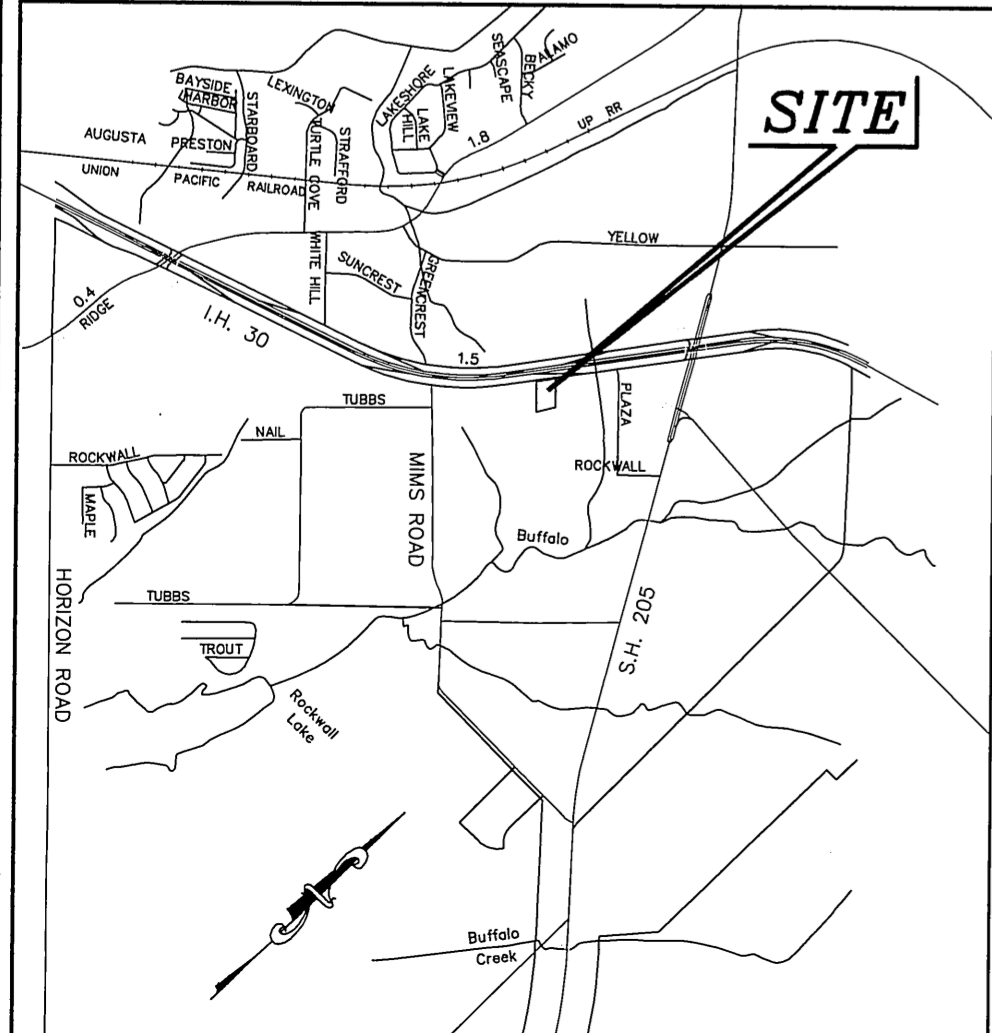
LINE	LENGTH	BEARING
L1	66.04	S29°09'35"W
L2	73.55	S53°39'33"E
L3	9.52	S36°20'27"W
L4	62.06	N46°33'37"W
L5	211.03	S46°33'37"E
L6	52.99	N40°18'51"E
L7	56.98	N40°18'51"E
L8	73.52	N46°33'26"W
L9	73.52	N46°33'26"W
L10	54.05	S35°12'58"W
L11	54.05	S35°12'58"W
L12	33.87	S43°26'23"W
L13	23.28	S43°26'23"W
L14	15.00	S46°33'37"E
L15	31.75	N43°39'31"E
L16	15.00	N46°20'29"W
L17	31.70	N43°39'31"E
L18	68.72	S46°33'37"E
L19	23.50	S43°26'23"W
L20	25.00	S46°33'37"E
L21	23.50	S43°26'23"W
L22	25.00	N46°33'37"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	26.43	20.00	75°43'13"	24.55	N08°42'01"W
C2	36.40	20.00	104°16'47"	31.58	N81°17'59"E
C3	30.33	20.00	86°52'50"	27.50	S03°07'34"E
C4	33.04	20.00	94°38'39"	29.41	N86°07'03"E
C5	30.38	20.00	87°01'39"	27.54	N03°02'37"W
C6	66.79	44.00	86°58'36"	60.56	N03°04'08"W
C7	34.29	20.00	98°13'36"	30.24	S84°19'46"W
C8	75.43	44.00	98°13'36"	66.53	S84°19'46"W
C9	28.55	20.00	81°46'35"	26.18	S05°40'20"E
C10	62.80	44.00	81°46'35"	57.60	S05°40'20"E

FILED FOR RECORD
ROCKWALL CO. CLERK
05 JUN 16 PM 1:20
LALETTE BURGESS
CO. CLERK
REPLAT

VICINITY MAP



NOTE:
COORDINATES BASED ON THE CITY OF
ROCKWALL MONUMENTATION SYSTEM.

OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
4201 MARSH LANE
CARROLLTON, TEXAS 75007
(972) 662-5400

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

LOT 5, BLOCK A
ROCKWALL CROSSING
1 LOT - 1.410 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0429FPLT
DATE: MARCH 2005
SCALE: 1"=60'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2236 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

P2005-083
SHEET 1 OF 2

F 235-236

LEGAL DESCRIPTION

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being Lot 3, Block A of Rockwall Crossing, an Addition to the City of Rockwall as recorded in Cabinet F, Slide 145 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30, said point also being the point of intersection of the northeast corner of said Lot 3 with the northwest corner of Lot 2, Block A of said Addition;

THENCE South 46 degrees 33 minutes 37 seconds East, along the common line of said Lot 3 and said Lot 2, a distance of 296.00 feet to a 1/2" iron rod found at the point of intersection of the southeast corner of said Lot 3 with the southwest corner of said Lot 2 and being on the northerly line of Lot 1, Block A of said Addition;

THENCE South 29 degrees 09 minutes 35 seconds West, along the common line of said Lot 3 with said Lot 1, a distance of 206.38 feet to a 1/2" iron rod found at the southwest corner of said Lot 3;

THENCE North 46 degrees 33 minutes 37 seconds West, continuing along the common line of said Lot 3 with said Lot 1, a distance of 318.00 feet to a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30 at the northwest corner of said Lot 3;

THENCE North 35 degrees 12 minutes 58 seconds East, along the southerly right of way line of Interstate Highway No. 30, a distance of 202.08 feet to the POINT OF BEGINNING and containing 1.410 acres of land, more or less.

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 REPLAT OF LOT 3, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 REPLAT OF LOT 3, BLOCK A, ROCKWALL CROSSING 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 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.

ROCKWALL CROSSING, LTD., a Texas Limited partnership

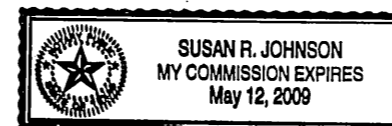
By: WOODMONT ROCKWALL GP, L.L.C.,
a Texas limited liability company, General Partner
By: Stephen Coslik
Stephen Coslik, Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned notary public, on this the 9th day of June, 2005, personally appeared Stephen Coslik, the Managing Member of Woodmont Rockwall GP, L.L.C., a Texas limited liability company, the General Partner of Rockwall Crossing, Ltd., a Texas Limited partnership for an on behalf of said partnership.

My Commission Expires:
9-12-09

Printed Name of Notary:
Susan R. Johnson



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062

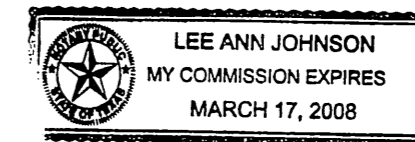


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 9 day of June, 2005

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



RECOMMENDED FOR FINAL APPROVAL

Wally Hunt 6-14-2005
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 6th day of June, 2005

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 10th day of June, 2005

William R. Cecil Dorothy Brooks
Mayor, City of Rockwall City Secretary, City of Rockwall

Chuck Todd 6-16-05
City Engineer



OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
4201 MARSH LANE
CARROLLTON, TEXAS 75007
(972) 662-5400

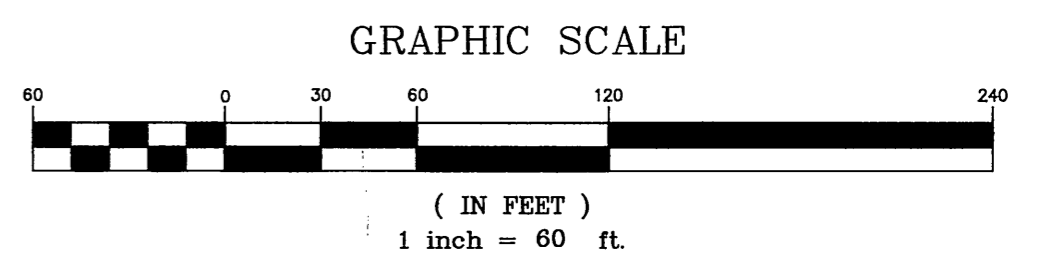
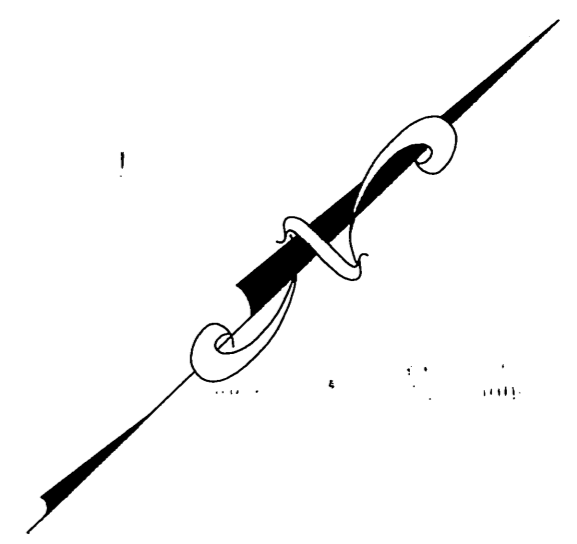
ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT
LOT 3, BLOCK A
ROCKWALL CROSSING
1 LOT - 1.410 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0429FPLT DOUPHRATE & ASSOCIATES, INC.
DATE: MARCH 2005
SCALE: 1"=60'
DRAWN: D.L.B.
CHK'D: W.L.D.
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

P2005-023
SHEET 2 OF 2



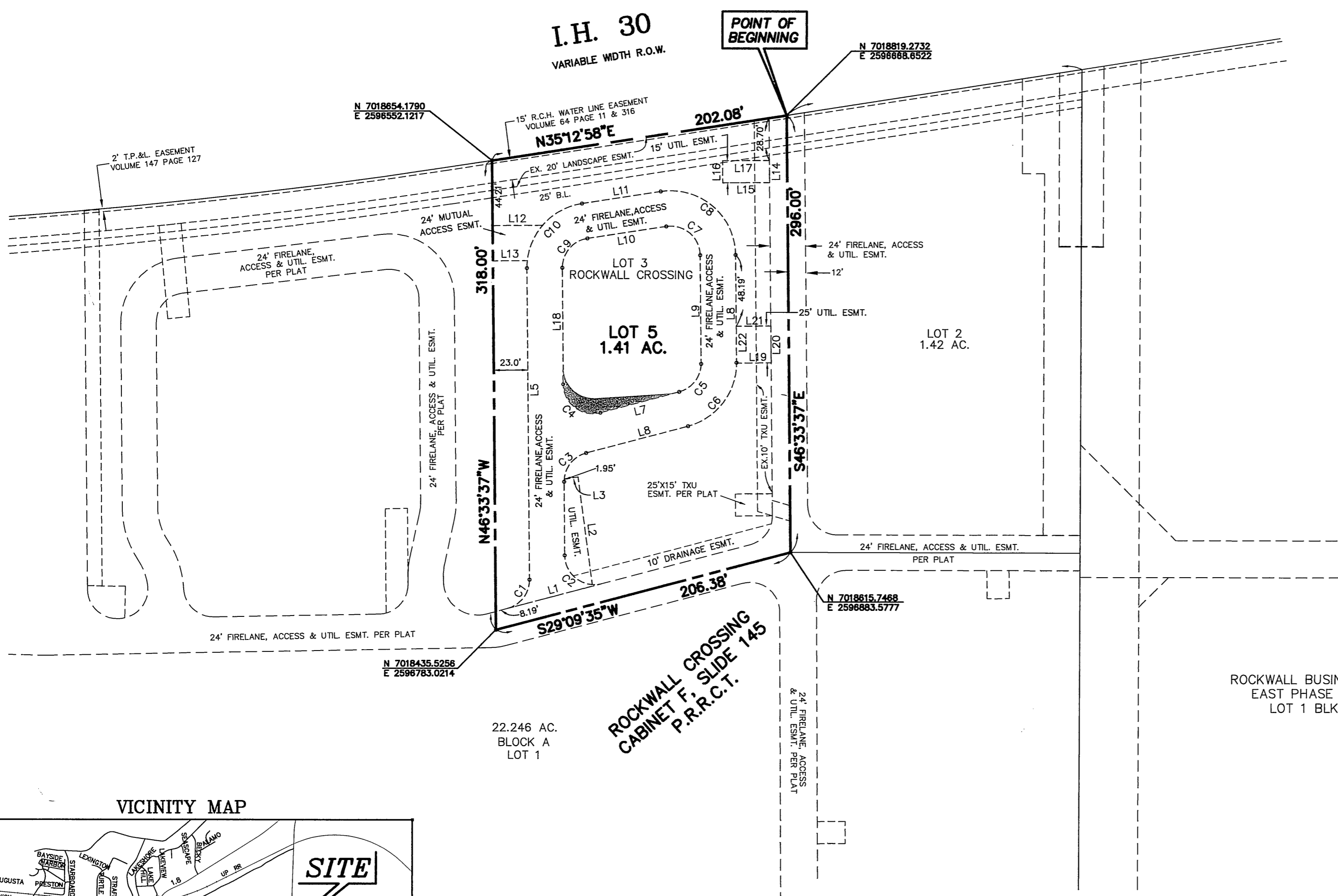
LINE TABLE

LINE	LENGTH	BEARING
L1	66.04	S29°09'35"W
L2	73.55	S53°39'33"E
L3	9.52	S36°20'27"W
L4	49.93	N46°33'37"W
L5	211.03	S46°33'37"E
L6	52.99	N40°18'51"E
L7	55.20	N29°09'35"E
L8	71.49	N29°09'35"E
L9	73.52	N46°33'26"W
L10	54.05	S35°12'58"W
L11	54.05	S35°12'58"W
L12	33.87	S43°26'23"W
L13	23.28	S43°26'23"W
L14	15.00	S46°33'37"E
L15	31.75	N43°39'31"E
L16	15.00	N46°20'29"W
L17	31.70	N43°39'31"E
L18	78.77	S46°33'37"E
L19	23.50	S43°26'23"W
L20	25.00	S46°33'37"E
L21	23.50	S43°26'23"W
L22	25.00	N46°33'37"W

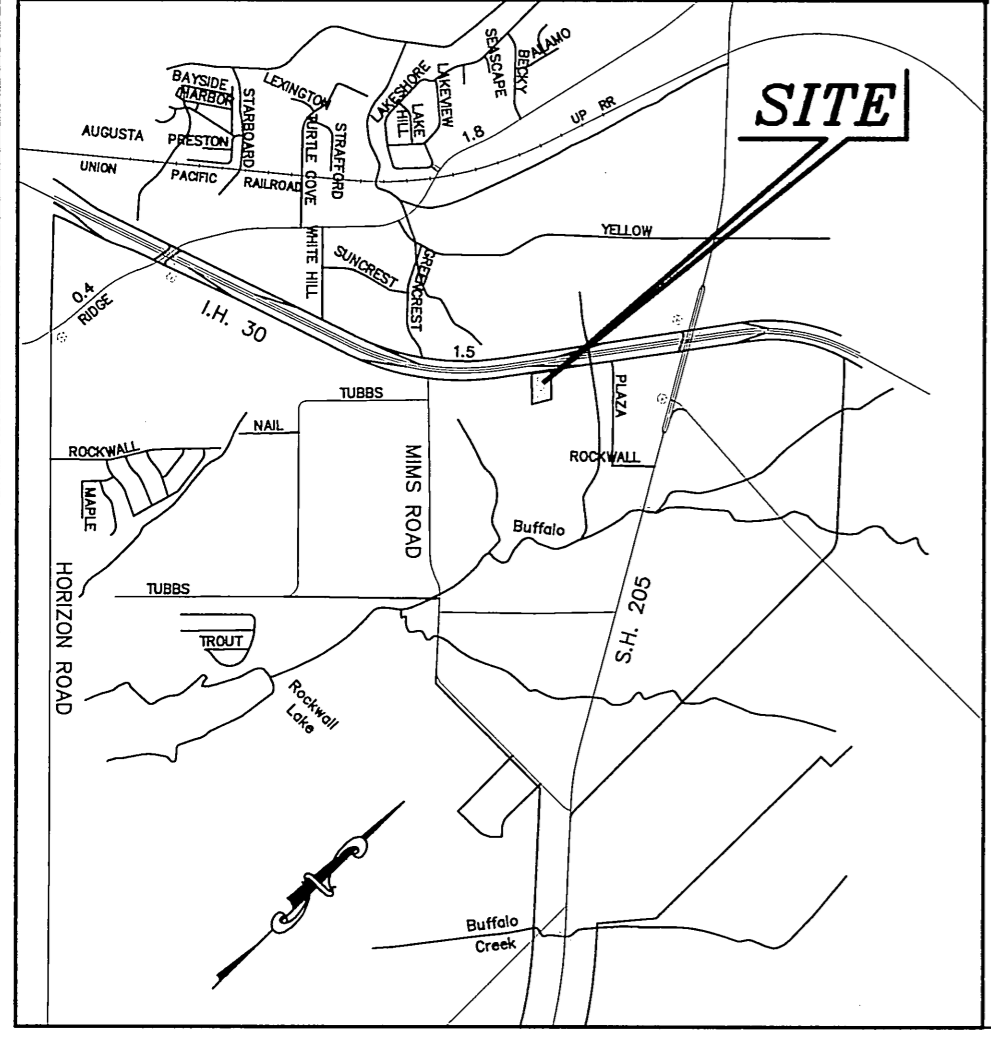
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	26.43	20.00	75°43'13"	24.55	N08°42'01"W
C2	36.40	20.00	104°16'47"	31.58	N81°17'59"E
C3	26.43	20.00	75°43'13"	24.55	S08°42'01"E
C4	36.40	20.00	104°16'47"	31.58	N81°17'59"E
C5	26.43	20.00	75°43'02"	24.55	N08°41'56"W
C6	58.15	44.00	75°43'02"	54.01	N08°41'56"W
C7	34.29	20.00	98°13'36"	30.24	S84°19'46"W
C8	75.43	44.00	98°13'36"	66.53	S84°19'46"W
C9	28.55	20.00	81°46'35"	26.18	S05°40'20"E
C10	62.80	44.00	81°46'35"	57.60	S05°40'20"E

FILED FOR RECORD
 ROCKWALL CO. 157254
 05 DEC 28 AM 7:19
 FAULETTE BURKS
 CO. CLERK
 DEPUTY



VICINITY MAP



LEGEND

= ESMT. TO BE ABANDONED BY THIS REPLAT.

NOTE:
 COORDINATES BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM.

OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
 4201 MARSH LANE
 CARROLLTON, TEXAS 75007
 (972) 662-5400

ENGINEER/SURVEYOR

DOUPHRAE & ASSOCIATES, INC.
 P.O. BOX 1336
 ROCKWALL, TEXAS 75087
 (972) 771-9004

REPLAT

LOT 5, BLOCK A
 ROCKWALL CROSSING
 1 LOT - 1.410 AC.
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PROJECT: 0429FPLT
 DATE: AUGUST 2005
 SCALE: 1"=60'
 DRAWN: D.L.B.
 CHK'D: W.L.D.

DOUPHRAE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE ROAD ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

F327
 SHEET 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being Lot 3, Block A of Rockwall Crossing, an Addition to the City of Rockwall as recorded in Cabinet F, Slide 145 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30, said point also being the point of intersection of the northeast corner of said Lot 3 with the northwest corner of Lot 2, Block A of said Addition;

THENCE South 46 degrees 33 minutes 37 seconds East, along the common line of said Lot 3 and said Lot 2, a distance of 296.00 feet to a 1/2" iron rod found at the point of intersection of the southeast corner of said Lot 3 with the southwest corner of said Lot 2 and being on the northerly line of Lot 1, Block A of said Addition;

THENCE South 29 degrees 09 minutes 35 seconds West, along the common line of said Lot 3 with said Lot 1, a distance of 206.38 feet to a 1/2" iron rod found at the southwest corner of said Lot 3;

THENCE North 46 degrees 33 minutes 37 seconds West, continuing along the common line of said Lot 3 with said Lot 1, a distance of 318.00 feet to a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30 at the northwest corner of said Lot 3;

THENCE North 35 degrees 12 minutes 58 seconds East, along the southerly right of way line of Interstate Highway No. 30, a distance of 202.08 feet to the POINT OF BEGINNING and containing 1.410 acres of land, more or less.

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 REPLAT OF LOT 5, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 REPLAT OF LOT 5, BLOCK A, ROCKWALL CROSSING 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 of 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 systems 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

Until 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.

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.

[Signature]
OWNER: TGI Friday's Inc. by:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steven Rote 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 27 day of September, 2005

[Signature]
Notary Public in and for the State of Texas My Commission Expires: 07/06/09



OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
4201 MARSH LANE
CARROLLTON, TEXAS 75007
(972) 662-5400

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

[Signature]
KENNETH E. BROWN, R.P.L.S. NO. 2062

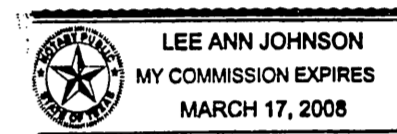


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 23 day of September, 2005

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



RECOMMENDED FOR FINAL APPROVAL

[Signature]
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

6th day of September, 2005

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 1st day of

December, 2005

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

[Signature]
City Engineer



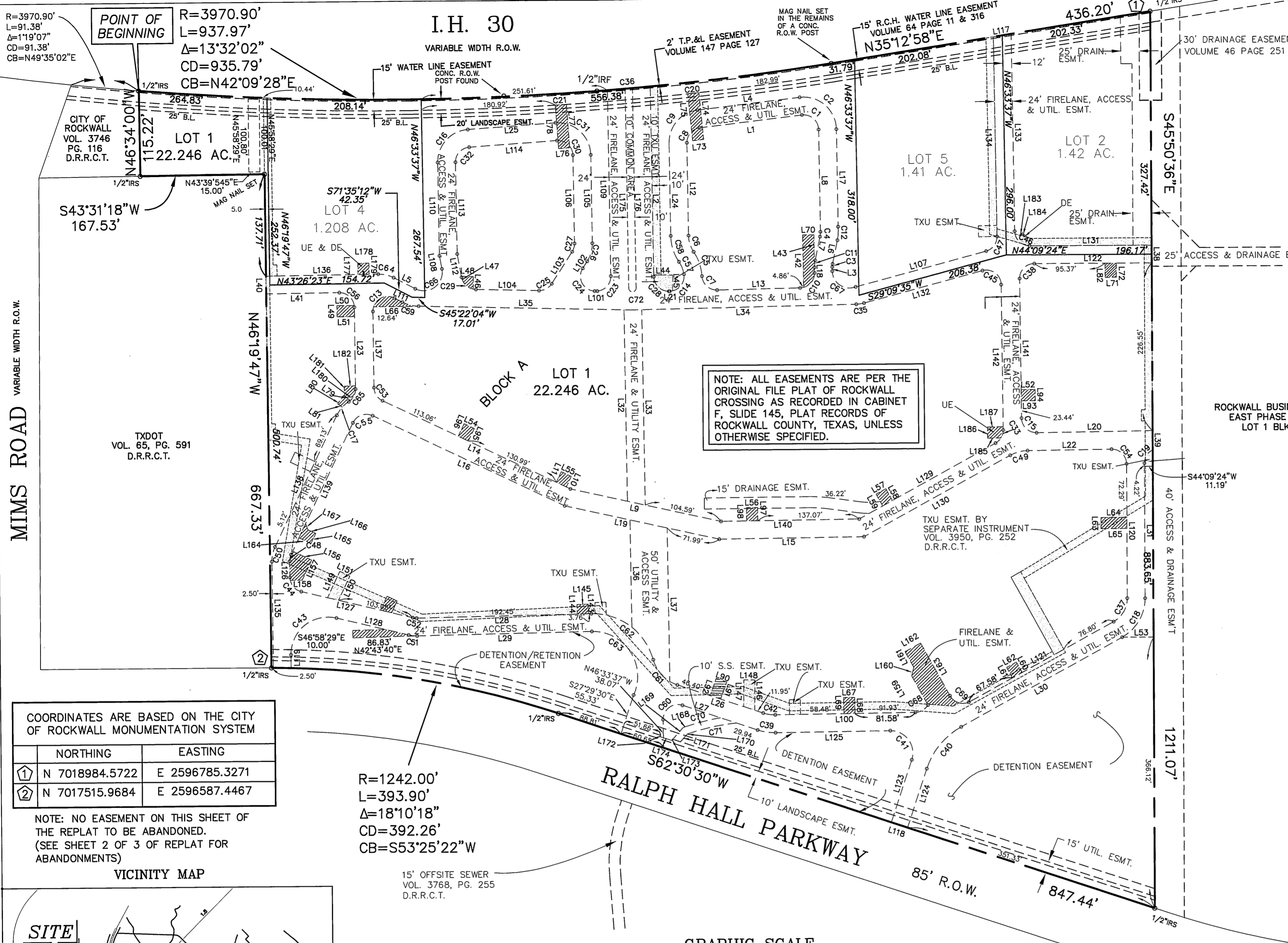
REPLAT
LOT 5, BLOCK A
ROCKWALL CROSSING
1 LOT - 1.410 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	0429FPLT	 DOUPHRATE & ASSOCIATES, INC. ENGINEERING • PROJECT MANAGEMENT • SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE:	AUGUST 2005	
SCALE:		
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	

F328
SHEET 2 OF 2

P2005-032

Rockwall Crossing T.G.I.F.



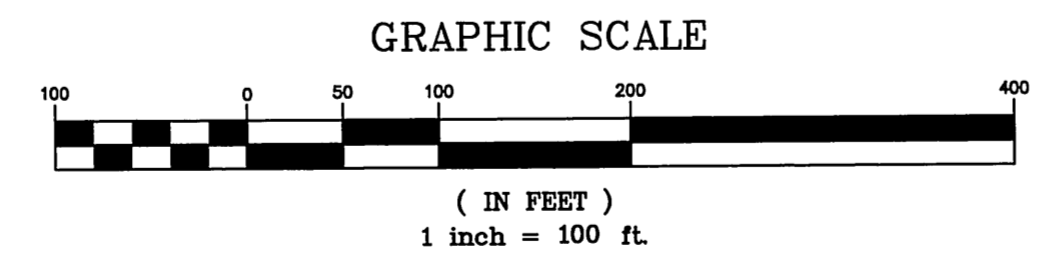
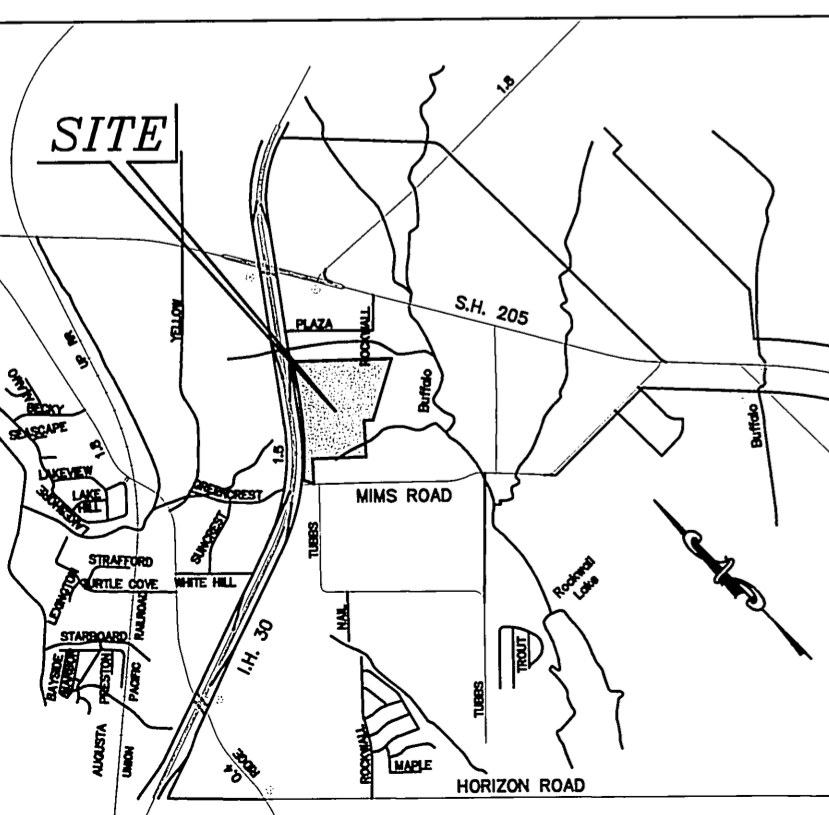
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	33.56	20.00	96°08'34"	29.76	S85°22'05"W
C2	73.83	44.00	96°08'34"	65.47	S85°22'05"W
C3	4.27	20.00	12°13'37"	4.26	S40°00'24"E
C4	6.63	30.00	12°40'02"	6.62	N40°13'37"W
C5	35.06	64.97	30°55'16"	34.64	N64°20'20"W
C6	23.22	40.00	33°15'51"	22.90	S63°10'03"E
C7	30.78	20.00	88°10'42"	27.83	N87°01'57"E
C8	29.26	20.00	83°49'56"	26.72	S04°37'09"E
C9	64.38	44.00	83°49'56"	58.79	S04°37'09"E
C10	31.09	20.00	89°03'49"	28.05	N01°35'18"W
C11	9.39	44.00	12°13'37"	9.37	S40°00'24"E
C12	18.42	66.11	15°57'42"	18.36	N42°27'16"W
C13	41.16	20.00	117°54'58"	34.27	S12°37'42"W
C14	34.00	20.00	97°24'06"	30.05	N05°45'27"W
C15	31.50	20.00	90°13'51"	28.34	N88°33'18"E
C16	66.50	44.00	86°35'18"	60.35	S03°15'58"E
C17	24.71	44.00	32°10'47"	24.39	S04°20'04"E
C18	64.08	60.00	61°11'38"	61.08	N15°14'47"W
C19	22.30	20.00	63°52'32"	21.16	S13°54'22"E
C20	15.00	3985.90	0°12'56"	15.00	N38°07'44"E
C21	15.00	3985.90	0°12'56"	15.00	N40°42'38"E
C23	30.00	20.00	85°56'37"	27.27	N03°35'19"W
C24	41.89	20.00	120°00'47"	34.64	S72°58'12"E
C25	20.36	20.00	58°19'52"	19.49	N16°12'08"E
C26	25.78	44.00	33°34'24"	25.42	N29°45'00"W
C27	11.72	20.00	33°34'24"	11.55	N29°45'00"W
C28	31.59	20.00	90°29'46"	28.41	N88°11'29"E
C29	27.37	20.00	78°25'00"	25.29	N84°34'34"E
C30	32.62	20.00	93°28'07"	29.12	S86°44'44"W
C31	71.75	44.00	93°28'07"	64.06	S86°44'44"W
C32	30.23	20.00	86°35'18"	27.43	S03°15'58"E
C33	21.53	20.00	61°40'49"	20.51	N15°29'22"W
C35	10.59	44.00	13°47'01"	10.56	N36°03'06"E
C36	58.15	3970.90	0°50'20"	58.15	N39°22'08"E
C37	38.45	36.00	61°11'38"	36.65	N15°14'47"W
C38	31.59	20.00	90°29'11"	28.40	S01°05'11"E
C39	24.63	74.00	19°04'08"	24.51	N52°58'26"E
C40	74.77	100.00	42°50'32"	73.04	S06°04'14"E
C41	57.11	30.00	109°04'08"	48.87	N82°01'34"W
C42	16.84	50.00	19°04'08"	16.56	N52°58'26"E
C43	91.19	50.00	104°29'28"	79.06	S05°27'53"W
C44	26.52	20.00	75°57'36"	24.62	S84°18'35"E
C45	36.48	20.00	104°30'38"	31.63	S81°24'54"W
C46	31.17	20.00	89°16'59"	28.11	N88°47'53"E
C47	26.43	20.00	75°43'13"	24.55	N08°42'01"W
C48	9.27	20.50	25°54'19"	9.19	S33°22'37"E
C49	24.51	50.00	28°05'20"	24.27	S29°23'42"W
C50	20.35	45.00	25°54'19"	20.17	S33°22'37"E
C51	11.38	44.00	14°49'10"	11.35	N50°18'02"E
C52	5.17	20.00	14°49'10"	5.16	N50°18'02"E
C53	22.37	20.00	64°05'41"	21.22	S78°22'37"E
C54	31.67	20.00	90°43'01"	28.46	S88°47'53"W
C55	31.42	20.00	90°00'00"	28.28	S24°34'32"W
C56	31.50	20.00	90°13'51"	28.34	S88°33'18"W
C57	18.12	40.97	25°20'29"	17.97	N67°07'44"W
C58	37.16	64.00	33°15'51"	36.64	S63°10'03"E
C59	22.88	50.00	26°13'08"	22.68	N58°28'38"E
C60	38.07	20.00	109°04'08"	32.58	S07°58'26"W
C61	49.31	50.00	56°30'05"	47.33	S89°14'27"E
C62	112.26	84.50	76°07'09"	104.19	S80°57'01"W
C63	122.72	60.50	116°13'12"	102.74	N78°59'57"W
C64	21.82	44.00	28°08'49"	21.40	S57°30'47"W
C65	20.28	20.00	58°05'06"	19.42	N17°17'14"W
C66	55.76	25.00	127°48'08"	44.90	N07°41'07"E
C67	42.04	23.00	104°43'12"	36.43	N81°31'11"E
C68	20.55	20.00	58°52'37"	19.66	N14°00'07"E
C69	29.39	20.00	84°11'54"	26.82	N63°34'55"E
C70	48.51	305.00	9°06'45"	48.46	S30°00'36"W
C71	67.09	295.00	13°01'47"	66.94	S31°58'07"W
C72	15.71	5.00	180°00'11"	10.00	N43°26'17"E

COORDINATES ARE BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM

	NORTHING	EASTING
①	N 7018984.5722	E 2596785.3271
②	N 7017515.9684	E 2596587.4467

R=1242.00'
L=393.90'
Δ=18°10'18"
CD=392.26'
CB=S53°25'22"W

NOTE: NO EASEMENT ON THIS SHEET OF THE REPLAT TO BE ABANDONED. (SEE SHEET 2 OF 3 OF REPLAT FOR ABANDONMENTS)



OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107

ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

LEGEND

	= UTIL. ESMT.
	= TXU ESMT.

REPLAT

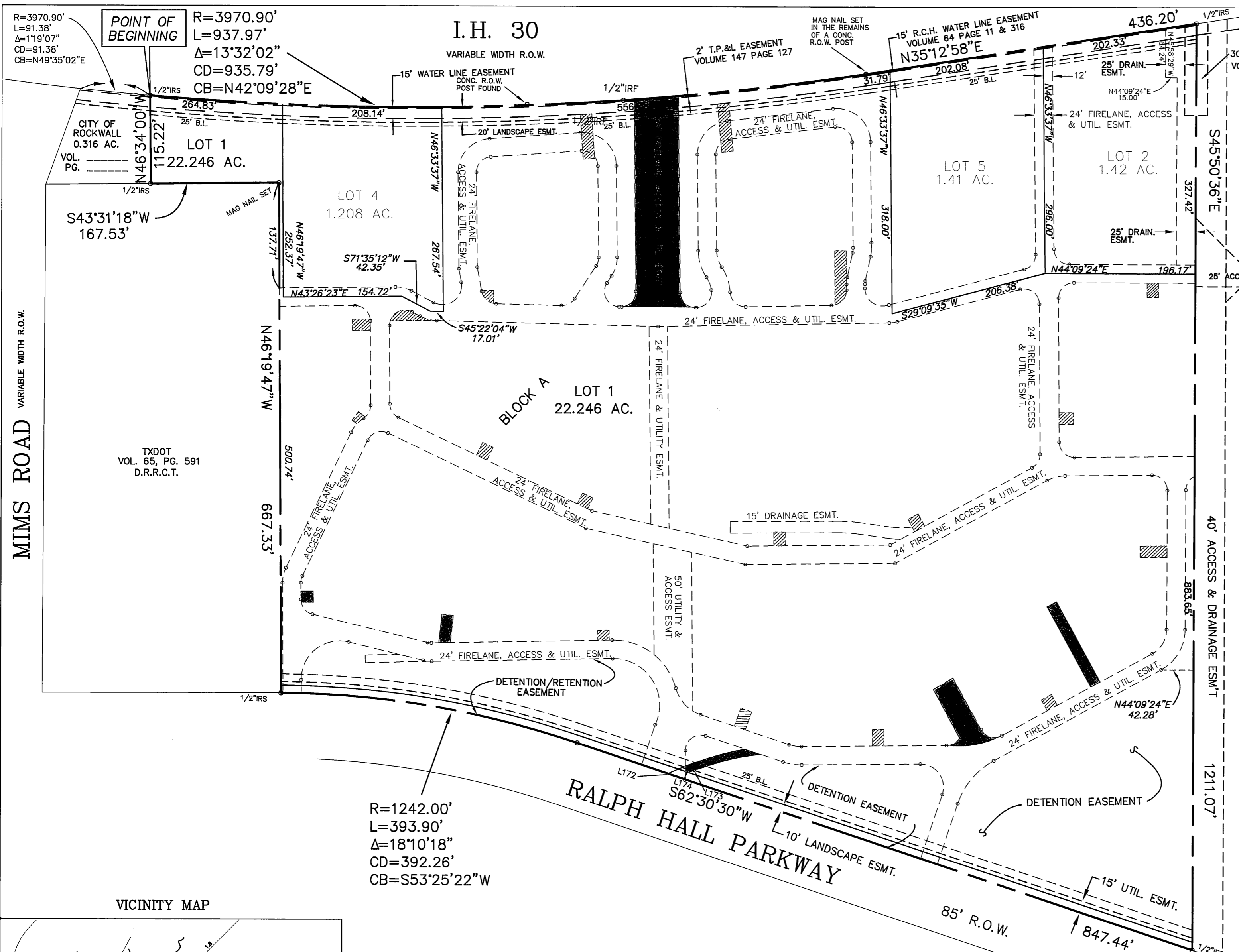
ROCKWALL CROSSING
LOT 1 - 22.246 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0242FPPLT	DOUPHRADE & ASSOCIATES, INC. ENGINEERING - PROJECT MANAGEMENT - SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE: JULY 2005	
SCALE: 1"=100'	
DRAWN: D.L.B.	
CHK'D: W.L.D.	SHEET 1 OF 3

F295

Rockwall Crossing

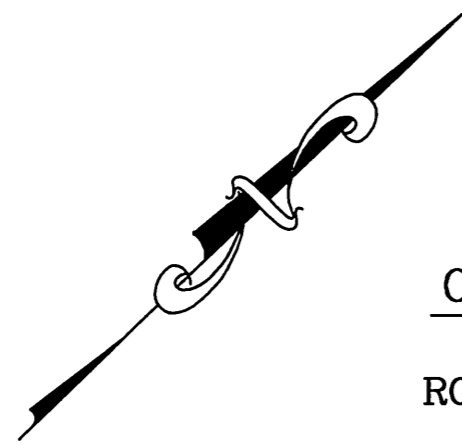
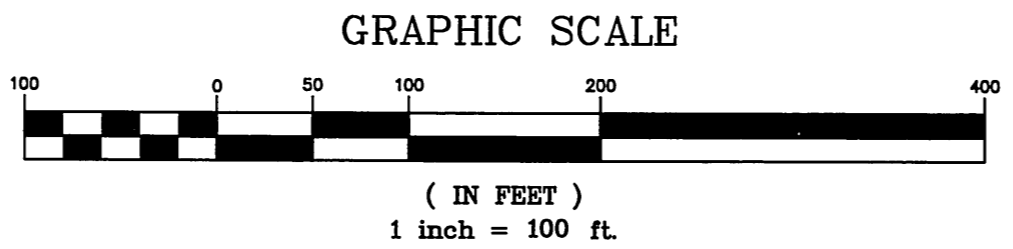
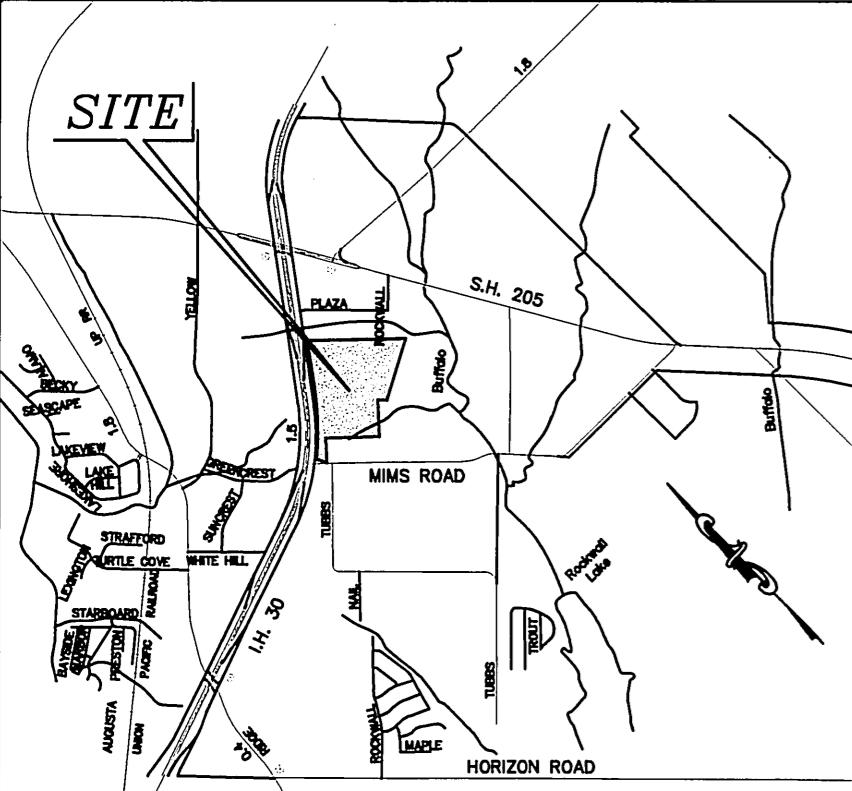
OCT -5 AM 11:42
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY



$R=1242.00'$
 $L=393.90'$
 $\Delta=18^{\circ}10'18"$
 $CD=392.26'$
 $CB=S53^{\circ}25'22"W$

LINE TABLE		
LINE	LENGTH	BEARING
L172	2.00	S27°29'30"E
L173	2.00	S27°29'30"E
L174	16.60	N62°30'30"E

VICINITY MAP



OWNER/DEVELOPER
 ROCKWALL CROSSING, LTD.
 2100 W. 7th STREET
 FORT WORTH, TEXAS 76107

ENGINEER/SURVEYOR
 DOUPHRADE & ASSOCIATES, INC.
 2235 RIDGE ROAD, SUITE 200
 ROCKWALL, TEXAS 75087
 (972) 771-9004

F296

LEGEND
 = ESMT. TO BE ABANDONED BY THIS REPLAT.

REPLAT

ROCKWALL CROSSING
 LOT 1 - 22.246 AC.
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PROJECT: 0242FPLY	DOUPHRADE & ASSOCIATES, INC. ENGINEERING - PROJECT MANAGEMENT - SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE: JULY 2005	
SCALE: 1"=100'	
DRAWN: D.L.B.	
CHK'D: W.L.D.	SHET 2 OF 3

LEGAL DESCRIPTION

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of that called 8.44 acre tract as conveyed to L & B Land & Cattle Co. as recorded in Volume 1406, Page 120 and also being a part of that called 94.126 acre tract as conveyed to PRS Realty II, L.P. as recorded in Volume 961, Page 55 of the Deed Records of Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set on the existing right of way of Interstate Highway No. 30, said point also being 91.38 feet from the most westerly corner of said 8.44 acre tract;

THENCE along the existing right of way of Interstate Highway No. 30 and a curve to the left having a central angle of 13 degrees 32 minutes 02 seconds, a radius of 3970.90 feet, a chord distance of 935.79 feet that bears North 42 degrees 09 minutes 28 seconds East, around said curve an arc distance of 937.97 feet to a mag nail set in the remains of a concrete right of way post found for corner;

THENCE North 35 degrees 12 minutes 58 seconds East, continuing along the existing right of way of Interstate Highway No. 30, a distance of 436.20 feet to a 1/2" iron rod set with cap stamped "DAI" at the most northerly corner of said 94.126 acre tract and also being the most westerly corner of Lot 1, Block C of Rockwall Business Park East, Phase Three, an addition to the City of Rockwall as recorded in Slide B, Page 291 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 50 minutes 36 seconds East, leaving the existing right of way of Interstate Highway No. 30, a distance of 1211.07 feet to a 1/2" iron rod set with cap stamped "DAI" for corner on the existing right of way of Ralph Hall Parkway;

THENCE along the existing right of way of Ralph Hall Parkway, the following:

South 62 degrees 30 minutes 30 seconds West, a distance of 847.44 feet to a 1/2" iron rod set with cap stamped "DAI" for corner;

THENCE along a curve to the left having a central angle of 18 degrees 10 minutes 18 seconds, a radius of 1,242.00 feet, a chord distance of 392.26 feet that bears South 53 degrees 25 minutes 22 seconds West, around said curve an arc distance of 393.90 feet to a 1/2" iron rod set with cap stamped "DAI" at the most easterly corner of a tract as conveyed to TxDot as recorded in Volume 65, Page 591 of said Deed Records;

THENCE North 46 degrees 19 minutes 47 seconds West, leaving the existing right of way of Ralph Hall Parkway and along the northeast line of said TxDot tract, a distance of 667.33 feet to a mag nail set for corner;

THENCE South 43 degrees 31 minutes 18 seconds West, a distance of 167.53 feet to a 1/2" iron rod set with cap stamped "DAI" for corner;

THENCE North 46 degrees 34 minutes 00 seconds West, a distance of 133.05 feet to the POINT OF BEGINNING and containing 26.281 acres of land, more or less.

LINE	LENGTH	BEARING
L1	139.00	N37°17'48"E
L2	256.75	N46°33'37"W
L3	5.51	S46°07'13"E
L4	139.00	S37°17'48"W
L5	32.82	S71°35'12"W
L6	32.61	S33°53'36"E
L7	32.61	S33°53'36"E
L8	138.19	S46°33'37"E
L9	207.95	N56°33'02"E
L10	15.84	S20°25'28"E
L11	15.84	S20°25'28"E
L12	125.43	S46°32'07"E
L13	112.14	N42°56'36"E
L14	280.19	S69°34'32"W
L15	195.59	N43°26'23"E
L16	286.49	S69°34'32"W
L17	131.73	S46°33'37"E
L18	7.70	S46°07'13"E
L19	213.45	N56°33'02"E
L20	156.51	N43°26'23"E
L21	1.00	N42°56'36"E
L22	113.35	N43°26'23"E
L23	110.61	S46°19'47"E
L24	125.43	S46°32'07"E
L25	118.84	N40°01'41"E
L26	121.84	N62°30'30"E
L27	121.13	N62°30'30"E
L28	235.93	S42°53'27"W
L29	235.93	S42°53'27"W
L30	248.90	N15°21'02"E
L31	182.52	S45°50'36"E
L32	258.83	S46°33'37"E
L33	264.12	S46°33'37"E
L34	301.97	N42°56'36"E
L35	289.01	S45°22'04"W
L36	145.19	S46°33'37"E
L37	207.62	S46°33'37"E
L38	24.00	S45°50'36"E
L39	25.94	S45°50'36"E
	24.00	N46°19'47"W
	98.60	N43°26'23"E
	70.70	S46°30'45"E
	51.91	S46°30'45"E
	25.64	S44°38'41"W
	21.43	N45°21'19"W
	17.00	S44°57'41"E
	4.00	S44°57'41"E
	15.00	S45°02'19"W
	15.00	N46°19'47"W
	14.12	N43°40'13"E
	21.71	N43°40'13"E
	18.85	N43°40'13"E
	42.28	N44°09'24"E
	15.00	S69°34'32"W
	15.00	S69°34'32"W

LINE	LENGTH	BEARING
L56	15.00	N43°26'23"E
L57	15.00	S15°21'02"W
L58	18.23	S74°38'58"E
L59	18.23	S74°38'58"E
L60	16.07	S74°38'58"E
L61	16.07	S74°38'58"E
L62	15.00	N15°21'02"E
L63	15.00	N46°09'47"W
L64	35.15	N43°50'13"E
L65	35.06	N43°50'13"E
L66	60.96	S43°40'13"W
L67	15.00	S43°26'23"W
L68	21.68	N46°33'37"W
L69	21.68	N46°33'37"W
L70	15.00	S43°29'15"W
L71	15.00	S43°26'23"W
L72	18.87	N46°33'37"W
L73	15.00	N38°35'47"E
L74	63.48	N51°24'13"W
L75	63.36	N51°24'13"W
L76	15.00	N40°11'51"E
L77	58.52	N49°48'09"W
L78	58.65	N49°48'09"W
L79	11.36	N81°30'34"E
L80	13.91	N10°00'10"W
L81	7.70	S80°03'37"W
L82	19.05	N46°33'37"W
L83	15.00	S43°53'51"W
L90	15.00	S64°09'56"W
L91	15.70	S25°50'04"E
L92	16.14	S25°50'04"E
L93	18.85	S43°40'13"W
L94	15.00	S46°19'47"E
L95	18.64	S20°25'28"E
L96	18.64	S20°25'28"E
L97	17.86	S46°33'37"E
L98	17.86	S46°33'37"E
L100	189.25	N43°26'23"E
L101	3.71	N43°56'42"E
L102	11.29	S12°57'48"E
L103	51.37	S12°57'48"E
L104	85.12	N45°22'04"E
L105	119.40	N46°32'12"W
L106	119.40	N46°32'12"W
L107	185.28	S29°09'35"W
L108	18.00	S56°12'57"E
L109	250.88	N46°33'37"W
L110	126.08	S46°33'37"E

LINE	LENGTH	BEARING
L111	12.07	S71°35'12"W
L112	32.01	S56°12'57"E
L113	124.05	S46°33'37"E
L114	118.84	S40°01'41"W
L117	24.25	N35°12'58"E
L118	23.00	S62°30'30"W
L119	17.28	N46°19'47"W
L120	181.72	S45°50'36"E
L121	223.80	N15°21'02"E
L122	158.35	N44°09'24"E
L123	88.84	S27°29'30"E
L124	83.69	S27°29'30"E
L125	154.75	N43°26'23"E
L126	21.83	N46°19'47"W
L127	154.68	N57°42'37"E
L128	100.25	N57°42'37"E
L129	210.71	N15°21'02"E
L130	226.03	N15°21'02"E
L131	164.56	N44°09'24"E
L132	165.87	S29°09'35"W
L133	266.13	N46°33'37"W
L134	269.39	N46°33'37"W
L135	143.78	N46°19'47"W
L136	151.65	N43°26'23"E
L137	102.86	S46°19'47"E
L138	196.65	N20°25'28"W
L139	196.77	N20°25'28"W
L140	186.83	N43°26'23"E
L141	188.51	N46°19'47"W
L142	196.39	N46°19'47"W
L143	12.98	S47°06'33"E
L144	12.98	S47°06'33"E
L145	15.00	S42°53'27"W
L146	40.92	N45°16'06"W
L147	36.11	N45°16'06"W
L148	15.00	N44°43'54"E
L149	39.36	N20°37'03"W
L150	36.26	N20°37'03"W
L151	15.00	N69°22'57"E
L152	15.09	S47°06'33"E
L153	15.00	S42°53'27"W
L154	17.39	S47°06'33"E
L155	269.15	S46°33'37"E
L156	269.86	S46°33'37"E
L157	28.23	S69°34'48"W
L158	30.04	N20°25'12"W
L159	16.18	S43°54'01"E
L160	45.00	S74°38'58"E
L161	12.01	N32°08'32"W
L162	24.18	S74°40'21"E
L163	24.00	S15°19'39"W
L164	81.67	N74°40'21"W
L165	17.97	N69°38'52"E
L166	11.81	N69°38'52"E
L167	8.77	N65°25'28"W
L168	3.52	S25°27'13"W
L169	21.09	N04°07'28"W
L170	0.88	S25°27'13"W
L171	14.13	N04°07'28"W
L172	2.00	S27°29'30"E
L173	2.00	S27°29'30"E
L174	16.60	N62°30'30"E
L175	269.15	N46°33'37"W
L176	269.86	N46°33'37"W
L177	15.00	S46°19'47"E
L178	15.00	N43°26'23"E
L179	15.00	S46°19'47"E
L180	11.90	N43°40'13"E
L181	15.00	S46°19'47"E
L182	15.00	N43°40'13"E
L183	4.97	S00°15'24"E
L184	9.69	N86°53'27"E
L185	17.91	N43°40'13"E
L186	15.00	S46°19'47"E
L187	21.00	N43°40'13"E

LINE	LENGTH	BEARING
L165	15.00	N20°25'28"W
L166	11.81	N69°38'52"E
L167	8.77	N65°25'28"W
L168	3.52	S25°27'13"W
L169	21.09	N04°07'28"W
L170	0.88	S25°27'13"W
L171	14.13	N04°07'28"W
L172	2.00	S27°29'30"E
L173	2.00	S27°29'30"E
L174	16.60	N62°30'30"E
L175	269.15	N46°33'37"W
L176	269.86	N46°33'37"W
L177	15.00	S46°19'47"E
L178	15.00	N43°26'23"E
L179	15.00	S46°19'47"E
L180	11.90	N43°40'13"E
L181	15.00	S46°19'47"E
L182	15.00	N43°40'13"E
L183	4.97	S00°15'24"E
L184	9.69	N86°53'27"E
L185	17.91	N43°40'13"E
L186	15.00	S46°19'47"E
L187	21.00	N43°40'13"E

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 FINAL PLAT OF ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 FINAL PLAT OF ROCKWALL CROSSING 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.
- 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.

ROCKWALL CROSSING, LTD., a Texas Limited partnership

By: WOODMONT ROCKWALL GP, L.L.C., a Texas limited liability company, General Partner

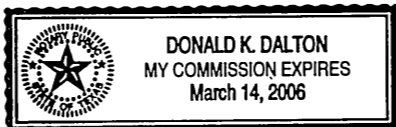
By: Stephen Coslik
Stephen Coslik, Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned notary public, on this the 22nd day of August, 2005, personally appeared Stephen Coslik, the Managing Member of Woodmont Rockwall GP, L.L.C., a Texas limited liability company, the General Partner of Rockwall Crossing, Ltd., a Texas Limited partnership for an on behalf of said partnership.

My Commission Expires:

3-14-2006



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



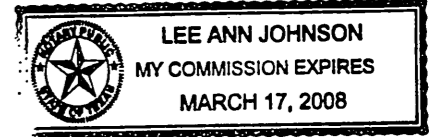
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 17 day of

August, 2005

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



RECOMMENDED FOR FINAL APPROVAL

Greg Burgett 8/30/05
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

18th day of August, 2005

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 24th day of

August, 2005

William R. Cecil Dothy Brooks
Mayor, City of Rockwall City Secretary City of Rockwall

Chuck Judd 9-29-05
City Engineer



OWNER/DEVELOPER

ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107

ENGINEER/SURVEYOR

DOUPHRADE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

ROCKWALL CROSSING
4 LOTS - 26.281 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0242VERB
DATE: JULY 2005
SCALE:
DRAWN: D.L.B.
CHK'D: W.L.D.

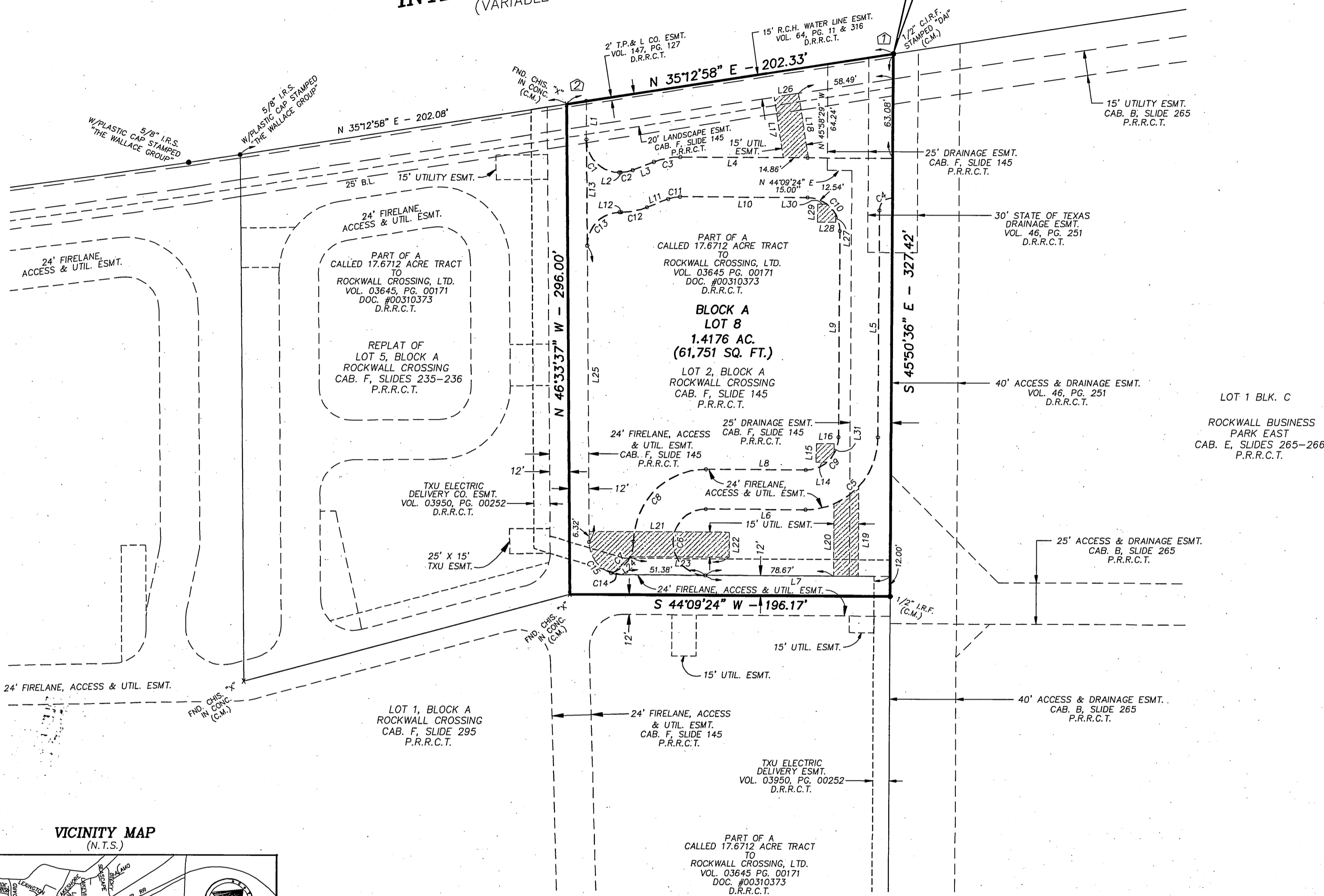
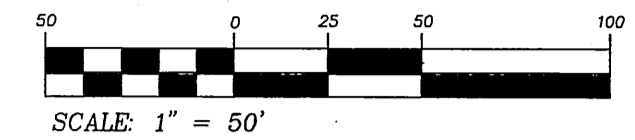
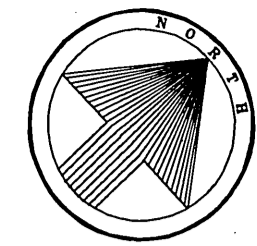
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 3 OF 3

F 297

Lot 1, Blk A
Rockwall Crossing

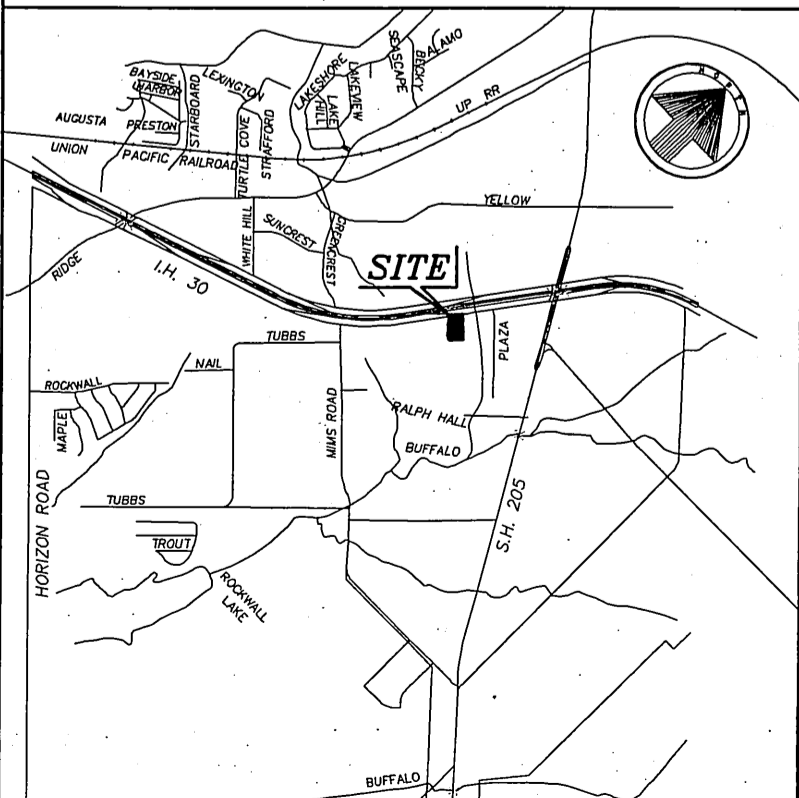
INTERSTATE HIGHWAY 30 (VARIABLE WIDTH R.O.W.)



CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	31.42'	20.00'	90°00'00"	28.28'	N 88°26'23" E
C2	7.48'	20.00'	21°25'04"	7.43'	N 33°26'52" E
C3	16.45'	44.00'	21°25'04"	16.35'	N 33°26'52" E
C4	12.28'	7.50'	93°49'15"	10.95'	S 01°04'08" W
C5	69.12'	44.00'	90°00'00"	62.23'	S 00°50'36" E
C6	62.83'	20.00'	180°00'00"	40.00'	S 45°50'36" E
C7	25.00'	20.00'	71°36'38"	23.40'	N 10°02'17" W
C8	69.12'	44.00'	90°00'00"	62.23'	N 00°50'36" W
C9	31.42'	20.00'	90°00'00"	28.28'	N 00°50'36" W
C10	31.42'	20.00'	90°00'00"	28.28'	S 89°09'24" W
C11	7.48'	20.00'	21°25'04"	7.43'	S 33°26'52" W
C12	16.15'	44.00'	21°25'04"	16.06'	S 33°26'52" W
C13	31.42'	20.00'	90°00'00"	28.28'	S 01°33'37" E
C14	6.42'	20.00'	18°23'22"	6.39'	S 53°21'05" W
C15	24.74'	20.00'	70°52'48"	23.19'	S 82°00'02" E

LINE	LENGTH	BEARING
L1	23.29'	S 46°33'37" E
L2	0.92'	N 43°26'23" E
L3	13.92'	N 22°44'20" E
L4	130.10'	N 44°09'24" E
L5	136.84'	S 45°50'36" E
L6	61.18'	S 44°09'24" W
L7	113.18'	S 44°09'24" W
L8	61.18'	N 44°09'24" E
L9	124.34'	N 45°50'36" W
L10	78.10'	S 44°09'24" W
L11	13.92'	S 22°44'20" W
L12	0.92'	S 43°26'23" W
L13	64.00'	N 46°33'37" W
L14	6.72'	S 44°09'24" W
L15	11.00'	N 45°50'36" W
L16	11.00'	N 44°09'24" E
L17	36.93'	N 54°46'56" W
L18	39.29'	S 54°46'56" E
L19	54.33'	S 45°50'36" E
L20	43.63'	N 45°50'36" W
L21	86.00'	N 44°09'24" E
L22	15.00'	S 45°50'36" E
L23	60.57'	S 44°09'24" W
L24	14.75'	S 00°42'05" E
L25	178.84'	N 46°33'37" W
L26	15.00'	N 35°12'58" E
L27	4.75'	S 45°50'36" E
L28	11.00'	S 44°09'24" W
L29	11.00'	N 45°50'36" W
L30	5.38'	N 44°09'24" E
L31	5.82'	S 45°50'36" E

VICINITY MAP (N.T.S.)



	NORTHING	EASTING
①	7,018,984.62	2,596,785.28
②	7,018,819.32	2,596,668.60

NOTES:

- 1) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 2) THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- 3) I.R.F. = IRON ROD FOUND
I.R.S. = IRON ROD SET
C.M. = CONTROL MONUMENT
C.I.R.F. = 5/8" I.R.F. W/YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP"
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS.
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

SURVEYOR: THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-3330
(214-747-3733) (FAX: 214-747-7331)

	= NEW UTILITY ESMT. TO BE DEDICATED BY THIS PLAT
--	--

**LOT 8, BLOCK A
BEING A REPLAT OF
LOT 2, BLOCK A
ROCKWALL CROSSING**
1 LOT, 1.4176 ACRES
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

FILED FOR RECORD
06 SEP -5 PM 2:39
PAULETTE BUNKS
CO. CLERK
REPLAT

Rockwall Crossing
Lot 8, Block A
Replat of Lot 2, Block A

919

LEGAL DESCRIPTION

BEING a 1.4176 acre (61,751 square foot) lot, tract or parcel of land situated in the J.D. McFarland Survey, Abstract No. 145 in the City of Rockwall, Rockwall County, Texas, and being a portion of that same certain called 17.6712 acre tract of land as described by deed to Rockwall Crossing, Ltd., as recorded in Volume 03645, Page 00171 (Doc. No. 00310373) of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), said tract also being part of that same certain called 94.126 acre tract of land described by deed to PRS Realty II, LP as recorded in Volume 961, Page 55, of the D.R.R.C.T., with said 1.4176 acre tract also being all of Lot 2, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 145-147, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), with said 1.4176 acre (61,751 square feet) being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic cap stamped "DAI" ("cap") marking the most northerly corner of said Rockwall Crossing, Ltd. tract and the most northerly corner of Lot 2, of said Rockwall Crossing addition, said point being common with the most westerly/northwesterly corner of Lot 1, Block C, Rockwall Business Park East, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slides 265-266, of the P.R.R.C.T., with said point also being in the existing southeasterly right-of-way (R.O.W.) line of Interstate Highway 30 (having a variable width R.O.W.);

THENCE South 45 degrees 50 minutes 36 seconds East, along the common northeasterly lines of said Rockwall Crossing, Ltd. tract and Lot 2, and the southwesterly line of Lot 1, of said Rockwall Business Park East addition and departing said southeasterly R.O.W. line, a distance of 327.42 feet to a 1/2 inch iron rod found marking the most easterly corner of said Rockwall Crossing, Ltd. tract, same being the most easterly corner of said Lot 2, said point also being the most easterly northeast corner of Lot 1, Block A, of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 295, of the P.R.R.C.T.;

THENCE South 44 degrees 09 minutes 24 seconds West, along the common southeasterly lines of said Rockwall Crossing, Ltd. tract and Lot 2, and the northwesterly line of Lot 1, of said Rockwall Crossing addition, a distance of 196.17 feet to a chiseled "X" found in concrete marking an angle point in the northwesterly line of said Lot 1, said point being the most southerly corner of said Rockwall Crossing, Ltd. tract and Lot 2, said point also being at the most easterly corner of Lot 5, Block A, of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 235-236, of the P.R.R.C.T.;

THENCE North 46 degrees 33 minutes 37 seconds West, along the common northeasterly line of said Lot 5 and the southwesterly line of said Lot 2, a distance of 296.00 feet to a chiseled "X" found in concrete marking the most westerly corner of said Rockwall Crossing, Ltd. tract and Lot 2, same being common with the most northerly corner of said Lot 5, with said point also being in the existing southeasterly R.O.W. line of the above-referenced Interstate Highway 30;

THENCE North 35 degrees 12 minutes 58 seconds East, along the northwesterly line of said Rockwall Crossing, Ltd. tract and Lot 2, and along said southeasterly R.O.W. line, a distance of 202.33 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 1.4176 acres (61,751 square feet) of land, more or less.

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 the LOT 8, BLOCK A BEING A REPLAT OF LOT 2, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 the LOT 8, BLOCK A BEING A REPLAT OF LOT 2, BLOCK A, ROCKWALL CROSSING 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 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.

Stephen Costik
OWNER: ROCKWALL CROSSING, LTD. by

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Stephen Costik 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 13th day of July, 2006.
Allison L. Watson 8-31-08
Notary Public in and for the State of Texas My Commission Expires:



OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

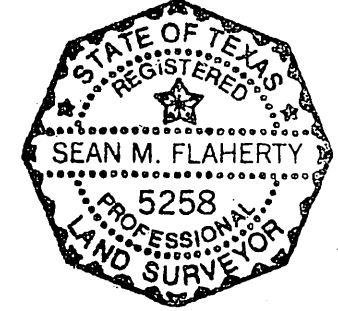
SURVEYOR: THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-3330
(214-747-3733) (FAX: 214-747-7331)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

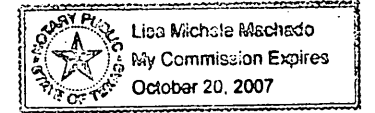
THAT I, SEAN M. FLAHERTY, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Sean M. Flaherty
SEAN M. FLAHERTY,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5258



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared SEAN M. FLAHERTY 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 13th day of July, 2006.
Lisa Michele Mascheda October 20, 2007
Notary Public in and for the State of Texas My Commission Expires:



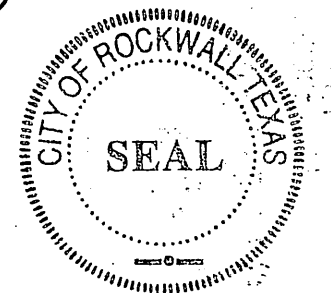
RECOMMENDED FOR FINAL APPROVAL
Sha Burdomy 8/27/06
Planning and Zoning Commission Date

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 17th day of JULY, 2006.

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.

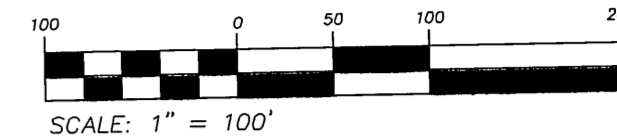
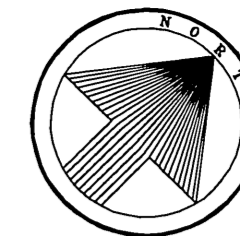
WITNESS OUR HANDS, this 24th day of August, 2006.
William R. Cecil Dorothy Brooks
Mayor, City of Rockwall City Secretary City of Rockwall
Chuck Todd 8-23-06
City Engineer



LOT 8, BLOCK A
BEING A REPLAT OF
LOT 2, BLOCK A
ROCKWALL CROSSING
1 LOT, 1.4176 ACRES
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

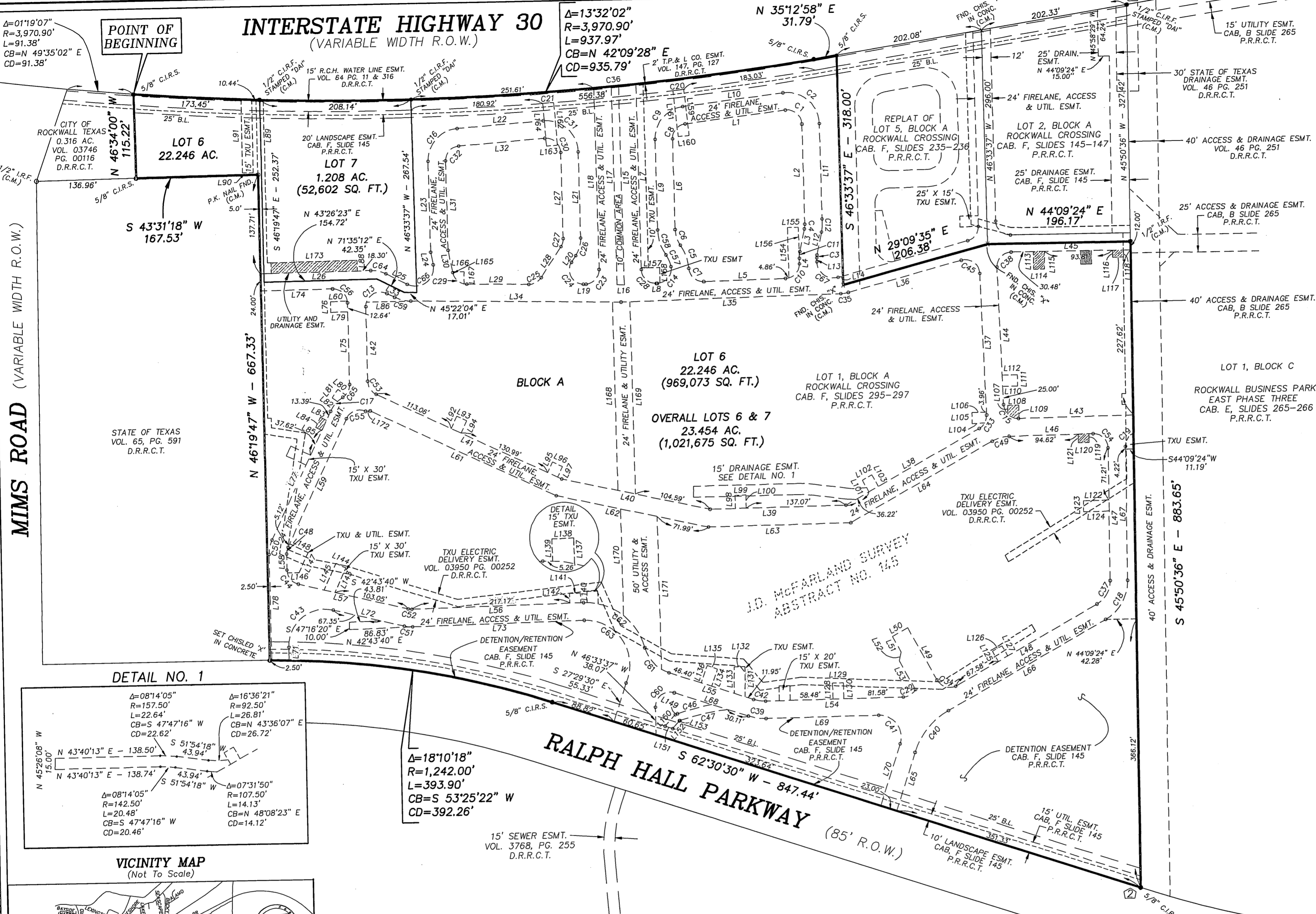
Rockwall Crossing
Lot 8, Block A
Replat of Lot 2, Block A

620

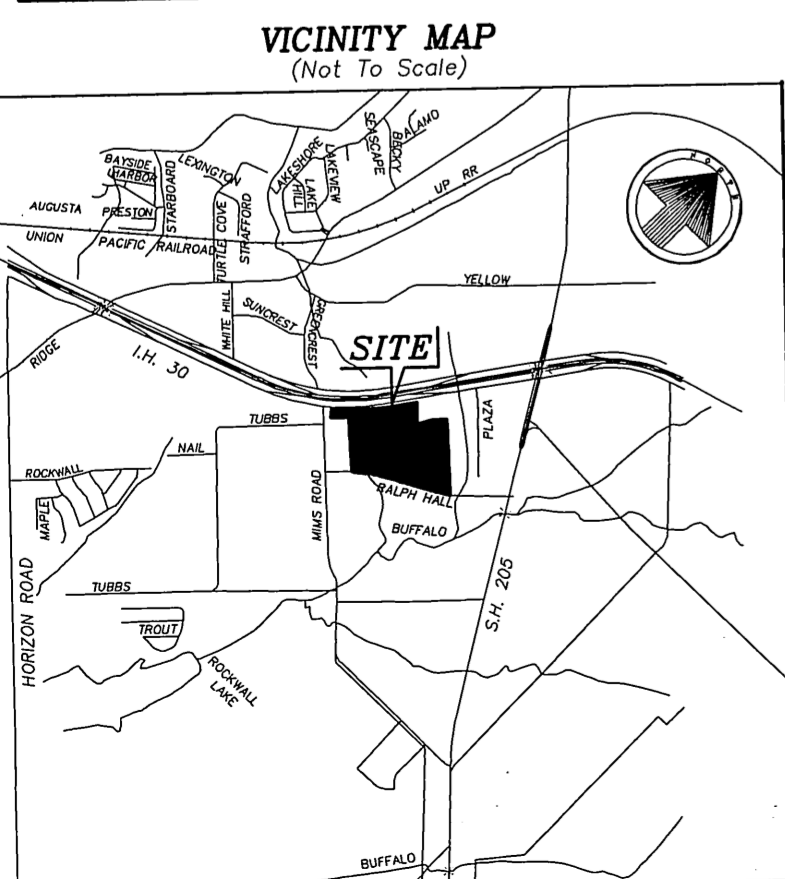
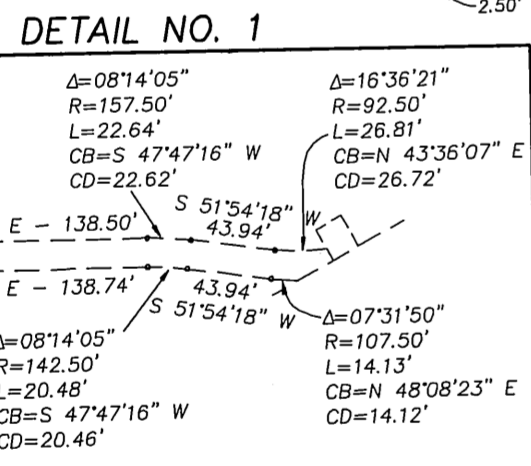


SCALE: 1" = 100'

INTERSTATE HIGHWAY 30 (VARIABLE WIDTH R.O.W.)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	33.56'	20.00'	96°08'34"	29.76'	S 85°22'05" W
C2	73.83'	44.00'	96°08'34"	65.47'	S 85°22'05" W
C3	4.27'	20.00'	12°13'37"	4.26'	S 40°00'24" E
C4	6.63'	30.00'	12°40'02"	6.62'	N 40°13'37" W
C5	35.06'	64.97'	30°55'16"	34.64'	N 64°20'20" W
C6	23.22'	40.00'	33°15'51"	22.90'	S 63°10'03" E
C7	30.78'	20.00'	88°10'42"	27.83'	N 87°01'57" E
C8	29.26'	20.00'	83°49'56"	26.72'	S 04°37'09" E
C9	64.38'	44.00'	83°49'56"	58.79'	S 04°37'09" E
C10	31.09'	20.00'	89°03'49"	28.05'	N 01°35'18" W
C11	9.39'	44.00'	12°13'37"	9.37'	S 40°00'24" E
C12	18.42'	66.11'	15°57'42"	18.36'	N 42°27'16" W
C13	41.16'	20.00'	117°54'58"	34.27'	S 12°37'42" E
C14	34.00'	20.00'	97°24'06"	30.05'	N 05°45'27" W
C15	31.02'	20.00'	88°52'48"	28.01'	S 87°52'47" W
C16	66.50'	44.00'	86°35'18"	60.35'	S 03°15'58" E
C17	25.81'	44.00'	33°36'25"	25.44'	S 03°37'15" E
C18	64.08'	60.00'	61°11'38"	61.08'	N 15°14'47" W
C19	22.30'	20.00'	63°52'32"	21.16'	S 13°54'20" E
C20	15.00'	3985.90'	07°12'56"	15.00'	N 38°07'44" E
C21	15.00'	3985.90'	07°12'56"	15.00'	N 40°42'38" E
C22	30.00'	20.00'	85°56'37"	27.27'	N 03°35'19" W
C23	41.89'	20.00'	120°00'47"	34.64'	S 72°58'12" E
C24	20.36'	20.00'	58°19'52"	19.49'	N 16°12'08" E
C25	25.78'	44.00'	33°34'24"	25.42'	N 29°45'00" W
C26	25.78'	44.00'	33°34'24"	25.42'	N 29°45'00" W
C27	11.72'	20.00'	33°34'24"	11.55'	N 29°45'00" W
C28	31.59'	20.00'	90°29'46"	28.41'	N 88°11'29" E
C29	27.37'	20.00'	78°25'00"	25.29'	N 84°34'34" E
C30	32.62'	20.00'	93°26'07"	29.12'	S 86°44'44" W
C31	71.75'	44.00'	93°26'07"	64.06'	S 86°44'44" W
C32	30.23'	20.00'	86°35'18"	27.43'	S 03°15'58" E
C33	22.00'	20.00'	63°01'52"	20.91'	S 16°09'53" E
C34	29.40'	20.00'	84°12'40"	26.82'	S 63°34'55" W
C35	10.59'	44.00'	134°7'01"	10.56'	N 36°03'06" E
C36	58.15'	3970.90'	0°50'20"	58.15'	N 39°22'08" E
C37	38.45'	38.00'	61°11'38"	36.65'	N 15°14'47" W
C38	32.06'	20.00'	91°50'13"	28.73'	N 01°45'42" W
C39	24.63'	74.00'	19°04'08"	24.51'	N 52°58'26" E
C40	74.77'	100.00'	42°50'32"	73.04'	S 06°04'14" E
C41	16.64'	50.00'	19°04'08"	16.56'	N 52°58'26" E
C42	16.64'	50.00'	19°04'08"	16.56'	N 52°58'26" E
C43	91.19'	50.00'	104°29'28"	79.06'	S 05°27'53" W
C44	26.52'	20.00'	75°57'36"	24.62'	S 84°18'35" E
C45	36.01'	20.00'	103°09'36"	31.34'	N 80°44'23" E
C46	48.51'	305.00'	09°06'45"	48.46'	S 30°00'36" W
C47	67.09'	295.00'	13°01'47"	66.94'	S 31°58'07" W
C48	9.27'	20.50'	25°54'19"	9.19'	S 33°22'37" E
C49	24.51'	50.00'	28°05'20"	24.27'	S 29°23'42" W
C50	20.35'	45.00'	25°54'19"	20.17'	S 33°22'37" E
C51	11.38'	44.00'	14°49'10"	11.35'	N 50°18'02" E
C52	5.17'	20.00'	14°49'10"	5.16'	N 50°18'02" E
C53	22.37'	20.00'	64°05'41"	21.22'	S 78°22'37" E
C54	31.67'	20.00'	90°43'01"	28.46'	S 88°47'53" W
C55	31.42'	20.00'	90°00'00"	28.28'	N 24°34'32" E
C56	31.50'	20.00'	90°13'51"	28.34'	S 88°33'18" W
C57	18.12'	40.97'	25°20'29"	17.97'	N 67°07'44" W
C58	37.16'	64.00'	33°15'51"	36.64'	S 63°10'03" E
C59	22.88'	50.00'	26°13'08"	22.68'	N 58°28'38" E
C60	49.31'	50.00'	56°30'05"	47.33'	S 89°14'27" E
C61	112.26'	84.50'	76°07'09"	104.19'	S 80°57'01" W
C62	122.72'	60.50'	116°13'12"	102.74'	N 78°59'57" W
C63	21.62'	44.00'	28°08'49"	21.40'	S 57°30'47" W
C64	20.77'	20.00'	59°30'44"	19.85'	N 16°34'25" W
C65	55.76'	25.00'	127°48'08"	44.90'	N 07°41'07" E
C66	42.04'	23.00'	104°43'12"	36.42'	N 81°33'38" E
C67	42.04'	23.00'	104°43'12"	36.42'	N 81°33'38" E



COORDINATES ARE BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM

	NORTHING	EASTING
1	7,018,984.62	2,596,785.28
2	7,018,140.96	2,597,654.15

- NOTES:**
- 1) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
 - 2) THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
 - 3) I.R.F. = IRON ROD FOUND
I.R.S. = IRON ROD SET
C.M. = CONTROL MONUMENT
C.I.R.S. = I.R.S. W/YELLOW PLASTIC CAP
STAMPED "THE WALLACE GROUP"
C.I.R.F. = CAPPED IRON ROD FOUND
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS.
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS.
B.L. = BUILDING LINE

OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

SURVEYOR: THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-3330
(214-747-3733) (FAX) 214-747-7331

EASEMENT LEGEND

	= NEW ESMT. TO BE DEDICATED BY THIS PLAT
	= EXISTING ESMT. TO BE ABANDONED BY THIS PLAT

REPLAT
LOTS 6 & 7, BLOCK A
OF
ROCKWALL CROSSING
2 LOTS, 23.454 ACRES
J.D. McFARLAND SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

F395

LEGAL DESCRIPTION

BEING a 23.454 acre (1,021,675 square foot) tract of land situated in the J.D. McFarland Survey, Abstract No. 145 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 8.44 acre tract of land as described by deed to L & B Land & Cattle Company as recorded in Volume 1406, Page 120 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and also being part of that certain called 94.126 acre tract of land described by deed to PRS Realty II, LP as recorded in Volume 961, Page 55 - D.R.R.C.T., with said 23.454 acre tract also being all of Lots 1 and 4, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet F, Slides 295-297 (Doc. No. 00338717) of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), with said 23.454 acre (1,021,675 square feet) being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP" ("cap") marking the most westerly corner of said Rockwall Crossing addition, being common with the most northerly corner of that certain called 0.316 acre tract of land described by deed to the City of Rockwall, Texas as recorded in Volume 3746, Page 116 - D.R.R.C.T., with said point also being in the curving southeasterly right-of-way (R.O.W.) line of Interstate Highway 30 (having a variable width R.O.W.) and being in a curve to the left with the radius point being situated North 41 degrees 04 minutes 31 seconds West at 3,970.90 feet;

THENCE along the common curving northwesterly line of said Rockwall Crossing addition, the curving southeasterly R.O.W. line of said Interstate Highway 30 and said curve to the left, through a central angle of 13 degrees 32 minutes 02 seconds, having a radius of 3,970.90 feet, a chord bearing of North 42 degrees 09 minutes 28 seconds East at 935.79 feet, and an arc distance of 937.97 feet to a 5/8 inch iron rod set with "cap" marking the end of said curve;

THENCE North 35 degrees 12 minutes 58 seconds East, continuing along said common lines, a distance of 31.79 feet to a 5/8 inch iron rod set with "cap" marking a northerly corner of said Lot 1, being common with the most westerly corner of Lot 5, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet F, Slides 235-236 (Doc. No. 00330590) - P.R.R.C.T.;

THENCE South 46 degrees 33 minutes 37 seconds East, departing said common curving northwesterly line of the Rockwall Crossing addition and the curving southeasterly R.O.W. line of said Interstate Highway 30, along a northeasterly line of said Lot 1 and the common southwesterly line of said Lot 5, a distance of 318.00 feet to a chiseled "X" found in concrete marking an ell corner of said Lot 1 and the common most southerly corner of said Lot 5;

THENCE North 29 degrees 09 minutes 35 seconds East, along a common northwesterly line of said Lot 1 and the southeasterly line of said Lot 5, a distance of 206.38 feet to a chiseled "X" found in concrete marking an angle point in the boundary for said Lot 1, the common easterly corner of said Lot 5, and also being common with the most southerly corner of Lot 2, Block A of said Rockwall Crossing;

THENCE North 44 degrees 09 minutes 24 seconds East, along a common northwesterly line of said Lot 1 and the southeasterly line of said Lot 2, a distance of 196.17 feet to a 1/2 inch iron rod found marking the northeasterly corner of said Lot 1, and the common most easterly corner of said Lot 2, with said point also being in the northeasterly line of said Rockwall Crossing addition and the common southwesterly line of Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slides 265-266 - P.R.R.C.T.;

THENCE South 45 degrees 50 minutes 36 seconds East, along the common northeasterly line of said Rockwall Crossing addition and the southwesterly line of said Rockwall Business Park East, Phase Three, a distance of 883.65 feet to a 5/8 inch iron rod set with "cap" marking the common most easterly corner of said Rockwall Crossing addition and the most southerly corner of said Rockwall Business Park East, Phase Three, with said point being in the northwesterly R.O.W. line of Ralph Hall Parkway (having a 85 foot wide R.O.W.);

THENCE South 62 degrees 30 minutes 30 seconds West, along the common southeasterly line of said Rockwall Crossing addition and the northwesterly R.O.W. line of said Ralph Hall Parkway, a distance of 847.44 feet to a 5/8 inch iron rod set with "cap" marking the Point of Curvature of a tangent curve to the left with the radius point being situated South 27 degrees 29 minutes 30 seconds East at 1,242.00 feet;

THENCE along the common curving southeasterly line of said Rockwall Crossing addition, the curving northwesterly R.O.W. line of said Ralph Hall Parkway and said curve to the left, through a central angle of 18 degrees 10 minutes 18 seconds, having a radius of 1,242.00 feet, a chord bearing of South 53 degrees 25 minutes 22 seconds West at 392.26 feet, and an arc distance of 393.90 feet to a chiseled "X" set in concrete marking the most southwesterly corner of said Rockwall Crossing addition, being common with the most easterly corner of that certain tract of land described by deed to the State of Texas as recorded in Volume 65, Page 591 - D.R.R.C.T.;

Table with 3 columns: LINE, LENGTH, BEARING. Contains line data for lots 1 through 45.

Table with 3 columns: LINE, LENGTH, BEARING. Contains line data for lots 46 through 89.

Table with 3 columns: LINE, LENGTH, BEARING. Contains line data for lots 90 through 135.

Table with 3 columns: LINE, LENGTH, BEARING. Contains line data for lots 136 through 173.

THENCE North 46 degrees 19 minutes 47 seconds West, departing said northwesterly R.O.W. line of Ralph Hall Parkway, along the common southwesterly line of said Rockwall Crossing addition and the northeasterly line of said State of Texas tract, a distance of 667.33 feet to a PK nail found marking an ell corner of said Rockwall Crossing addition, being common with the most northerly corner of said State of Texas tract;

THENCE South 43 degrees 31 minutes 18 seconds West, along a common southeasterly line of said Rockwall Crossing addition and the northwesterly line of said State of Texas tract, a distance of 167.53 feet to a 5/8 inch iron rod set with "cap" marking an ell corner of said Rockwall Crossing addition, being common with the most easterly corner of the aforementioned City of Rockwall 0.316 acre tract;

THENCE North 46 degrees 34 minutes 00 seconds West, departing said northwesterly line of the State of Texas tract, along a common southwesterly line of said Rockwall Crossing addition and the northwesterly line of City of Rockwall tract, a distance of 115.22 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 23.454 acres (1,021,675 square feet) of land, more or less.

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 the REPLAT OF LOTS 6 & 7, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 the REPLAT OF LOTS 6 & 7, BLOCK A, ROCKWALL CROSSING 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 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.

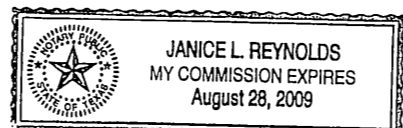
ROCKWALL CROSSING, LTD., a Texas Limited partnership
By: WOODMONT ROCKWALL GP, L.L.C., a Texas Limited Liability company, General Partner
Stephen Coslik, Managing Member

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEPHEN COSLIK 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 APRIL 24th day of APRIL, 2006

Notary Public in and for the State of Texas My Commission Expires: 8-28-09



OWNER: ROCKWALL CROSSING, LTD. 2100 W. 7TH STREET FORT WORTH, TEXAS 76107 PH. (817) 732-4000

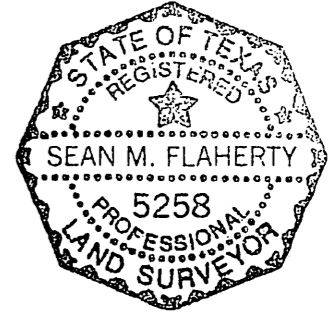
SURVEYOR: THE WALLACE GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS 1825 MARKET CENTER BLVD., SUITE 210 DALLAS, TEXAS 75207-3330 (214-747-3733) (FAX) 214-747-7331

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN M. FLAHERTY, 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.

SEAN M. FLAHERTY, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5258



STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SEAN M. FLAHERTY 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 20th day of April, 2006

Notary Public in and for the State of Texas My Commission Expires: 7-26-08

RECOMMENDED FOR FINAL APPROVAL

CW Bricker 4-27-06 Date 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 10th day of February, 2006

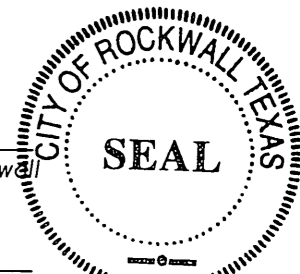
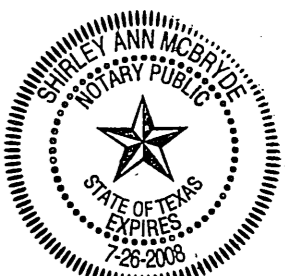
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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 July, 2006

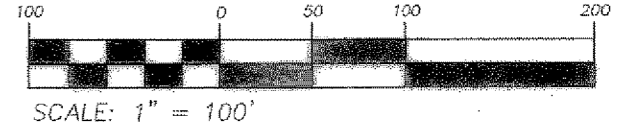
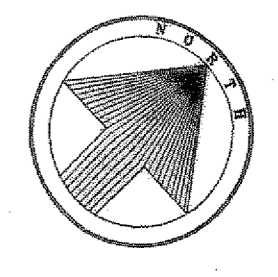
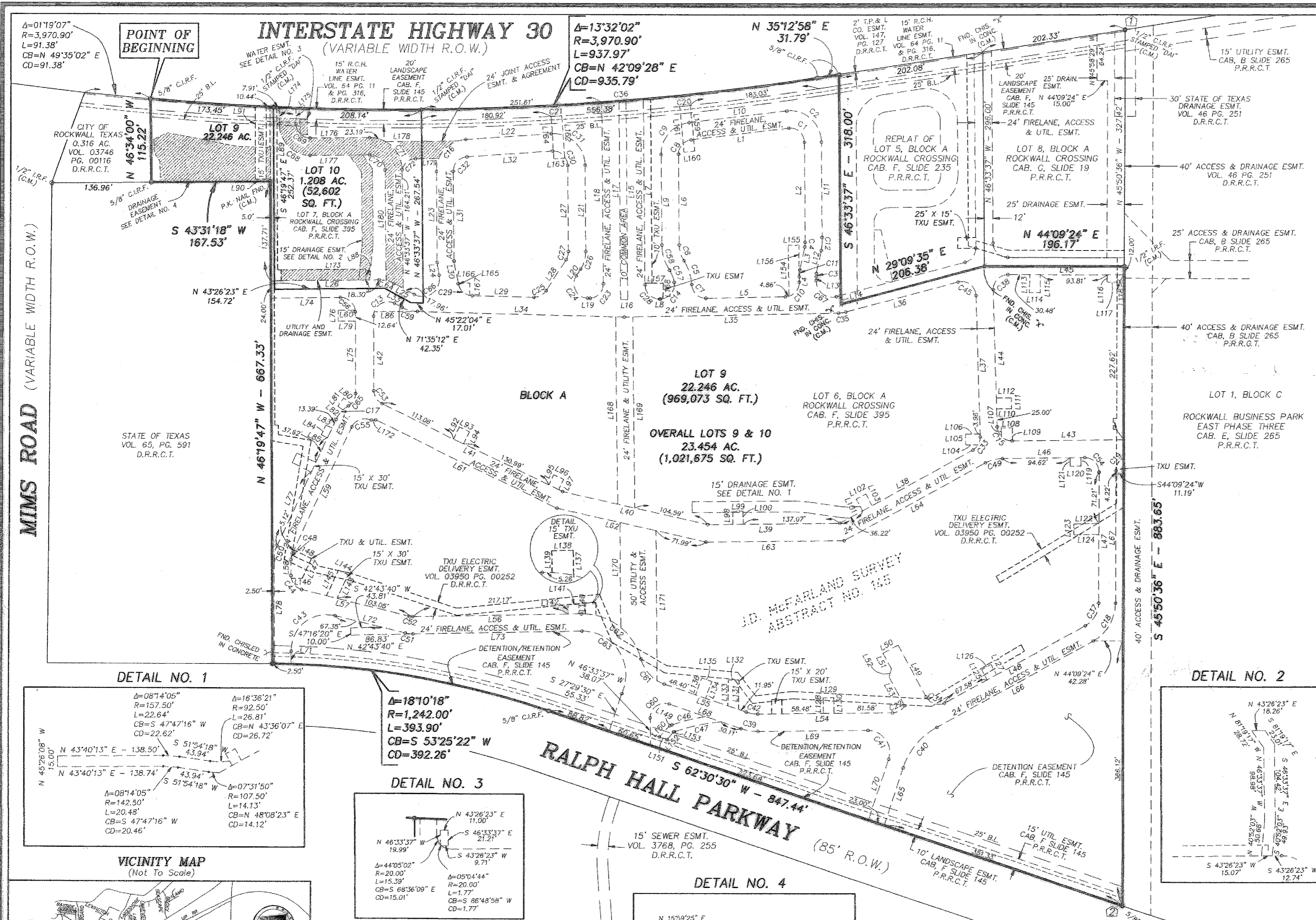
Mayor, City of Rockwall City Secretary City of Rockwall

Chuck Judd 7-7-06 City Engineer



REPLAT LOTS 6 & 7, BLOCK A OF ROCKWALL CROSSING 2 LOTS, 23.454 ACRES J.D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

F396



CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	33.56'	20.00'	96°08'34"	29.76'	S 85°22'05" W
C2	73.83'	44.00'	96°08'34"	65.47'	S 85°22'05" W
C3	4.27'	20.00'	121°3'37"	4.26'	S 40°00'24" E
C4	6.63'	30.00'	124°00'02"	6.62'	S 40°13'37" W
C5	35.06'	64.97'	30°55'16"	34.64'	N 64°20'20" W
C6	23.22'	40.00'	33°15'51"	22.90'	S 63°10'03" E
C7	30.78'	20.00'	88°10'42"	27.83'	N 87°01'57" E
C8	29.26'	20.00'	83°49'56"	26.72'	S 04°37'09" E
C9	64.38'	44.00'	83°49'56"	58.79'	S 04°37'09" E
C10	31.09'	20.00'	89°03'49"	28.05'	N 01°35'18" W
C11	9.39'	44.00'	121°3'37"	9.37'	S 40°00'24" E
C12	18.42'	66.11'	15°57'42"	18.36'	N 42°27'16" W
C13	41.16'	20.00'	117°54'58"	34.27'	S 12°17'42" W
C14	34.00'	20.00'	97°24'06"	30.05'	N 05°45'27" W
C15	31.02'	20.00'	86°52'48"	28.01'	S 87°52'47" W
C16	66.50'	44.00'	86°52'48"	60.35'	S 87°52'47" W
C17	25.81'	44.00'	33°36'26"	25.44'	S 03°37'15" E
C18	64.08'	60.00'	61°11'36"	61.08'	N 15°14'47" W
C19	22.30'	20.00'	63°52'32"	21.16'	S 13°54'20" E
C20	15.00'	3985.90'	0°12'56"	15.00'	N 38°07'44" E
C21	15.00'	3985.90'	0°12'56"	15.00'	N 40°42'36" E
C23	30.00'	20.00'	86°56'37"	27.27'	N 03°35'19" W
C24	41.89'	20.00'	120°00'47"	34.64'	S 72°58'12" E
C25	20.36'	20.00'	58°19'52"	19.49'	N 16°12'08" E
C26	25.78'	44.00'	33°34'24"	25.43'	N 29°45'06" W
C27	11.72'	20.00'	33°34'24"	11.55'	N 29°45'06" W
C28	31.58'	20.00'	90°29'46"	28.41'	N 88°11'29" E
C29	27.37'	20.00'	78°25'00"	25.29'	N 84°34'34" E
C30	32.62'	20.00'	93°26'07"	29.12'	S 86°44'44" W
C31	71.75'	44.00'	93°26'07"	64.06'	S 86°44'44" W
C32	30.23'	20.00'	88°35'18"	27.43'	S 03°15'58" E
C33	22.00'	20.00'	63°01'52"	20.01'	S 16°09'53" E
C34	29.40'	20.00'	88°12'40"	26.82'	S 63°34'55" W
C35	10.58'	44.00'	134°7'01"	10.56'	N 36°03'06" E
C36	58.15'	3970.90'	0°10'20"	58.15'	N 39°22'08" E
C37	38.45'	58.00'	61°11'36"	36.65'	N 15°14'47" W
C38	32.06'	20.00'	91°30'13"	28.73'	N 01°45'42" W
C39	24.63'	74.00'	19°04'08"	24.51'	N 52°58'26" E
C40	74.77'	100.00'	42°50'32"	73.04'	S 06°04'14" E
C42	16.64'	50.00'	10°04'06"	16.56'	N 52°58'26" E
C43	91.19'	50.00'	104°29'28"	79.06'	S 05°27'53" W
C44	26.52'	20.00'	75°57'36"	24.62'	S 84°18'35" E
C45	36.01'	20.00'	103°09'36"	31.34'	N 80°44'23" E
C46	48.51'	305.00'	09°06'45"	48.46'	S 30°00'36" W
C47	67.09'	295.00'	13°01'47"	66.94'	S 31°58'07" E
C48	9.27'	20.50'	25°34'19"	9.19'	S 33°22'37" E
C49	24.51'	50.00'	28°05'20"	24.27'	S 29°23'42" E
C50	20.35'	45.00'	25°54'18"	20.17'	S 33°22'37" E
C51	11.38'	44.00'	143°9'10"	11.35'	N 50°18'02" E
C52	5.17'	20.00'	143°9'10"	5.16'	N 50°18'02" E
C53	22.37'	20.00'	64°05'41"	21.22'	S 78°22'37" E
C54	31.67'	20.00'	90°43'01"	28.46'	S 86°42'53" E
C55	31.42'	20.00'	90°00'00"	28.28'	N 24°34'32" E
C56	31.50'	20.00'	90°13'51"	28.34'	S 88°33'18" W
C57	18.12'	40.97'	25°20'29"	17.97'	N 67°07'44" W
C58	37.16'	64.00'	33°15'51"	36.64'	S 63°10'03" E
C59	22.88'	50.00'	26°13'08"	22.68'	N 58°28'38" E
C61	49.31'	50.00'	58°30'05"	47.33'	S 89°14'27" E
C62	112.26'	84.50'	76°07'06"	104.19'	S 80°57'01" W
C63	122.72'	60.50'	116°13'12"	102.74'	N 16°34'25" W
C64	21.62'	44.00'	28°06'49"	21.40'	S 57°30'47" W
C65	20.77'	20.00'	58°30'44"	19.85'	N 16°34'25" W
C66	55.76'	25.00'	127°48'08"	44.90'	N 07°41'07" E
C67	42.04'	23.00'	104°43'12"	36.43'	N 81°31'11" E
C68	69.12'	44.00'	90°00'00"	62.23'	S 88°26'23" W
C69	31.42'	20.00'	90°00'00"	28.28'	N 88°26'23" E
C70	32.99'	21.00'	90°00'00"	29.70'	S 88°26'23" W
C71	70.69'	45.00'	90°00'00"	63.64'	N 88°26'23" E
C72	26.36'	20.00'	75°51'03"	24.48'	N 05°12'23" E

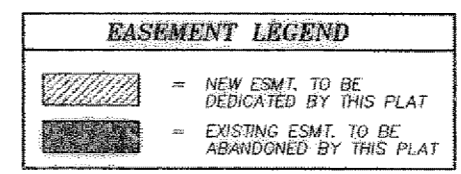
COORDINATES ARE BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM

	NORTHING	EASTING
1	7,018,984.62	2,596,785.28
2	7,018,140.96	2,597,654.15

- NOTES:**
- 1) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
 - 2) THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
 - 3) I.R.F. = IRON ROD FOUND
I.R.S. = IRON ROD SET
C.M. = CONTROL MONUMENT
C.I.R.F. = I.R.F. W/YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP"
C.I.R.F. = CAPPED IRON ROD FOUND
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS.
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS.
B.L. = BUILDING LINE

OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

SURVEYOR: THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-3330
(214-747-3733) (FAX 214-747-7331)



REPLAT
LOTS 9 & 10, BLOCK A
OF
ROCKWALL CROSSING
BEING A REPLAT OF LOTS 6 & 7, BLOCK A
2 LOTS, 23.454 ACRES
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

G.83

LEGAL DESCRIPTION

BEING a 23.454 acre (1,021,675 square foot) tract of land situated in the J.D. McFarland Survey, Abstract No. 145 in the City of Rockwall, Rockwall County, Texas, being part of that certain called 8.4202 acre tract of land described by a deed to Rockwall Crossing, Ltd. as recorded in Volume 03552, Page 00190 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being part of that certain called 17.6712 acre tract of land described by a deed to Rockwall Crossing, Ltd. as recorded in Volume 03645, Page 00171 - D.R.R.C.T., and also being all of that certain called 0.506 acre tract of land described by a deed to Rockwall Crossing, Ltd. as recorded in Volume 03746, Page 00120 - D.R.R.C.T., with said 23.454 acre tract also being all of Lots 6 and 7, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet F, Slide 395 (Doc. No. 00358094) of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), with said 23.454 acre (1,021,675 square feet) being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a yellow plastic cap stamped "THE WALLACE GROUP" ("cap") marking the most westerly corner of said Rockwall Crossing addition, being common with the most northerly corner of that certain called 0.316 acre tract of land described by deed to the City of Rockwall, Texas as recorded in Volume 03746, Page 00116 - D.R.R.C.T., with said point also being in the curving southeasterly-of-way (R.O.W.) line of Interstate Highway 30 (having a variable width R.O.W.) and being in a curve to the left with the radius point being situated North 41 degrees 04 minutes 31 seconds West at 3,970.90 feet;

THENCE along the common curving northwesterly line of said Rockwall Crossing addition, the curving southeasterly R.O.W. line of said Interstate Highway 30 and said curve to the left, through a central angle of 13 degrees 32 minutes 02 seconds, having a radius of 3,970.90 feet, a chord bearing of North 42 degrees 09 minutes 28 seconds East, a chord distance of 935.79 feet, and an arc distance of 937.97 feet to a 5/8 inch iron rod found with "cap" marking the end of said curve;

THENCE North 35 degrees 12 minutes 58 seconds East, continuing along said common lines, a distance of 31.79 feet to a 5/8 inch iron rod found with "cap" marking a northerly corner of said Lot 6, being common with the most westerly corner of Lot 5, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet F, Slide 235 (Doc. No. 00330590) - P.R.R.C.T.;

THENCE South 46 degrees 33 minutes 37 seconds East, departing said common curving northwesterly line of the Rockwall Crossing addition and the curving southeasterly R.O.W. line of said Interstate Highway 30, along a northeasterly line of said Lot 6 and the common southwesterly line of said Lot 5, a distance of 318.00 feet to a chiseled "X" found in concrete marking an ell corner of said Lot 6 and the common most southerly corner of said Lot 5;

THENCE North 29 degrees 09 minutes 35 seconds East, along a common northwesterly line of said Lot 6 and the southeasterly line of said Lot 5, a distance of 206.38 feet to a chiseled "X" found in concrete marking an angle point in the boundary for said Lot 6, the common easterly corner of said Lot 5, and also being common with the most southerly corner of Lot 8, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet G, Slide 19 (Doc. No. 00361907) - P.R.R.C.T.;

THENCE North 44 degrees 09 minutes 24 seconds East, along a common northwesterly line of said Lot 6 and the southeasterly line of said Lot 8, a distance of 196.17 feet to a 1/2 inch iron rod found marking the northeasterly corner of said Lot 6, and the common most easterly corner of said Lot 8, with said point also being in the northeasterly line of said Rockwall Crossing addition and the common southwesterly line of Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 265 - P.R.R.C.T.;

THENCE South 45 degrees 50 minutes 36 seconds East, along the common northeasterly line of said Rockwall Crossing addition and the southwesterly line of said Rockwall Business Park East, Phase Three, a distance of 883.65 feet to a 5/8 inch iron rod found with "cap" marking the common most easterly corner of said Rockwall Crossing addition and the most southerly corner of said Rockwall Business Park East, Phase Three, with said point being in the northwesterly R.O.W. line of Ralph Hall Parkway (having a 85 foot wide R.O.W.);

THENCE South 62 degrees 30 minutes 30 seconds West, along the common southeasterly line of said Rockwall Crossing addition and the northwesterly R.O.W. line of said Ralph Hall Parkway, a distance of 847.44 feet to a 5/8 inch iron rod found with "cap" marking the Point of Curvature of a tangent curve to the left with the radius point being situated South 27 degrees 29 minutes 30 seconds East at 1,242.00 feet;

THENCE along the common curving southeasterly line of said Rockwall Crossing addition, the curving northwesterly R.O.W. line of said Ralph Hall Parkway and said curve to the left, through a central angle of 18 degrees 10 minutes 18 seconds, having a radius of 1,242.00 feet, a chord bearing of South 53 degrees 25 minutes 22 seconds West, a chord distance of 392.26 feet, and an arc distance of 393.90 feet to a chiseled "X" found in concrete marking the most southwesterly corner of said Rockwall Crossing addition, being common with the most easterly corner of that certain called 5.0 acre tract of land described by deed to the State of Texas as recorded in Volume 65, Page 591 - D.R.R.C.T.;

THENCE North 46 degrees 19 minutes 47 seconds West, departing said northwesterly R.O.W. line of Ralph Hall Parkway, along the common southwesterly line of said Rockwall Crossing addition and the northeasterly line of said State of Texas tract, a distance of 667.33 feet to a PK nail found marking an ell corner of said Rockwall Crossing addition, being common with the most northerly corner of said State of Texas tract;

THENCE South 43 degrees 31 minutes 18 seconds West, along a common southeasterly line of said Rockwall Crossing addition and the northwesterly line of said State of Texas tract, a distance of 167.53 feet to a 5/8 inch iron rod found with "cap" marking an ell corner of said Rockwall Crossing addition, being common with the most easterly corner of the aforementioned City of Rockwall 0.316 acre tract;

THENCE North 46 degrees 34 minutes 00 seconds West, departing said northwesterly line of the State of Texas tract, along a common southwesterly line of said Rockwall Crossing addition and the northeasterly line of City of Rockwall tract, a distance of 115.22 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 23.454 acres (1,021,675 square feet) of land, more or less.

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 the REPLAT, LOTS 9 & 10, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, 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 the REPLAT, LOTS 9 & 10, BLOCK A, ROCKWALL CROSSING, 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.
- 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.

ROCKWALL CROSSING, LTD., a Texas Limited partnership

By: WOODMONT ROCKWALL GP, L.L.C.
a Texas Limited Liability company, General Partner

By: Stephen Coslik, Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEPHEN COSLIK 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 22nd day of

November, 2006

Susan R. Johnson
Notary Public in and for the State of Texas

My Commission Expires: 5-12-09



OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

SURVEYOR: THE WALLACE GROUP, INC.

ENGINEERS * PLANNERS * SURVEYORS
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-3330
(214-747-3733) (FAX: 214-747-7331)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, LONNY GILLESPIE, 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.

Lonny Gillespie

LONGY GILLESPIE,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5261



STATE OF TEXAS
COUNTY OF ROCKWALL

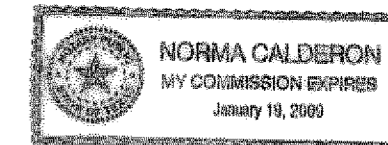
Before me, the undersigned authority, on this day personally appeared Lonny Gillespie known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 22nd day of

November, 2006

Norma Calderon
Notary Public in and for the State of Texas

January 19, 2009
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

By: Greg Burgamy, Planning And Zoning Commission, 11-28-06, 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

20th day of November, 2006

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.

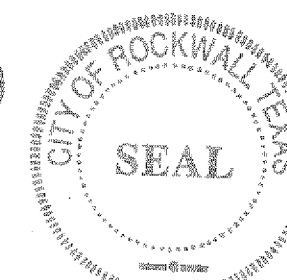
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 12 day of

December, 2006

William R. Cecil, Mayor, City of Rockwall; Dorothy Brooks, City Secretary, City of Rockwall

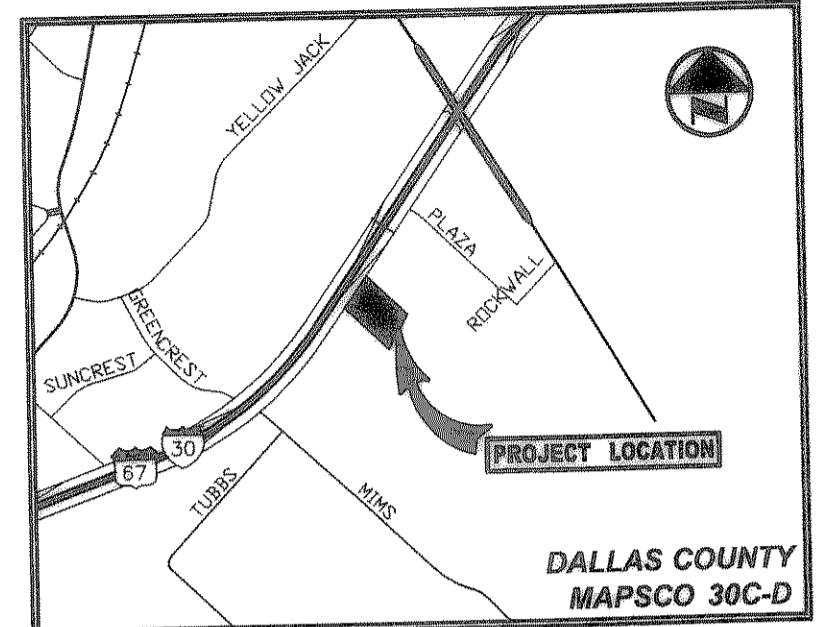
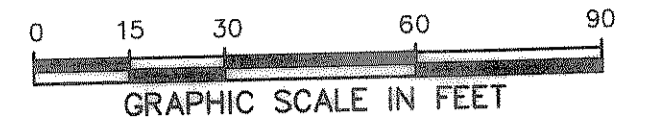
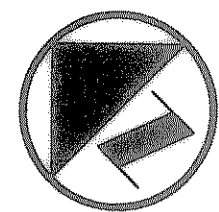
By: Chuck Judd, City Engineer, 12-13-06



REPLAT
LOTS 9 & 10, BLOCK A
OF
ROCKWALL CROSSING
BEING A REPLAT OF LOTS 6 & 7, BLOCK A
2 LOTS, 23.454 ACRES
J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	139.00'	N 37°17'48" E	L46	115.35'	N 43°26'23" E	L91	100.80'	N 45°58'29" W	L136	25.10'	S 25°50'04" E
L2	138.19'	S 46°33'37" E	L47	180.64'	S 45°50'36" E	L92	18.64'	N 20°25'28" W	L137	17.39'	N 47°06'33" W
L3	32.61'	S 33°53'36" E	L48	223.80'	S 15°21'02" W	L93	15.00'	N 69°34'32" E	L138	15.00'	S 42°53'27" W
L4	7.70'	S 46°07'13" E	L49	81.67'	N 74°40'21" W	L94	18.64'	S 20°25'28" E	L139	15.09'	S 47°06'33" E
L5	112.14'	S 42°56'36" W	L50	24.00'	S 15°19'39" W	L95	15.84'	N 20°25'28" W	L140	12.98'	N 47°06'33" W
L6	125.43'	N 46°32'07" W	L51	24.18'	N 74°40'21" E	L96	15.00'	N 69°34'32" E	L141	15.00'	S 42°53'27" W
L7	256.75'	S 46°33'37" E	L52	12.01'	S 32°08'32" E	L97	15.84'	S 20°25'28" E	L142	12.98'	S 47°06'33" E
L8	1.00'	N 42°56'36" E	L53	45.01'	N 74°38'58" E	L98	17.86'	N 46°33'37" W	L143	36.26'	N 20°37'03" W
L9	125.43'	N 46°32'07" W	L54	189.25'	S 43°26'23" W	L99	15.00'	N 43°26'23" E	L144	15.00'	S 69°22'57" W
L10	139.00'	N 37°17'48" E	L55	121.84'	S 62°30'30" W	L100	17.86'	S 46°33'37" E	L145	39.36'	S 20°37'03" E
L11	131.73'	S 46°33'37" E	L56	235.93'	S 42°53'27" W	L101	18.23'	N 74°38'58" W	L146	16.18'	N 43°54'01" E
L12	32.61'	S 33°53'36" E	L57	154.68'	S 57°42'37" W	L102	15.00'	N 15°21'02" E	L147	30.04'	N 20°26'12" W
L13	5.51'	S 46°07'13" E	L58	21.83'	N 46°19'47" W	L103	18.23'	S 24°38'58" E	L148	28.23'	S 69°34'48" W
L14	6.83'	N 29°09'35" E	L59	193.65'	N 20°25'28" W	L104	17.14'	S 43°40'13" W	L149	3.52'	S 25°27'13" W
L15	275.32'	S 46°33'37" E	L60	23.33'	S 43°40'13" W	L105	15.00'	N 46°19'47" W	L150	21.09'	S 04°07'28" E
L16	10.00'	S 44°11'32" W	L61	281.08'	N 69°34'32" E	L106	20.07'	N 43°40'13" E	L151	10.89'	N 62°30'30" E
L17	274.47'	N 46°33'37" W	L62	213.45'	N 56°33'02" E	L107	11.97'	N 45°50'33" W	L152	14.13'	N 04°07'28" W
L18	250.86'	S 46°33'37" E	L63	195.59'	N 43°26'23" E	L108	15.00'	N 44°09'27" E	L153	0.88'	N 25°27'13" W
L19	3.71'	S 43°56'42" W	L64	223.74'	N 15°21'02" E	L109	18.04'	S 45°50'33" E	L154	70.70'	N 46°30'45" W
L20	11.29'	N 12°57'48" W	L65	83.69'	N 27°29'30" W	L110	20.59'	N 43°40'13" E	L155	15.00'	N 43°29'15" E
L21	119.40'	N 46°32'12" W	L66	248.90'	N 15°21'02" E	L111	15.00'	N 46°19'47" W	L156	51.91'	S 46°30'45" E
L22	118.84'	S 40°01'41" W	L67	182.52'	N 45°50'36" W	L112	20.94'	S 43°40'13" W	L157	25.64'	N 44°38'41" E
L23	126.08'	S 46°33'37" E	L68	106.61'	N 62°30'30" E	L113	24.78'	S 45°50'36" E	L158	21.43'	S 45°21'18" E
L24	18.00'	S 56°12'57" E	L69	194.75'	N 43°26'23" E	L114	15.00'	N 44°09'24" E	L159	63.48'	S 51°24'13" W
L25	32.82'	S 71°35'12" W	L70	88.84'	S 27°29'30" E	L115	24.78'	N 45°50'36" W	L160	15.00'	S 38°35'47" W
L26	151.65'	S 43°26'23" W	L71	17.84'	N 46°19'47" W	L116	10.00'	S 45°50'36" E	L161	63.36'	N 51°24'13" W
L27	119.40'	S 46°32'12" E	L72	100.25'	N 57°42'37" E	L117	15.00'	N 44°09'24" E	L162	58.52'	S 49°48'09" E
L28	51.37'	S 12°57'48" W	L73	235.93'	N 42°53'27" E	L118	10.00'	N 45°50'36" W	L163	15.00'	S 40°11'51" W
L29	85.12'	S 45°22'04" W	L74	98.60'	N 43°26'23" E	L119	11.96'	S 46°33'37" E	L164	58.65'	N 49°48'09" W
L30	32.01'	N 56°12'57" W	L75	112.60'	S 46°19'47" E	L120	15.00'	S 43°26'23" W	L165	4.00'	N 44°57'41" W
L31	124.05'	N 46°33'37" W	L76	15.00'	S 46°19'47" E	L121	11.96'	N 46°33'37" W	L166	15.00'	N 45°02'19" E
L32	118.84'	N 40°01'41" E	L77	193.53'	S 20°25'28" E	L122	35.15'	S 43°50'13" W	L167	17.00'	S 44°57'41" E
L33	12.07'	N 71°35'12" E	L78	143.78'	S 46°19'47" E	L123	15.00'	S 46°09'47" E	L168	258.83'	N 46°33'37" W
L34	289.01'	N 45°22'04" E	L79	23.47'	N 43°40'13" E	L124	35.06'	N 43°50'13" E	L169	264.12'	N 46°33'37" E
L35	301.97'	N 42°56'36" E	L80	12.85'	S 81°30'34" W	L125	16.07'	N 74°38'58" W	L170	145.19'	N 46°33'37" W
L36	161.29'	N 29°09'35" E	L81	13.91'	S 10°00'10" E	L126	15.00'	N 15°21'02" E	L171	207.62'	S 46°33'37" E
L37	195.21'	S 47°40'48" E	L82	8.75'	N 80°03'37" E	L127	16.07'	S 74°38'58" E	L172	6.24'	N 39°34'32" E
L38	210.90'	S 15°21'02" W	L83	9.42'	S 69°34'32" W	L128	21.68'	N 46°33'37" W	L173	118.35'	N 43°26'23" E
L39	186.83'	S 43°26'23" W	L84	15.00'	S 20°25'28" E	L129	15.00'	N 43°26'23" E	L174	22.97'	N 46°33'37" W
L40	207.95'	S 56°33'02" W	L85	9.42'	N 69°34'32" E	L130	21.68'	S 46°33'37" E	L175	21.84'	S 48°33'37" E
L41	280.19'	S 69°34'32" W	L86	60.96'	N 43°40'13" E	L131	40.92'	N 45°16'06" W	L176	82.65'	N 43°26'23" E
L42	102.86'	N 46°19'47" W	L87	118.35'	N 43°26'23" E	L132	15.00'	S 44°43'54" W	L177	82.65'	S 43°26'23" W
L43	157.66'	S 43°26'23" W	L88	15.00'	S 46°33'37" E	L133	36.11'	S 45°16'06" E	L178	102.29'	N 43°26'23" E
L44	189.70'	N 47°40'48" W	L89	100.01'	N 45°58'29" W	L134	24.67'	N 25°50'04" W	L179	33.77'	N 43°26'23" E
L45	163.98'	N 44°09'24" E	L90	15.00'	S 43°39'54" W	L135	15.00'	S 64°09'56" W	L180	153.12'	N 46°33'37" W

684



VICINITY MAP
(NOT TO SCALE)

POINT OF BEGINNING

"Y" CUT IN CONCRETE FOUND (C.M.)

15' UTILITY EASEMENT (CAB. F. SL. 235) (ABANDONED BY THIS PLAT)

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)
(BEARING BASIS)
N 35°12'56" E 202.08'

25' BUILDING LINE (CAB. F. SL. 145) (P.R.R.C.T.)

LOT 8, BLOCK A
ROCKWALL CROSSING
(CAB. G, SL. 19)
(P.R.R.C.T.)

24' FIRELANE, ACCESS & UTILITY EASEMENT (CAB. G, SL. 19) (P.R.R.C.T.)

10' TXU ELECTRIC DELIVERY COMPANY EASEMENT (VOL. 3950, SL. 252) (D.R.R.C.T.)

S 46°33'37" E 296.00'

24' FIRELANE, ACCESS & UTILITY EASEMENT (CAB. F, SL. 145) (P.R.R.C.T.)

25' UTILITY EASEMENT (CAB. F, SL. 235) (P.R.R.C.T.)

S 46°33'37" E 258.93'

N 46°33'37" W 264.90'

S 46°45'35" E 88.59'

S 46°45'34" E 77.84'

LOT 11, BLOCK A
ROCKWALL CROSSING
1.410 ACRES
(61,401 SF)
THE BERLE AND CAROL CRISP FAMILY TRUST
(VOL. 4250, PG. 284)
(D.R.R.C.T.)

10' TXU ELECTRIC DELIVERY COMPANY EASEMENT (VOL. 3950, SL. 252) (D.R.R.C.T.)

10' DRAINAGE EASEMENT (CAB. F, SL. 235) (P.R.R.C.T.)

10' DRAINAGE EASEMENT (CAB. F, SL. 235) (P.R.R.C.T.)

25'x15' TXU EASEMENT (CAB. F, SL. 145) (P.R.R.C.T.)

24' FIRELANE, ACCESS & UTILITY EASEMENT (CAB. F, SL. 235) (P.R.R.C.T.)

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24' FIRELANE, ACCESS & UTILITY EASEMENT (CAB. F, SL. 235) (P.R.R.C.T.)

LOT 9, BLOCK A
ROCKWALL CROSSING
(CAB. G, SL. 83)
(P.R.R.C.T.)

"+" CUT IN CONCRETE FOUND (C.M.)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 43°39'31" W	31.76'
L2	N 46°20'29" W	15.00'
L3	N 43°39'31" E	31.70'
L4	S 43°26'23" W	23.24'
L5	N 43°26'23" E	23.33'
L6	S 43°26'23" W	25.00'
L7	N 46°33'37" W	15.00'
L8	N 43°26'23" E	25.00'
L9	S 43°14'45" W	31.87'
L10	S 24°49'51" W	41.87'
L11	N 65°10'09" W	5.00'
L12	S 24°49'51" W	23.81'
L13	S 43°22'16" W	12.81'
L14	N 43°22'16" E	12.81'
L15	N 24°49'51" E	33.92'
L16	S 29°09'35" W	10.29'
L17	S 60°19'49" W	22.99'
L18	N 60°19'49" E	12.54'
L19	N 36°20'27" E	9.54'
L20	S 30°04'42" W	10.91'
L21	N 43°14'45" E	8.21'
L22	S 43°14'45" W	18.27'
L23	S 43°14'45" W	10.00'
L24	N 43°14'45" E	3.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	18°46'33"	22.00'	7.21'	3.64'	S 37°10'21" E	7.18'
C2	56°56'39"	22.00'	21.97'	11.93'	S 00°41'15" W	20.98'
C3	18°25'30"	20.00'	6.43'	3.24'	S 38°22'20" W	6.40'
C4	41°34'30"	20.00'	14.51'	7.59'	S 68°22'20" W	14.20'
C5	44°16'48"	20.00'	15.46'	8.14'	N 68°42'01" W	15.07'
C6	104°16'48"	20.00'	36.40'	25.73'	N 81°7'59" E	31.58'
C7	75°43'13"	20.00'	26.43'	15.55'	N 08°42'01" W	24.55'
C8	89°37'53"	44.00'	68.83'	43.72'	N 01°44'41" W	62.02'
C9	89°49'50"	20.00'	31.36'	19.94'	N 01°50'39" W	28.24'
C10	98°13'36"	20.00'	34.29'	23.10'	S 84°19'46" W	30.24'
C11	90°11'38"	10.00'	15.74'	10.03'	S 88°20'34" W	14.17'
C12	19°01'45"	49.50'	16.44'	8.30'	S 33°51'24" W	16.36'
C13	19°13'17"	25.50'	8.55'	4.32'	N 33°45'38" E	8.51'
C14	10°23'07"	74.50'	13.50'	6.77'	N 30°01'25" E	13.49'
C15	98°13'36"	44.00'	75.43'	50.82'	N 84°19'46" E	66.53'
C16	13°10'03"	20.00'	4.60'	2.31'	S 36°39'44" W	4.59'
C17	12°58'43"	44.00'	9.97'	5.00'	S 36°34'54" W	9.95'
C18	89°59'40"	5.00'	7.85'	5.00'	N 88°14'35" E	7.07'
C19	89°48'22"	10.00'	15.67'	9.97'	N 01°39'26" W	14.12'

LOT 9, BLOCK A
ROCKWALL CROSSING
(CAB. G, SL. 83)
(P.R.R.C.T.)

NOTES

- Bearing system (North 35 degrees, 12 minutes, 58 seconds East for the southeast right-of-way line of Interstate Highway 30) based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202.)
- Coordinates based on the City of Rockwall Monumentation System.

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: CHRISTOPHER P. McCLUSKEY

OWNER:
THE BERLE AND CAROL CRISP FAMILY TRUST
6151 FAIR OAKS BOULEVARD
CARMICHAEL, CA 95608-4894

LEGEND

- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- [Hatched Box] FIRELANE, ACCESS & UTILITY EASEMENT AREA TO BE ABANDONED BY THIS REPLAT
- [Hatched Box] 24' MUTUAL ACCESS EASEMENT ABANDONED BY THIS REPLAT
- [Hatched Box] UTILITY EASEMENT ABANDONED BY THIS REPLAT
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF TEXAS

REPLAT
**LOT 11, BLOCK A
ROCKWALL CROSSING**

BEING A REPLAT OF LOT 5, BLOCK A,
ROCKWALL CROSSING
1 LOT, 1.410 ACRES
J. D. McFARLAND SURVEY, ABSTRACT NO. 145,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-489
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY JRM	CHECKED BY EAK	SCALE 1"=30'	DATE DEC. 2010	JOB NUMBER 3131-10.225
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H-145

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, The Berle and Carol Crisp Family Trust is the owner of a 1.410 acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, Rockwall County, Texas; said tract being all of Lot 5, Block A, Rockwall Crossing, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet F, Slide 235 of the Plat Records of Rockwall County, Texas; said tract also being all of that tract of land described in Warranty Deed to The Berle and Carol Crisp Family Trust recorded in Volume 4250, Page 284 of the Deed Records of Rockwall County, Texas; said 1.410 acre tract being more particularly described as follows:

BEGINNING, at a "Y" cut in concrete found in the southeast right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northernmost corner of said Lot 5 and the westernmost corner of Lot 8, Block A, Rockwall Crossing, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Slide 19 of said Plat Records;

THENCE, South 46 degrees, 33 minutes, 37 seconds East, along the southwest line of said Lot 8, a distance of 295.00 feet to a "+" cut in concrete found in a northwest line of Lot 9, Block A, Rockwall Crossing, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Slide 83 of said Plat Records;

THENCE, South 29 degrees, 09 minutes, 35 seconds West, along the said northwest line of Lot 9, a distance of 206.38 feet to a "+" cut in concrete found for corner;

THENCE, North 46 degrees, 33 minutes, 37 seconds West, along a northeast line of said Lot 9, a distance of 318.00 feet to a 5/8-inch iron rod with "THE WALLACE GROUP" cap found for corner in the said southeast line of Interstate Highway 30; said point being a north corner of said Lot 9;

THENCE, North 35 degrees, 12 minutes, 58 seconds East, along the said southeast line of Interstate Highway 30, a distance of 202.08 feet to the POINT OF BEGINNING;

CONTAINING, 61,401 square feet or 1.410 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric A. Kreiner, 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.

Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320

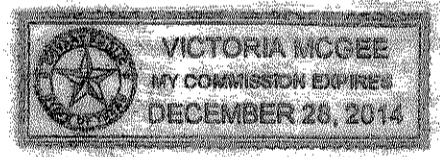


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Eric A. Kreiner, 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 3rd day of January, 2011.

Victoria McGee
Notary Public in and for the State of Texas



My Commission Expires: 12-28-2014

RECOMMENDED FOR FINAL APPROVAL

Plan: 08-31-10
Planning and Zoning Commission Date

APPROVED

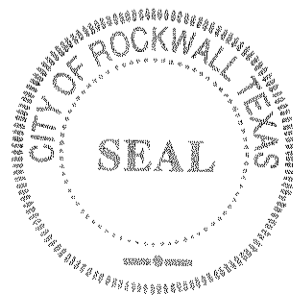
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 29th day of September, 2010.

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 26th day of January, 2011.

William R. Cecil, Mayor, City of Rockwall
Kirsty Ashberry, City Secretary

Chuck Lohel, City Engineer



SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: CHRISTOPHER P. McCLUSKEY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as REPLAT OF LOT 11, BLOCK A OF ROCKWALL CROSSING, 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 (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 11, BLOCK A OF ROCKWALL CROSSING have been notified and signed this plat. I (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. 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; 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

OWNER

Printed Name: BERLE & CAROL CRISP FAMILY TRUST
Signature: [Handwritten Signature]
Title: TRUSTEE

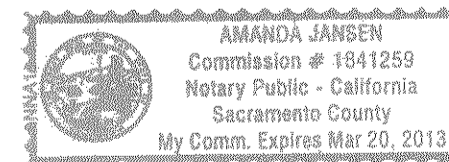
STATE OF CALIFORNIA §
COUNTY OF SACRAMENTO §

Before me, the undersigned authority, on this day personally appeared Berle G. Crisp, 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 13th day of January, 2011.

[Handwritten Signature]
Notary Public in and for the State of California

My Commission Expires: 3/20/13



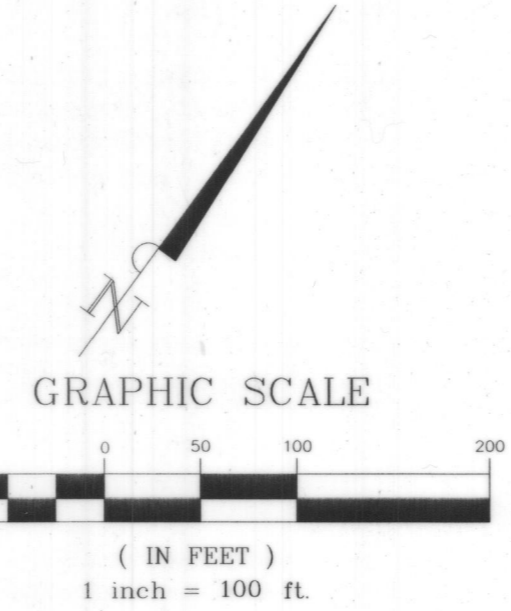
REPLAT
LOT 11, BLOCK A
ROCKWALL CROSSING
BEING A REPLAT OF LOT 5, BLOCK A,
ROCKWALL CROSSING
1 LOT, 1.410 ACRES
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Pacheco Koch logo and address: 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75208 972.235.3031 TX REG. ENGINEERING FIRM F-469 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00
Table with columns: DRAWN BY (JRM), CHECKED BY (EAK), SCALE (NONE), DATE (DEC. 2010), JOB NUMBER (3131-10.225)

H-146

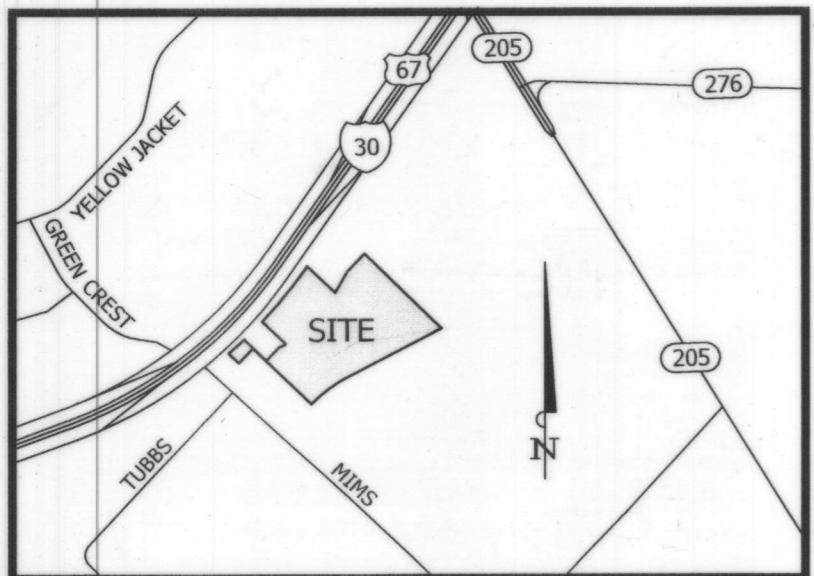
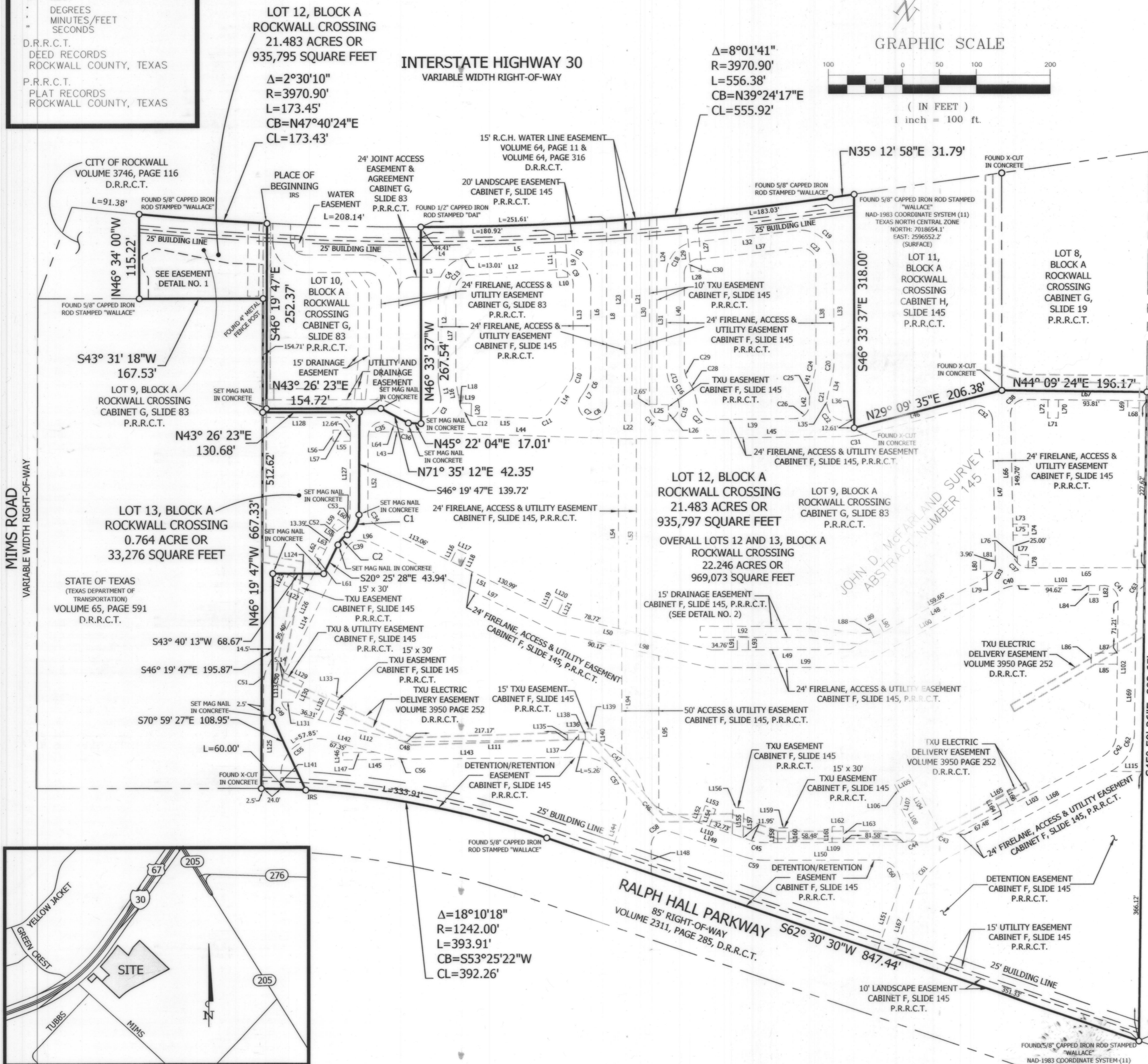
LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- DEGREES
- MINUTES/FEET
- SECONDS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS



GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48397C0040 L, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
4. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
5. Easements shown hereon are based on the recorded plat of ROCKWALL CROSSING, as recorded in Cabinet G, Slide 83, Plat Records, Rockwall County, Texas.
6. The Surveyor does not guarantee that all easements, rights, or other encumbrances which may affect the subject property are shown hereon.
7. Property owner is responsible for all the maintenance, repair, and replacement of the drainage and detention systems in easements.



J 173
FINAL PLAT
ROCKWALL CROSSING

LOTS 12 & 13, BLOCK A
BEING A REPLAT OF LOT 9, BLOCK A,
ROCKWALL CROSSING, AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS AND BEING 22.246 ACRES OUT OF THE
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2017-025
PREPARATION DATE: MAY 2017
SHEET 1 OF 3

PREPARED BY: PROJECT NO. 086-17-01

OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107
PHONE: 817-732-4000

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Rockwall Crossing
Lots 12 & 13, Block A
Final Plat

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **ROCKWALL CROSSING, LTD.**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 22.246 acres (969,073 square feet) of land in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas; said 22.246 acres (969,073 square feet) of land being a all of that certain described Lot 9, Block A, **ROCKWALL CROSSING** (hereinafter referred to as Lot 9), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 83, Plat Records, Rockwall County, Texas (P.R.R.C.T.); said Lot 9 being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northwesterly corner of said Lot 9, same being the Westerly corner of that certain tract of land described as Lot 10, Block A of said **ROCKWALL CROSSING** (hereinafter referred to as Lot 10), same also being the existing Southeasterly right-of-way line of Interstate Highway 30, (variable width right-of-way);

THENCE with the common line between said Lot 9 and said Lot 10 for the following 5 courses:

1. South 46 degrees 19 minutes 47 seconds East, departing the existing Southeasterly right-of-way line of said Interstate Highway 30, a distance of 252.37 feet to an "X" cut in concrete pavement set for an inner-ell corner of said Lot 9, same being the Southerly corner of said Lot 10;
2. North 43 degrees 26 minutes 23 seconds East, a distance of 154.72 feet to an "X" cut in concrete pavement set for corner;
3. North 71 degrees 35 minutes 12 seconds East, a distance of 42.35 feet to an "X" cut in concrete pavement set for corner;
4. North 45 degrees 22 minutes 04 seconds East, a distance of 17.01 feet to an "X" cut in concrete pavement set for corner, same being the Easterly corner of said Lot 10;
5. North 46 degrees 33 minutes 37 seconds West, a distance of 267.54 feet to a one-half inch iron rod with plastic cap stamped "DAI" found for an angle point in the Northwesterly line of said Lot 9, same being the northerly corner of said Lot 10, same being the existing Southeasterly right-of-way line of Interstate Highway 30, same also being the beginning of a non-tangent curve to the left, whose long chord bears North 39 degrees 24 minutes 17 seconds East, a distance of 555.92 feet;

THENCE Northeasterly with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30 and with said non-tangent curve to the left having a radius of 3970.90 feet, through a central angle of 8 degrees 01 minute 41 seconds, for an arc distance of 556.38 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for corner;

THENCE North 35 degrees 12 minutes 58 seconds East, continue with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30, a distance of 31.79 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Northerly corner of said Lot 9, same being the Westerly corner of that certain tract of land described as Lot 11, Block A, **ROCKWALL CROSSING** (hereinafter referred to as Lot 11), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 145, P.R.R.C.T.;

THENCE South 46 degrees 33 minutes 37 seconds East, departing the existing Southeasterly right-of-way line of said Interstate Highway 30 and with the common line between said Lot 9 and said Lot 11, a distance of 318.00 feet to an "X" cut in concrete pavement found for an inner-ell corner of said Lot 9, same being the Southerly corner of said Lot 11;

THENCE North 29 degrees 09 minutes 35 seconds East, continue with the common line between said Lot 9 and said Lot 11, a distance of 206.38 feet to an "X" cut in concrete pavement found for an angle point in the Northwesterly line of said Lot 9, same being the Easterly corner of said Lot 11, same also being the Southerly corner of that certain tract of land described as Lot 8, Block A, **ROCKWALL CROSSING** (hereinafter referred to as Lot 8), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 19, P.R.R.C.T.;

THENCE North 44 degrees 09 minutes 24 seconds East with the common line between said Lot 9 and said Lot 8, a distance of 196.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northerly corner of said Lot 9, same being the Easterly corner of said Lot 8, same also being the Southwesterly line of that certain tract of land described as Lot 6, **ROCKWALL BUSINESS PARK EAST SUBDIVISION** (hereinafter referred to as Lot 6), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 231, P.R.R.C.T.;

THENCE South 45 degrees 50 minutes 36 seconds East with the common line between said Lot 9 and said Lot 6, a distance of 883.65 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for the Easterly corner of said Lot 9, same being the Southerly corner of said Lot 6, same also being the existing Northwesterly right-of-way line of Ralph Hall Parkway (85' right-of-way), as recorded in Volume 2311, Page 285, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 62 degrees 30 minutes 30 seconds West with the common line between said Lot 9 and the existing Northwesterly right-of-way line of said Ralph Hall Parkway, a distance of 847.44 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for the beginning of a curve to the left, whose long chord bears South 53 degrees 25 minutes 22 seconds West, a distance of 392.26 feet;

THENCE Southwesterly, with the common line between said Lot 9 and the existing Northwesterly right-of-way line of said Ralph Hall Parkway and with said curve to the left having a radius of 1242.00 feet, through a central angle of 18 degrees 10 minutes 18 seconds, fro an arc distance of 393.91 feet to an "X" cut in concrete pavement for for the Southerly corner of said Lot 9, same being the Easterly corner of that certain tract of land described in a deed to State of Texas (hereinafter referred to as Texas Department of Transportation tract), as recorded in Volume 65, Page 591, D.R.R.C.T.;

THENCE North 46 degrees 19 minutes 47 seconds West, departing the existing Northwesterly right-of-way line of said Ralph Hall Parkway and with the common line between said Lot 9 and said Texas Department of Transportation tract, a distance of 667.33 feet to a four-inch metal fence post found for corner, same being the Northerly corner of said Texas Department of Transportation tract;

Continued:

THENCE South 43 degrees 31 minutes 18 seconds West, continue with the common line between said Lot 9 and said Texas Department of Transportation tract, a distance of 167.53 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Southerly corner of said Lot 9, same being the Easterly corner of that certain tract of land described in a deed to City of Rockwall (hereinafter referred to as City of Rockwall tract), as recorded in Volume 3746, Page 116, D.R.R.C.T.;

THENCE North 46 degrees 34 minutes 00 seconds West, departing the Northwesterly line of said Texas Department of Transportation tract and with the common line between said Lot 9 and said City of Rockwall tract, a distance of 115.22 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Westerly corner of said Lot 9, same being the Northerly corner of said City of Rockwall tract, same being the existing Southeasterly right-of-way line of the aforesaid Interstate Highway 30, same also being the beginning of a non-tangent curve to the left, whose long chord bears North 47 degrees 40 minutes 24 seconds East, a distance of 173.43 feet;

THENCE Northeasterly with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30 and with said non-tangent curve to the left having a radius of 3970.90 feet, through a central angle of 2 degrees 30 minutes 10 seconds, fro an arc distance of 173.45 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 22.246 acres (969,073 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL CROSSING** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL CROSSING** 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 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 Crossing, LTD
a Texas limited partnership

By: Woodmont Rockwall GP, LLC
a Texas limited liability company, its general partner

By: Stephen Coslik
Stephen Coslik, Managing Member

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, on this day personally appeared **Stephen Coslik**, 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 22 day of JUNE, 2017.

Laurie Dunlop
Notary Public in and for the State of Texas

8-6-2017 #00055954-0
My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Michael Dan Davis**, 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.

For: Bannister Engineering LLC

Michael Dan Davis 06/06/17
Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



STANDARD CITY SIGNATURE BLOCK

[Signature]
Planning & Zoning Commission, Chairman 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 30 day of May, 2017.

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 30th day of June, 2017.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



Rockwall Crossing
Lots 12 & 13, Block A
Final Plat

J 174
FINAL PLAT
ROCKWALL CROSSING

LOTS 12 & 13, BLOCK A
BEING A REPLAT OF LOT 9, BLOCK A,
ROCKWALL CROSSING, AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS AND BEING 22.246 ACRES OUT OF THE
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2017-025
PREPARATION DATE: MAY 2017
SHEET 2 OF 3

PREPARED BY: PROJECT NO. 086-17-01

OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107
PHONE: 817-732-4000

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Line Table		
Line #	Length	Direction
L1	18.00	N56° 12' 57"W
L2	126.08	N46° 33' 37"W
L3	26.98	N43° 23' 23"E
L4	52.15	N43° 26' 23"E
L5	118.84	N40° 01' 41"E
L6	119.40	S46° 32' 11"E
L7	11.29	S12° 57' 48"E
L8	250.88	N46° 33' 37"W
L9	58.52	S49° 48' 09"E
L10	15.00	S40° 11' 51"W
L11	58.65	N49° 48' 09"W
L12	118.84	N40° 01' 41"E
L13	119.40	S46° 32' 12"E
L14	51.37	S12° 57' 48"E
L15	85.12	S45° 22' 04"W
L16	32.01	N56° 12' 57"W
L17	124.05	N46° 33' 37"W
L18	4.00	N44° 57' 41"W
L19	15.00	N45° 02' 19"E
L20	17.00	S44° 57' 41"E
L21	275.32	S46° 33' 37"E
L22	10.00	S44° 11' 32"W
L23	274.47	N46° 33' 37"W
L24	255.11	N46° 33' 37"W
L25	25.64	N44° 38' 41"E
L26	21.43	S45° 21' 19"E
L27	63.48	S51° 24' 13"E
L28	15.00	S38° 35' 37"W
L29	63.36	N51° 24' 13"W
L30	256.75	S46° 33' 37"E
L31	125.43	N46° 32' 07"W
L32	139.00	N37° 17' 48"E
L33	131.73	S46° 33' 37"E
L34	32.61	S33° 53' 36"E
L35	5.51	S46° 07' 13"E
L36	7.85	N29° 09' 35"E
L37	139.00	N37° 17' 48"E
L38	138.19	S46° 33' 37"E
L39	112.14	S42° 56' 36"W
L40	125.43	N46° 32' 07"W
L41	32.61	S33° 53' 36"E
L42	7.70	S46° 07' 13"E
L43	60.96	S43° 40' 13"W
L44	289.01	S45° 22' 04"W
L45	301.97	N42° 56' 36"E
L46	161.29	N29° 09' 35"E
L47	195.21	S47° 40' 49"E
L48	210.87	S15° 21' 02"W
L49	187.19	N43° 26' 23"E
L50	207.95	N56° 33' 02"E
L51	280.19	N69° 34' 32"E
L52	102.86	S46° 19' 47"E
L53	264.12	N46° 33' 37"W
L54	258.82	N46° 33' 37"W
L55	23.47	S43° 40' 13"W
L56	15.00	N46° 19' 47"W
L57	23.33	N43° 40' 13"E
L58	8.75	S80° 03' 37"W
L59	13.91	N10° 00' 10"W
L60	12.85	N81° 30' 34"E
L61	9.42	S69° 34' 32"W
L62	15.00	N20° 25' 28"W
L63	9.42	N69° 34' 32"E
L64	12.07	N71° 35' 12"E
L65	157.66	S43° 26' 23"W

Line Table		
Line #	Length	Direction
L66	189.70	N47° 40' 49"W
L67	163.98	N44° 09' 24"E
L68	15.00	S44° 09' 24"W
L69	10.00	N45° 50' 36"W
L70	24.78	S45° 50' 36"E
L71	14.00	S44° 09' 24"W
L72	24.78	N45° 50' 36"W
L73	20.94	N43° 40' 13"E
L74	15.00	S46° 19' 47"E
L75	20.59	S43° 40' 13"W
L76	11.55	N45° 50' 33"W
L77	15.00	N44° 09' 27"E
L78	18.04	S45° 50' 33"E
L79	17.14	S43° 40' 13"W
L80	15.00	N46° 19' 47"W
L81	20.07	N43° 40' 13"E
L82	11.96	S46° 33' 37"E
L83	15.00	S43° 26' 23"W
L84	11.96	N46° 33' 37"W
L85	35.17	S43° 50' 13"W
L86	15.00	N46° 09' 47"W
L87	35.25	N43° 50' 13"E
L88	18.23	N74° 38' 58"W
L89	15.00	N15° 21' 02"E
L90	18.23	S74° 38' 58"E
L91	17.86	N46° 33' 37"W
L92	15.00	N43° 26' 23"E
L93	17.86	S46° 33' 37"E
L94	145.19	S46° 33' 37"E
L95	207.62	S46° 33' 37"E
L96	6.24	N39° 34' 32"E
L97	281.08	N69° 34' 32"E
L98	213.45	N56° 33' 02"E
L99	195.59	N43° 26' 23"E
L100	223.74	N15° 21' 02"E
L101	115.35	N43° 26' 23"E
L102	180.64	S45° 50' 36"E
L103	223.80	S15° 21' 02"W
L104	81.67	N74° 40' 21"W
L105	24.00	S15° 19' 39"W
L106	24.18	S74° 40' 21"E
L107	12.01	S32° 08' 32"E
L108	45.01	S74° 38' 58"E
L109	189.25	S43° 26' 23"W
L110	121.84	S62° 30' 30"W
L111	235.93	S42° 53' 27"W
L112	154.68	S57° 42' 37"W
L113	21.83	N46° 19' 47"W
L114	193.65	N20° 25' 28"W
L115	42.28	S44° 09' 24"W
L116	18.64	N20° 25' 28"W
L117	15.00	N69° 34' 32"E
L118	18.64	S20° 25' 28"E
L119	18.64	N20° 25' 28"W
L120	15.00	N69° 34' 32"E
L121	18.64	S20° 25' 28"E
L122	30.00	S69° 34' 32"W
L123	15.00	N20° 25' 28"W
L124	30.00	N69° 34' 32"E
L125	143.78	S46° 19' 47"E
L126	193.53	S20° 25' 28"E
L127	112.60	S46° 19' 47"E
L128	98.60	N43° 26' 23"E
L129	28.23	N69° 34' 48"E
L130	30.04	S20° 25' 12"E

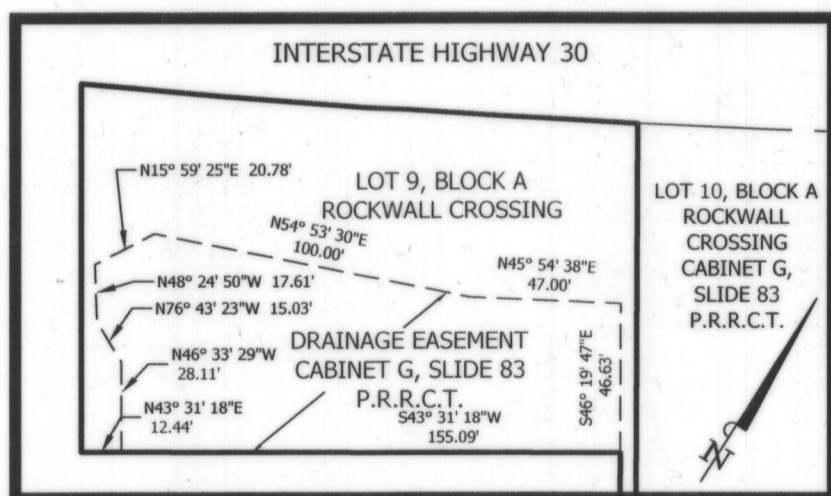
Line Table		
Line #	Length	Direction
L131	16.18	S43° 54' 01"W
L132	39.36	N20° 37' 03"W
L133	15.00	N69° 22' 57"E
L134	36.26	S20° 37' 03"E
L135	12.98	N47° 06' 33"W
L136	15.00	N42° 53' 27"E
L137	12.98	S47° 06' 33"E
L138	15.09	N47° 06' 33"W
L139	15.00	N42° 53' 27"E
L140	17.39	S47° 06' 33"E
L141	17.86	S46° 19' 47"E
L142	100.25	S57° 42' 37"W
L143	235.93	S42° 53' 27"W
L144	55.33	N27° 29' 30"W
L145	86.83	S42° 43' 40"W
L146	10.00	N47° 16' 20"W
L147	43.81	N42° 43' 40"E
L148	38.07	N46° 33' 37"W
L149	106.61	N62° 30' 30"E
L150	154.75	N43° 26' 23"E
L151	88.84	N27° 29' 30"W
L152	25.10	N25° 50' 04"W
L153	15.00	N64° 09' 56"E
L154	24.67	S25° 50' 04"E
L155	36.11	N45° 16' 06"W
L156	15.00	N44° 43' 54"E
L157	40.92	S45° 16' 06"E
L158	20.00	N46° 33' 57"W
L159	15.00	N43° 26' 23"E
L160	20.00	S46° 33' 57"E
L161	21.68	N46° 33' 57"W
L162	15.00	N43° 26' 23"E
L163	21.68	S46° 33' 57"E
L164	16.07	N74° 38' 58"W
L165	15.00	N15° 21' 02"E
L166	16.07	S74° 38' 58"E
L167	83.69	N27° 29' 30"W
L168	248.90	N15° 21' 02"E
L169	182.52	N45° 50' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.24'	32.00'	59°31'00"	S16° 34' 28"E	31.77'
C2	18.77'	32.00'	33°36'30"	S3° 37' 13"E	18.50'
C3	45.31'	25.00'	103°50'59"	N4° 17' 43"W	39.36'
C4	66.50'	44.00'	86°35'47"	S3° 15' 58"E	60.35'
C5	71.75'	44.00'	93°26'07"	S86° 44' 44"W	64.06'
C6	25.79'	44.00'	33°34'41"	N29° 45' 00"W	25.42'
C7	41.89'	20.00'	120°00'47"	S72° 58' 46"E	34.64'
C8	30.00'	20.00'	85°56'37"	N3° 34' 48"W	27.27'
C9	32.62'	20.00'	93°26'07"	N86° 44' 44"E	29.12'
C10	11.72'	20.00'	33°34'24"	S29° 44' 47"E	11.55'
C11	20.36'	20.00'	58°19'53"	S16° 12' 29"W	19.49'
C12	27.37'	20.00'	78°25'00"	S84° 35' 03"W	25.29'
C13	30.23'	20.00'	86°35'18"	N3° 15' 58"W	27.43'
C14	31.59'	20.00'	90°30'38"	N88° 11' 29"E	28.41'
C15	34.00'	20.00'	97°23'51"	N5° 45' 27"W	30.05'
C16	18.12'	40.97'	25°20'12"	N67° 07' 44"W	17.97'
C17	37.16'	64.00'	33°16'02"	N63° 10' 03"W	36.64'
C18	64.38'	44.00'	83°50'11"	N4° 37' 09"W	58.79'
C19	73.83'	44.00'	96°08'34"	N85° 22' 05"E	65.47'
C20	18.42'	66.11'	15°57'49"	S42° 27' 16"E	18.36'
C21	4.27'	20.00'	12°13'38"	S40° 00' 24"E	4.26'
C22	42.04'	23.00'	104°44'15"	N81° 31' 11"E	36.43'
C23	33.56'	20.00'	96°08'34"	N85° 22' 05"E	29.76'
C24	6.63'	30.00'	12°40'09"	S40° 13' 37"E	6.62'
C25	9.39'	44.00'	12°13'28"	S40° 00' 24"E	9.37'
C26	31.09'	20.00'	89°03'17"	S1° 35' 18"W	28.05'
C27	28.67'	20.00'	82°08'18"	S86° 49' 43"W	26.28'
C28	35.06'	64.97'	30°55'20"	N64° 20' 20"W	34.64'
C29	23.22'	40.00'	33°16'02"	N63° 10' 03"W	22.90'
C30	29.26'	20.00'	83°50'11"	S4° 37' 09"E	26.72'
C31	10.59'	44.00'	13°47'03"	N36° 03' 06"E	10.56'
C32	36.01'	20.00'	103°09'52"	S80° 44' 23"W	31.34'
C33	22.00'	20.00'	63°02'02"	N16° 09' 53"W	20.91'

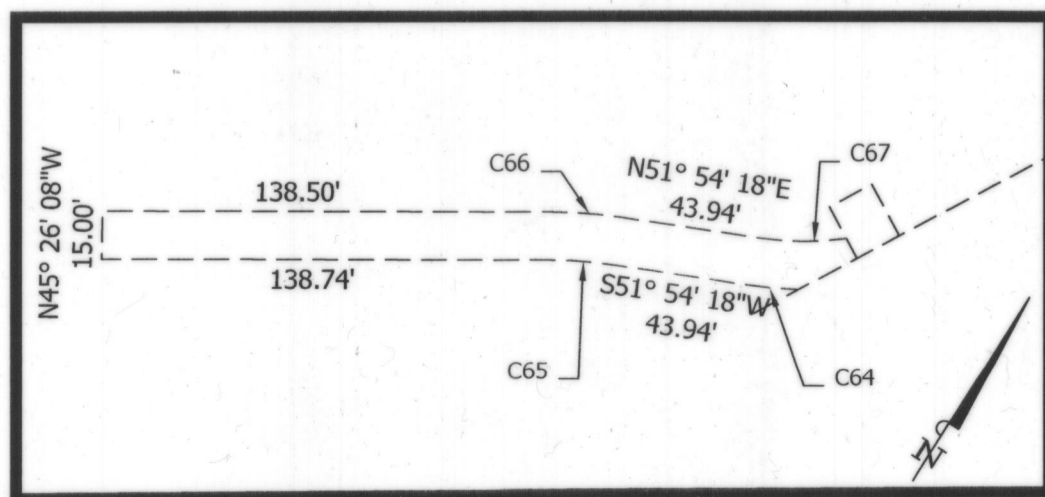
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	22.37'	20.00'	64°05'41"	S78° 23' 06"E	21.22'
C35	41.16'	20.00'	117°55'30"	S12° 37' 42"W	34.27'
C36	22.88'	50.00'	26°13'08"	N58° 28' 36"E	22.68'
C37	31.03'	20.00'	88°53'39"	S87° 52' 47"W	28.01'
C38	32.05'	20.00'	91°48'34"	N1° 44' 43"W	28.73'
C39	31.42'	20.00'	90°00'00"	N24° 34' 01"E	28.28'
C40	24.51'	50.00'	28°05'31"	N29° 23' 42"E	24.27'
C41	31.67'	20.00'	90°42'51"	S88° 47' 53"E	28.46'
C42	38.45'	36.00'	61°11'53"	S15° 14' 47"E	36.65'
C43	29.40'	20.00'	84°12'41"	S63° 34' 55"W	26.82'
C44	19.22'	20.00'	55°03'24"	S14° 52' 14"W	18.49'
C45	16.64'	50.00'	19°03'51"	S52° 58' 26"W	16.56'
C46	49.31'	50.00'	56°30'05"	N89° 14' 34"W	47.33'
C47	112.26'	84.50'	76°07'09"	S80° 56' 54"W	104.19'
C48	5.17'	20.00'	14°49'10"	S50° 18' 07"W	5.16'
C49	26.52'	20.00'	75°57'36"	N84° 18' 05"W	24.62'
C50	9.27'	20.50'	25°54'19"	N33° 22' 37"W	9.19'
C51	20.35'	45.00'	25°54'19"	S33° 22' 37"E	20.17'
C52	25.81'	44.00'	33°36'25"	S3° 37' 15"E	25.44'
C53	20.77'	20.00'	59°30'44"	S16° 34' 11"E	19.85'
C54	31.50'	20.00'	90°13'54"	N88° 33' 28"E	28.34'
C55	91.18'	50.00'	104°29'00"	S5° 27' 53"W	79.06'
C56	11.53'	44.00'	15°01'05"	S50° 18' 02"W	11.50'
C57	122.73'	60.50'	116°13'33"	N78° 59' 57"W	102.74'
C58	38.52'	20.00'	110°21'42"	N9° 00' 24"E	32.84'
C59	24.62'	74.00'	19°03'51"	N52° 58' 26"E	24.51'
C60	56.68'	29.79'	109°01'17"	N82° 00' 48"W	48.51'
C61	74.77'	100.00'	42°50'23"	N6° 04' 14"W	73.04'
C62	64.08'	60.00'	61°11'40"	N15° 14' 47"W	61.08'
C63	22.30'	20.00'	63°52'33"	N13° 54' 20"W	21.16'
C64	14.13'	107.50'	7°31'50"	S48° 08' 22"W	14.12'
C65	20.48'	142.50'	8°14'05"	S47° 47' 14"W	20.46'
C66	22.64'	157.50'	8°14'05"	N47° 47' 18"E	22.62'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	26.81'	92.50'	16°36'21"	N43° 36' 02"E	26.72'

Rockwall Crossing
Lots 12 & 13, Block A
Final Plat



EASEMENT DETAIL NO. 1
SCALE: 1" = 60'



EASEMENT DETAIL NO. 2
SCALE: 1" = 60'

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/03/2017 12:19:25 PM
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