

VICINITY MAP - NOT TO SCALE

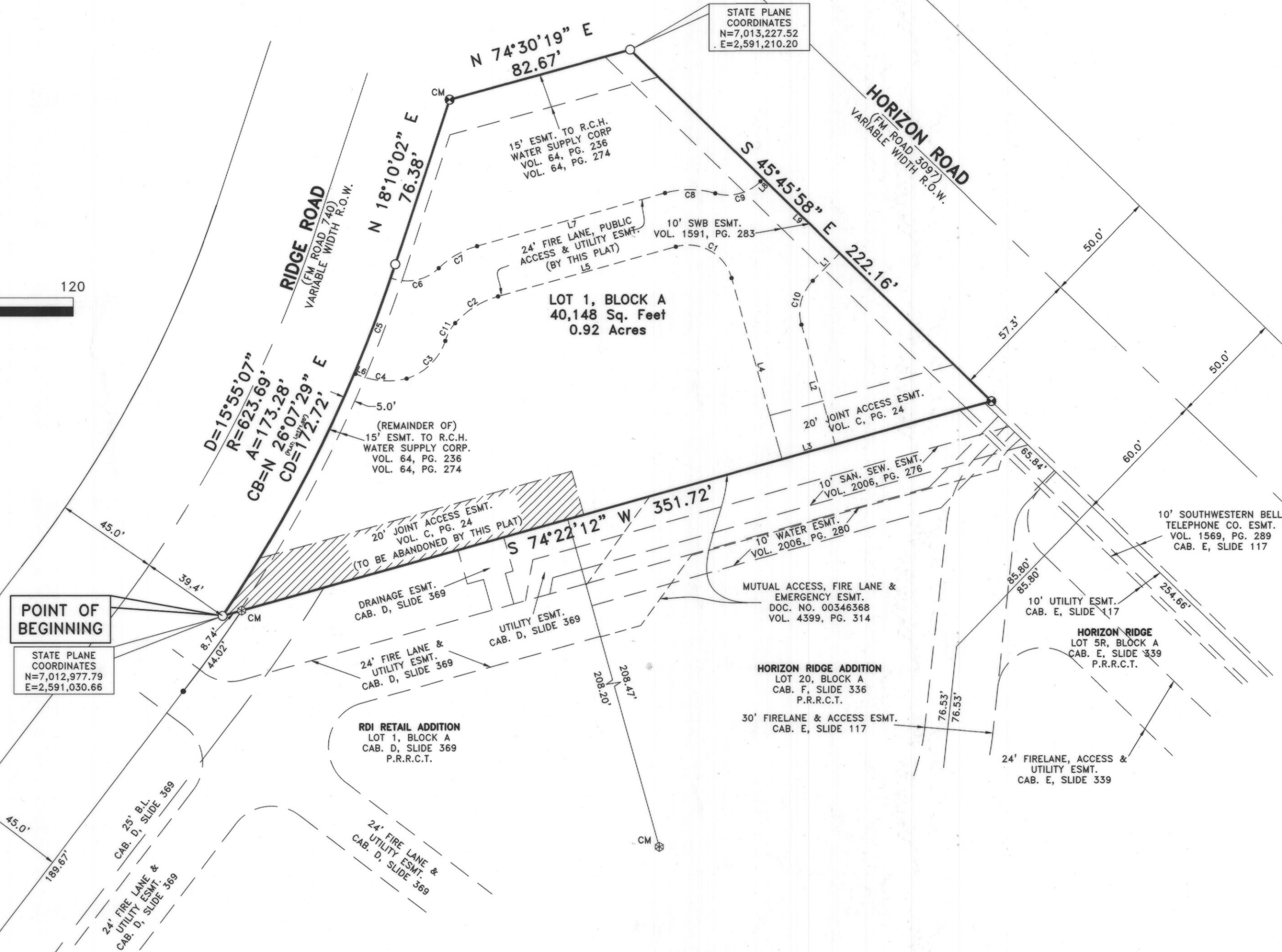
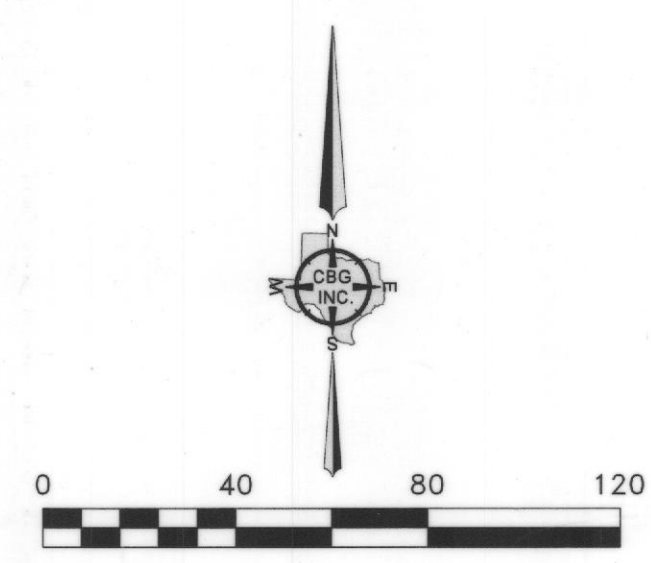
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 31.44' | 20.00' | 90°04'27" | N 60°35'35" W | 28.30' |
| C2 | 22.60' | 40.00' | 32°22'19" | S 58°11'02" W | 22.30' |
| C3 | 24.70' | 26.44' | 53°31'08" | S 45°45'20" W | 23.81' |
| C4 | 22.98' | 34.00' | 38°43'18" | N 84°34'27" W | 22.54' |
| C5 | 44.99' | 623.69' | 04°07'59" | N 20°48'54" E | 44.98' |
| C6 | 22.71' | 20.03' | 64°59'00" | N 78°28'07" E | 21.52' |
| C7 | 19.77' | 40.00' | 28°19'12" | N 60°08'12" E | 19.57' |
| C8 | 22.46' | 40.00' | 32°10'37" | S 89°36'53" E | 22.17' |
| C9 | 21.73' | 20.00' | 62°14'23" | N 75°21'14" E | 20.67' |
| C10 | 20.90' | 20.00' | 59°51'51" | S 14°18'07" W | 19.96' |
| C11 | 9.09' | 20.00' | 26°01'57" | S 28°58'54" W | 9.01' |

LEGEND:

- ⊕ =TXDOT MONUMENT FOUND
- ⊗ =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "NDM"
- =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO ABANDON (1) 20 FOOT JOINT ACCESS EASEMENTS AND TO DEDICATE A FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY SUBJECT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20200000019448, O.P.R.R.C.T.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 44°14'02" W | 17.03' |
| L2 | S 15°37'48" E | 54.95' |
| L3 | S 74°22'12" W | 24.11' |
| L4 | N 15°33'21" W | 82.97' |
| L5 | S 74°22'12" W | 81.29' |
| L6 | N 65°12'48" W | 0.54' |
| L7 | N 74°17'48" E | 85.95' |
| L8 | N 44°14'02" E | 1.67' |
| L9 | S 45°45'58" E | 46.89' |

FINAL PLAT
LOT 1, BLOCK A, SDI ROCKWALL ADDITION
 BEING A REPLAT OF LOT 1, BLOCK A, MR. M ADDITION
 40,148 SQ.FT. / 0.92 ACRES
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG
 SURVEYING TEXAS LLC
 PROFESSIONAL LAND SURVEYORS
 DFW - Houston - East Texas - Austin - San Antonio

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

OWNER: SDI S. ROCKWALL, LLC
 1800 WEST LOOP SOUTH, SUITE 1850
 HOUSTON, TEXAS 77027
 PHONE: 713-892-5200 EXT. 105

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, SDI S. Rockwall, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, same being Lot 1, Block A, MR. M Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume C, Page 24, Plat Records, Rockwall County, Texas, same being a tract of land conveyed to SDI S. Rockwall, LLC by deed recorded in Instrument No. 20200000014387, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the East right of way line of Ridge Road (variable width right of way), said corner being the Southwest corner of Lot 1, Block A of said MR. M Addition, said corner being along a curve to the left, having a radius of 623.69 feet, a central angle of 15 degrees 55 minutes 07 seconds, a chord bearing of North 26 degrees 07 minutes 29 seconds East, a chord distance of 172.72 feet:

THENCE along said curve to the left and the East right of way line of said Ridge Road, an arc length of 173.28 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 18 degrees 10 minutes 02 seconds East along the East right of way line of said Ridge Road, a distance of 76.38 feet to a TxDot Monument found for corner;

THENCE North 74 degrees 30 minutes 19 seconds East, a distance of 82.67 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Southwest right of way line of Horizon Road (variable width right of way);

THENCE South 45 degrees 45 minutes 58 seconds East along the Southwest right of way line of said Horizon Road, a distance of 222.16 feet to a TxDot Monument found for corner;

THENCE South 74 degrees 22 minutes 12 seconds West, passing at a distance of 342.98 feet a 1/2 inch iron rod found with yellow plastic cap stamped "NDM" for corner, said corner being the Northwest corner of Lot 1, Block A, RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Plat Records, Rockwall County, Texas, and continuing a total distance of 351.72 feet to the POINT OF BEGINNING and containing 40,148 square feet or 0.92 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1, BLOCK A, SDI ROCKWALL ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, SDI ROCKWALL ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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.

By: [Signature]
SDI S. Rockwall, LLC, Owner
Charles W. Shears, (Manager)

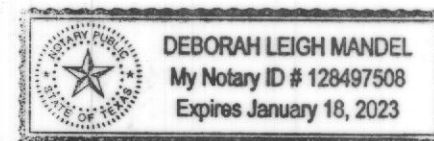
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Shears, 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 5 day of March, 2021.

By: [Signature]
printed name: Deborah Leigh Mandel
Notary Public in and for the State of Texas

By: [Signature]
SDI S. Rockwall, LLC, Owner
Kenneth Delery, (Manager)

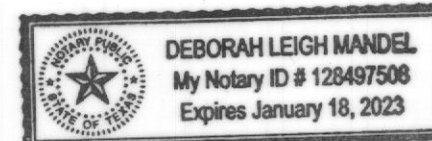


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth Delery, 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 5 day of March, 2021.

By: [Signature]
printed name: Deborah Leigh Mandel
Notary Public in and for the State of Texas



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the 15 day of March, 2021.

[Signature]
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



RECOMMENDED FOR FINAL APPROVAL

City Planning and Zoning Commission

3/30/21
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 4 day of January, 2021.

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 31 day of March, 2021.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature], PE
City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/07/2021 10:13:00 AM
\$100.00
2021000000034



[Signature]

SHEET 2 OF 2

FINAL PLAT
LOT 1, BLOCK A, SDI ROCKWALL ADDITION
BEING A REPLAT OF LOT 1, BLOCK A, MR. M ADDITION
40,148 SQ.FT. / 0.92 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SDI S. ROCKWALL, LLC
1800 WEST LOOP SOUTH, SUITE 1850
HOUSTON, TEXAS 77027
PHONE: 713-892-5200 EXT. 105

SCALE: 1"=40' / DATE: 6/12/2020 / JOB NO. 2002465-02PLAT / DRAWN BY: TO

CASE NO. P2020-051