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EASEMENTS, OR LOCATE SUBSURFACE UTILITIES OR ENVIRONMENTAL

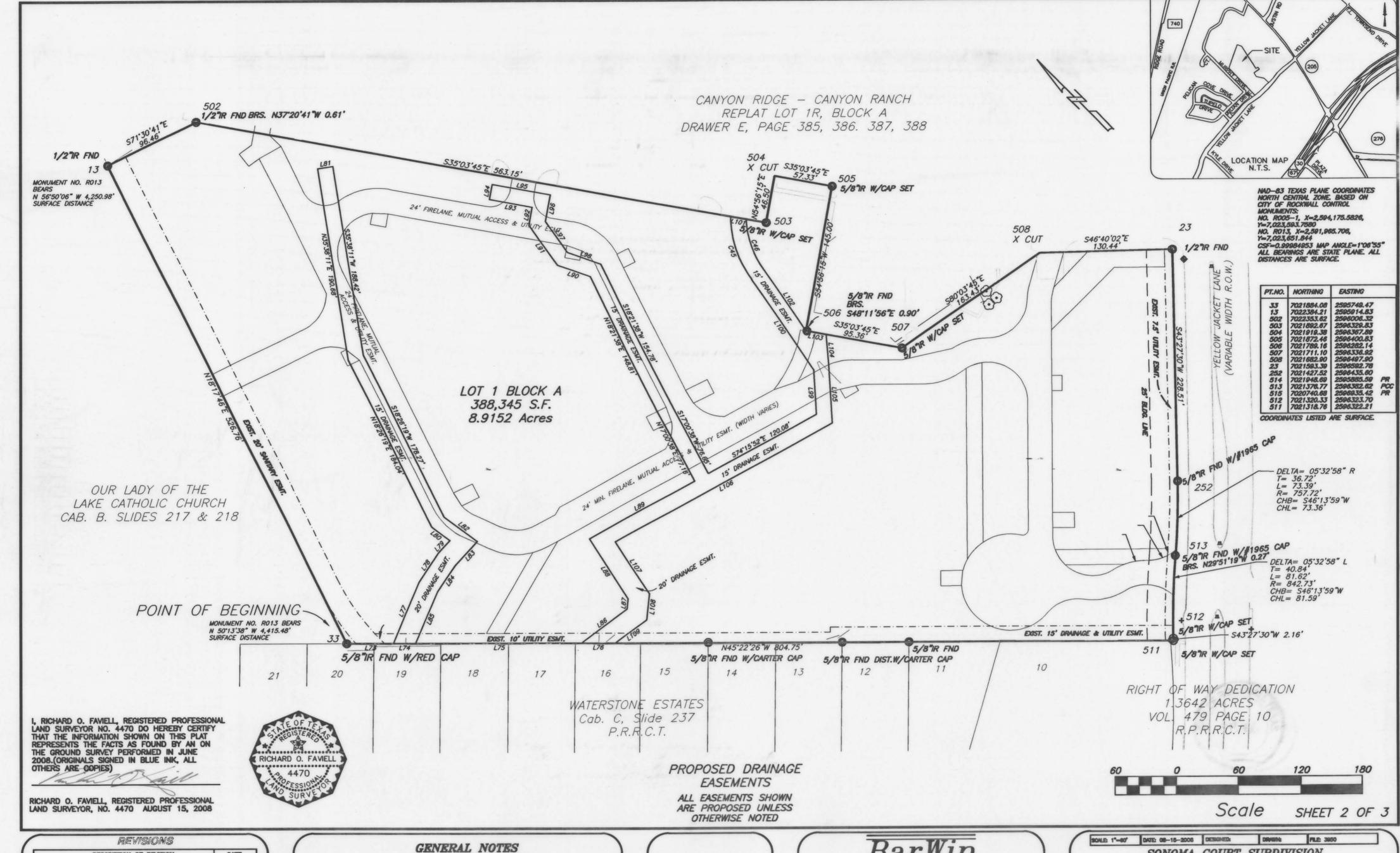




412 NORTH STREET NACOGDOCHES, TEXAS 75961 (936) 569-0668 FAX (936) 569-9465 TBPE REGISTRATION: F-1713

CANYON RIDGE - CANYON RANCH (AKA) PEBBLEBROOK PHASE 2 B.J.T. LEWIS SURVEY, ABST. NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

10 MAY -4 AM 10: 33



| DESCRIPTION OF REVISION | DATE |
|--------------------------|----------|
| REVISED TO CITY COMMENTS | 02/25/10 |
| | _ |
| | _ |
| | _ |

 SURVEYOR DID NOT ABSTRACT FOR OWNERSHIP, TITLE, EASEMENTS, OR LOCATE SUBSURFACE UTILITIES OR ENMRONMENTAL HAZARDS.





412 NORTH STREET
NACOGDOCHES, TEXAS 75961
(936) 569-0668 FAX (936) 569-9465
TBPE REGISTRATION: F-1713

SONOMA COURT SUBDIVISION

A REPLAT OF LOT 2R, BLOCK A

CANYON RIDGE - CANYON RANCH
(AKA) PEBBLEBROOK PHASE 2

B.J.T. LEWIS SURVEY, ABST. NO. 225

CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

FIRELANE/ACCESS/UTILITY EASEMENT CALLS

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | S54'56'15"W | 11.16' |
| 12 | S35°03'45"E | 15.00' |
| L3 | N54°56'15"E | 13.16' |
| L4 | S54°56′15″W | 12.26' |
| L5 | S35°03'45"E | 15.00' |
| L6 | N54°56'15"E | 9.73' |
| L7 | N72°21'25"W | 21.27' |
| L8 | S17°38'35"W | 15.00' |
| L9 | S72°21'25"E | 19.18' |
| L10 | S74°40′17″W | 8.73' |
| L11 | N74°15′52″W | 21.43' |
| L12 | N20°40'23"W | 26.08' |
| L13 | 571°33'40"E | 18.46' |
| L14 | N18°26'20"E | 15.00' |
| L15 | N71°33'40"W | 19.72' |
| NUMBER | DIRECTION | DISTANCE |
| L16 | S00°31'30"E | 15.56' |
| L17 | N54°56'15"E | 12.00' |
| L18 | S35'03'45"E | 24.00' |
| L19 | S54°56′15″W | 12.00' |
| L20 | S35°03'45"E | 22.93' |
| L21 | S71°33′40″E | 12.80' |
| L22 | S18*26'20"W | 15.00' |
| L23 | N71°33'40"W | 12.75' |
| L24 | S71°33'40"E | 23.50' |
| L25 | S18°26'20"W | 15.00' |
| L26 | N71°33'40"W | 22.16 |
| L27 | S74°15′52″E | 54.33' |
| L28 | S63'36'10"E | 24.36' |
| L29 | S74°15′52″E | 27.49' |
| L30 | S45°16'19"E | 47.54' |
| 1.31 | S57"55'44"E | 50.00' |
| L32 | N60°12'03"E | 22.22' |
| .33 | S80°03'45"E | 3.64' |
| 1.34 | S46°40'02"E | 23.59' |
| 1.35 | S60°12'03"W | 40.20' |
| 136 | S45°38'44"E | 10.00' |
| 1.37 | S44°21'16"W | 15.00' |
| .38 | N45°38'44"W | 10.00' |
| 39 | S45°38'44"E | 21.31' |
| 40 | S44°21'16"W | 15.00' |
| 41 | N45°38'44"W | 21.31' |
| 42 | S44°21'16"W | 8.55' |
| 43 | N45°38'44"W | 20.01' |
| 44 | N44°21'16"E | 15.00' |
| 45 | S45'38'44"E | 21.44' |
| 146 | N80°03'45"W | 5.10' |
| 147 | N45'16'19"W | 59.16' |
| 148 | N57°55'44"W | 6.74' |
| 49 | S14°08'42"W | 5.24' |
| 50 | N75'51'18"W | 15.00' |
| 51 | N14°08'42"E | 10.09' |
| 52 | N57'55'44"W | 10.60' |
| .53 | N20°40'23"W | 26.08' |
| .54 | N71'33'40"W | 12.78' |
| .55 | N18'26'20"E | 15.00' |
| .56 | S71°33'40"E | 6.05' |
| | N71'33'40"W | 99.87' |
| .58 | N18°17'46"E | 24.00' |
| .59 | S71°33'40"E | 99.93' |
| .60 | N82°48'40"W | 12.18' |
| .61 | NO7"11'20"E | 15.00' |
| .62 | S82'48'40"E | 14.65' |
| | N54'56'15"E | 12.43' |
| .64 | S35°03'45"E | 15.00' |
| | | 70.00 |
| | DIRECTION | DISTANCE |
| .65 | S45°38'44"E | 111.17' |
| .66 | N45°38'44"W | 58.12' |
| | N54°45'15"E | 8.38' |
| | | |
| 1.68 | S35°03'45"E | 15.00' |

| NUMBER | DIRECTION | DISTANCE | NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|--------|-------------|----------|
| L110 | S75°14'37"E | 24.05' | L116 | S18°15'53"W | 15.00' |
| L111 | S05°42'33"E | 16.36' | L117 | S13°19'52"W | 15.06 |
| L112 | N13°38'01"E | 15.05' | L118 | N57°55'44"W | 15.77' |
| L113 | S25'36'17"W | 15.15' | L119 | N49'49'20"E | 15.07' |
| L114 | S25°28'53"E | 15.21' | L120 | S44'21'16"W | 15.00' |
| L115 | S42°39'37"E | 15.13' | L121 | S44'21'16"W | 15.00' |

| NUMBER | ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
|--------|------------|--------|-----------------|--------------|
| C1 | 73.56 | 39.00 | N72°28'19"E | 63.13 |
| C2 | 22.29 | 39.00 | S02°04'04"W | 21.98 |
| C3 | 28.30 | 39.00 | S57°07'57"W | 27.68 |
| C4 | 36.48 | 39.00 | N47°28'07"W | 35.16 |
| C5 | 16.68 | 39.00 | N08°25'18"W | 16.55 |
| C6 | 41.86 | 24.00 | S31°31′31″E | 36.75 |
| NUMBER | ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
| C7 | 51.05 | 63.00 | S58°16'33"E | 49.66 |
| C10 | 31.42 | 20.00 | S80°03'44"E | 28.28 |
| C11 | 29.75 | 20.49 | S12°15'41"W | 27.20 |
| C12 | 56.43 | 63.00 | S09°24'05"E | 54.56 |
| C13 | 33.91 | 39.00 | S21'32'17"E | 32.85 |
| C14 | 31.88 | 63.00 | S59'46'05"E | 31.54 |
| C15 | 35.97 | 63.00 | S61°56'59"E | 35.49 |
| C16 | 59.60 | 39.00 | S89°22'15"E | 53.97 |
| C17 | 14.68 | 63.00 | N53°31'31"E | 14.65 |
| C18 | 8.39 | 39.00 | N54°02'06"E | 8.38 |
| C19 | 10.79 | 39.00 | S52°16'39"W | 10.75 |
| C20 | 82.27 | 39.00 | S16°04'44"E | 67.84 |
| C21 | 13.47 | 39.00 | S34°27'24"W | 13.41 |
| C22 | 18.06 | 39.00 | S11'17'38"W | 17.90 |
| C22A | 23.46 | 63.00 | S54'35'20"E | 23.32 |
| C22B | 20.51 | 39.00 | S58°59'11"E | 20.27 |
| C22C | 6.31 | 750.22 | N48°46'01"E | 6.31 |
| C23 | 35.84 | 63.00 | S60°13'00"E | 35.35 |
| C24 | 30.33 | 39.00 | S66°12'15"E | 29.58 |
| C25 | 5.93 | 757.72 | S48°47'01"W | 5.93 |
| C26 | 39.34 | 842.73 | S47"40'14"W | 39.33 |
| C27 | 50.69 | 39.00 | N39°14'02"W | 47.20 |
| C28 | 43.27 | 63.00 | N56°47'37"W | 42.43 |
| C29 | 39.52 | 39.00 | N66°08'50"W | 37.85 |
| C30 | 112.64 | 47.50 | N27"14'27"W | 88.04 |
| C31 | 73.76 | 47.50 | 576'33'52"E | 66.57 |
| C32 | 9.94 | 5.50 | S83"51'42"E | 8.64 |
| C33 | 84.69 | 39.00 | N17'51'15"W | 69.00 |
| C34 | 66.78 | 39.00 | NO4'41'57"W | 58.92 |
| C35 | 16.07 | 39.00 | S65'33'18"E | 15.95 |
| C36 | 22.42 | 47.50 | S86°49'25"W | 22.22 |
| C37 | 38.25 | 63.00 | N62°40'02"W | 37.67 |
| C38 | 58.93 | 63.00 | N47°28'07"W | 56.80 |
| C39 | 43.01 | 63.00 | N01°07'01"W | 42.18 |
| | 31.76 | 39.00 | N47'47'59"W | 30.89 |
| C42 | 43.82 | 39.00 | N75°49'08"E | 41.55 |

| NUMBE | R ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
|-------|--------------|--------|-----------------|--------------|
| C43 | 56.16 | 136.94 | N70°33'10"E | 55.77 |
| C44 | 42.62 | 151.94 | S66'38'09"W | 42.48 |

DRAINAGE EASEMENT CALLS

| NUMBER | DIRECTION | DISTANCE | NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|--------|-------------|----------|
| L73 | S45°22'26"E | 44.77' | L92 | N54°56'15"E | 17.87' |
| L74 | S45'22'26"E | 21.68' | L93 | N35°03'45"W | 42.92' |
| L75 | S45'22'26"E | 160.13' | L94 | N54°56'15"E | 15.00' |
| L76 | S45'22'26"E | 34.00' | L95 | S35°03'45"E | 57.92' |
| L77 | N67"18'05"E | 65.15' | L96 | S54°56'15"W | 26.65 |
| L78 | N77"34"07"E | 35.38' | L97 | S09°56'15"W | 37.41' |
| L79 | N86°31'54"E | 15.84' | L98 | S26°12'48"E | 35.14' |
| L80 | NO7°50'49"W | 21.69' | L99 | N41°08'15"E | 43.33' |
| L81 | S54°21'49"E | 15.00' | L100 | N10°36'28"E | 108.09 |
| L82 | S07'50'49"E | 39.39' | L101 | S35°03'45"E | 15.30' |
| L83 | S86°31'54"W | 30.85' | L102 | S10'36'28"W | 72.00' |
| L84 | S77"34'07"W | 32.01' | L103 | S35°03'45"E | 20.23' |
| L85 | S67"18'05"W | 54.99' | L104 | S39'48'32"W | 30.79' |
| L86 | S81°24'27"E | 57.39' | L105 | S41°08'15"W | 56.16' |
| L87 | N50°11'28"E | 10.00' | L106 | N74°15'52"W | 240.63 |
| L88 | N11'26'25"E | 70.74' | L107 | S11'26'25"W | 61.24' |
| L89 | S74°15'52"E | 117.24' | L108 | S50°11'28"W | 26.01' |
| L90 | N26°12'48"W | 33.89' | L109 | N81°24'27"W | 38.88' |
| L91 | N09°56'15"E | 48.52' | | | |

| NUMBE | R ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
|-------|--------------|--------|-----------------|--------------|
| C45 | 66.52 | 107.50 | N26'38'57"E | 65.46 |
| C46 | 54.64 | 92.50 | S25°42'53"W | 53.85 |

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS (Owner) CANYON RANCH APARTMENTS, LTD. by PARDUE DEVELOPMENT COMPANY, LLC it's GENERAL PARTNER, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEGINNING at a 1/2" iron rod found for the most Western corner of Lot 2R, Block A of CANYON RIDGE - CANYON RANCH, a Replat of Lot 1, Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet E, Slide 385, 386, 387, and 388 of the Plat Records of Rockwall County, Texas, and the Southeast comer of Our Lady of the Lake Catholic Church, an addition to the City of Rockwall as recorded in Cabinet B, Slide 217 & 218 of the Plat Records of Rockwall County, Texas, in the Northeast boundary of Waterstone Estates, as recorded in Cabinet C, Slide 237 & 238 of the Plat Records of Rockwall County, Texas;

THENCE: N 18°17'46" E, with the Northeast boundary of the said Our Lady of the Lake Catholic Church tract, a distance of 526 76 feet to a 1/2" iron rod found for the Northwest comer of the said Lot 2R and the Southwest comer of Lot 1R, Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet E, Slide 385, 386, 387, and 388 of the Plat Records of Rockwall County, Texas;

THENCE: S 71°30'41" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 96.46 feet to an angle corner from which a 1/2" iron rod found bears N 37°20'41" W 0.61 feet;

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 563.15 feet to a 5/8" iron rod with cap set for a South corner of the said Lot 1R and an ell corner of the said Lot 2R;

THENCE: N 54°56'15" E, with a Northwest boundary of the said Lot 2R and a Southeast boundary of the said Lot 1R, a distance of 46.50 feet to an X cut for an ell corner of the said Lot 1R and a North comer of the said Lot 2R;

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 57.33 feet to a 5/8" iron rod with cap set for an ell comer of the said Lot 1R and an East comer of the said Lot 2R;

THENCE: S 54°56'15" W, with a Northwest boundary of the said Lot 1R and a Southeast boundary of the said Lot 2R, a distance of 145.00 feet to a West corner of the said Lot 1R and an ell corner of the said Lot 2R from which a 5/8" iron rod found bears S 48°11'56" E 0.90 feet:

THENCE: S 35°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 95.36 feet to a 5/8" iron rod with cap set for a South comer of the said Lot 1R and an angle comer of the said Lot 2R;

THENCE: S 80°03'45" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 163.43 feet to an X cut for an angle corner,

THENCE: S 46°40'02" E, with a Northeast boundary of the said Lot 2R and a Southwest boundary of the said Lot 1R, a distance of 130.44 feet to a 1/2" iron rod found for the East comer of the said Lot 2R and the South comer of the said Lot 1R in the Northwest margin of Yellow Jacket Lane;

THENCE: \$ 43°27'30" W, with the Southeast boundary of the said Lot 2R and the Northwest margin of Yellow Jacket Lane, a distance of 228.51 feet to a 5/8" iron rod found with cap at the beginning of a curve to the right;

THENCE: continuing in a Southwesterly direction with the Northwest margin of Yellow Jacket Lane, along the said curve to the right having a radius of 757.72 feet, a central angle of 05°32'58", an arc length of 73.39 feet, and a chord bearing of S 46°13'59" W, and a distance of 73.36 feet to the point of reverse curve to the left from which a 5/8" iron rod with cap found bears N 29°51'19" W 0.27 feet;

THENCE: continuing in a Southwesterly direction with the Northwest margin of Yellow Jacket Lane, along the said curve to the left having a radius of 842.73 feet, a central angle of 05°32'58", an arc length of 81.62 feet, and a chord bearing of S 46°13'59" W, and a distance of 81.59 feet to a 5/8" iron rod with cap set;

THENCE: \$ 43°27'30" W, with the Southeast boundary of the said Lot 2R and the Northwest argin of Yellow Jacket Lane, a distance of 2.16 feet to a 5/8" fron fod set with cap from which a 1/2" iron rod found disturbed bears N 27°44'39" E 0.78 feet;

THENCE: N 45°22'26" W, with the Northeast boundary of a 1.3642 acre tract described in a RIGHT OF WAY DEDICATION from Folsom Investments, Inc., dated April 14, 1989, and recorded in Volume 479, Page 10, of the Real Public Records of Rockwall County, Texas, and the Northeast boundary of the said Waterstone Estates, a distance of 804.75 feet to the POINT OF BEGINNING and containing 8.9152 acres of land.

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 the SONOMA COURT subdivision to the City of Rockwall. Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SONOMA COURT subdivision 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

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 streets or 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

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 five) may have as a result of the dedication of exactions made herein.

Owner STATE OF TEXAS Kandal Pardus

COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared RANDAL PARDUE, ITS PRESIDENT, 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 day of day of

Notary Public in and for the State of Texas My Commission Expires: Signature of Party with Mortgage or Lien Interest STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ Day of _

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

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, RICHARD O. FAVIELL, do hereby certify that I prepared this plat from an actual survey of the land, and that the comer monuments shown thereon were properly placed under my personal supervision.

RICHARD O. FAVIELL Registered Public Surveyor No. 4470

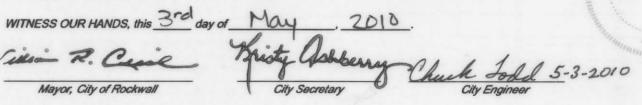
Planning and Zoning Commission

RECOMMENDED FOR FINAL APPROVAL



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 5 day of African 20/0. 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.



SHEET 3 OF 3

REVISIONS DESCRIPTION OF REVISION DATE REVISED TO CITY COMMENTS 02/25/10

S54*45'15"W 8.85'

S74°40'17"W 104.49'

N45°22'26"W 17.33'

L72 N74°40'17"E 91.92'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT FOR OWNERSHIP, TITLE, EASEMENTS, OR LOCATE SUBSURFACE UTILITIES OR ENVIRONMENTAL





412 NORTH STREET NACOGDOCHES, TEXAS 75961 569-0668 FAX (936) 569-9465 TBPE REGISTRATION: F-1713

DATE: 08-15-2008 DESIGNED: SONOMA COURT SUBDIVISION A REPLAT OF LOT 2R, BLOCK A CANYON RIDGE - CANYON RANCH (AKA) PEBBLEBROOK PHASE 2 B.J.T. LEWIS SURVEY, ABST. NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

H-84

SEAL