

| LINE TABLE | | | | | |
|------------|---------------|--------|------|---------------|--------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| L1 | S 45°50'35" E | 36.50' | L57 | N 00°50'35" W | 15.00' |
| L2 | N 45°50'35" W | 26.90' | L58 | N 89°09'25" E | 6.51' |
| L3 | N 89°09'25" E | 24.11' | L59 | S 44°09'25" W | 14.56' |
| L4 | N 00°50'35" W | 39.59' | L60 | S 45°50'35" E | 15.00' |
| L5 | N 21°28'33" W | 32.06' | L61 | N 44°09'25" E | 21.01' |
| L6 | S 21°28'33" E | 32.06' | L62 | S 89°19'20" W | 24.00' |
| L7 | N 89°09'25" E | 20.00' | L63 | S 00°50'35" E | 19.48' |
| L8 | N 00°50'35" W | 17.88' | L64 | S 89°09'25" W | 15.00' |
| L9 | N 45°50'35" W | 17.14' | L65 | N 00°50'35" W | 2.27' |
| L10 | N 00°50'35" W | 12.00' | L66 | S 89°09'25" W | 51.29' |
| L11 | S 89°09'25" W | 35.00' | L67 | N 89°09'25" E | 51.32' |
| L12 | N 00°50'35" W | 17.00' | L68 | N 00°50'35" W | 2.25' |
| L13 | S 89°09'25" W | 23.69' | L69 | S 89°09'25" W | 10.60' |
| L14 | N 89°09'25" E | 11.00' | L70 | S 89°09'25" W | 42.23' |
| L15 | S 89°09'25" W | 24.23' | L71 | N 89°09'25" E | 42.27' |
| L16 | N 89°09'25" E | 33.14' | L72 | N 45°50'35" W | 47.57' |
| L17 | S 00°50'35" E | 11.93' | L73 | S 89°09'25" W | 23.96' |
| L18 | N 89°09'25" E | 33.00' | L74 | N 00°50'35" W | 7.95' |
| L19 | S 89°09'25" W | 33.00' | L75 | S 00°50'35" E | 26.00' |
| L20 | N 89°09'25" E | 15.00' | L76 | N 89°09'25" E | 52.85' |
| L21 | S 00°50'35" E | 15.00' | L77 | S 00°50'35" E | 15.00' |
| L22 | N 89°09'25" E | 18.00' | L78 | S 89°09'25" W | 52.85' |
| L23 | S 00°50'35" E | 15.00' | L79 | S 00°50'35" E | 7.65' |
| L24 | S 89°09'25" W | 33.00' | L80 | S 89°09'25" W | 15.00' |
| L25 | N 89°09'25" E | 33.00' | L81 | S 00°50'35" E | 15.00' |
| L26 | S 89°09'25" W | 33.00' | L82 | N 89°09'25" E | 15.00' |
| L27 | S 44°09'25" W | 21.21' | L83 | S 89°09'25" W | 15.00' |
| L28 | S 00°50'35" E | 14.39' | L84 | S 00°50'35" E | 15.00' |
| L29 | S 89°09'25" W | 18.00' | L85 | N 89°09'25" E | 15.00' |
| L30 | N 00°50'35" W | 17.61' | L86 | N 45°50'35" W | 24.44' |
| L31 | N 44°09'25" E | 28.13' | L87 | N 00°50'35" W | 15.00' |
| L32 | S 89°09'25" W | 19.89' | L88 | N 00°50'35" W | 0.96' |
| L33 | S 89°09'25" W | 24.00' | L89 | N 00°50'35" W | 0.96' |
| L34 | S 00°50'35" E | 17.50' | L90 | N 89°09'25" E | 6.00' |
| L35 | N 89°09'25" E | 42.04' | L91 | S 00°50'35" E | 24.00' |
| L36 | S 00°50'35" E | 15.37' | L92 | N 89°09'25" E | 65.50' |
| L37 | S 89°09'25" W | 24.00' | L93 | S 45°50'35" E | 42.90' |
| L38 | N 00°50'35" W | 16.20' | L94 | N 89°09'25" E | 8.75' |
| L39 | N 89°09'25" E | 12.50' | L95 | S 00°50'35" E | 42.89' |
| L40 | S 00°50'35" E | 15.00' | L96 | S 45°50'35" E | 5.10' |
| L41 | S 89°09'25" W | 12.50' | L97 | N 89°09'25" E | 63.46' |
| L42 | N 89°09'25" E | 12.50' | L98 | S 89°09'25" W | 15.00' |
| L43 | S 00°50'35" E | 15.00' | L99 | N 00°50'35" W | 10.00' |
| L44 | S 89°09'25" W | 12.50' | L100 | S 89°03'03" W | 14.70' |
| L45 | S 89°09'25" W | 12.49' | L101 | N 00°56'57" W | 15.00' |
| L46 | N 00°50'35" W | 15.00' | L102 | N 89°03'03" E | 14.99' |
| L47 | N 89°09'25" E | 15.00' | L103 | S 00°56'57" E | 15.00' |
| L48 | N 00°50'35" W | 15.00' | L104 | S 89°03'03" W | 12.65' |
| L49 | N 89°09'25" E | 12.50' | L105 | S 00°50'35" E | 10.00' |
| L50 | S 89°09'25" W | 12.50' | L106 | S 89°09'25" W | 15.00' |
| L51 | N 00°50'35" W | 15.00' | L107 | N 89°09'25" E | 22.00' |
| L52 | N 89°09'25" E | 12.50' | L108 | S 00°50'35" E | 15.00' |
| L53 | N 89°09'25" E | 15.00' | L109 | S 89°09'25" W | 22.00' |
| L54 | N 00°50'35" W | 40.28' | L110 | S 89°09'25" W | 1.02' |
| L55 | N 45°50'35" W | 21.00' | L111 | N 00°50'35" W | 10.00' |
| L56 | S 89°09'25" W | 9.70' | L112 | N 89°09'25" E | 33.26' |

| CURVE TABLE | | | | | | |
|-------------|------------|---------|--------|---------|---------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
| C1 | 7°52'00" | 20.00' | 2.75' | 1.38' | N 85°13'25" E | 2.74' |
| C2 | 7°52'00" | 44.00' | 6.04' | 3.03' | S 85°13'25" W | 6.04' |
| C3 | 111°22'57" | 15.00' | 29.16' | 21.98' | N 33°27'56" E | 24.78' |
| C4 | 16°08'12" | 39.00' | 10.98' | 5.53' | N 30°17'38" W | 10.95' |
| C5 | 32°14'45" | 39.00' | 21.95' | 11.27' | S 20°31'31" W | 21.66' |
| C6 | 95°01'33" | 20.00' | 33.17' | 21.83' | S 43°06'22" E | 29.50' |
| C7 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 45°50'35" E | 28.28' |
| C8 | 7°39'44" | 30.00' | 4.01' | 2.01' | N 85°19'33" E | 4.01' |
| C9 | 2°35'28" | 20.00' | 0.90' | 0.45' | S 83°14'07" W | 0.90' |
| C10 | 82°46'58" | 39.00' | 56.35' | 34.37' | S 40°32'54" W | 51.57' |
| C11 | 11°21'54" | 39.00' | 7.74' | 3.88' | S 06°31'32" E | 7.72' |
| C12 | 11°21'54" | 63.00' | 12.50' | 6.27' | N 06°31'32" W | 12.48' |
| C13 | 90°00'00" | 39.00' | 61.26' | 39.00' | N 45°50'35" W | 55.15' |
| C14 | 30°22'26" | 63.00' | 33.40' | 17.10' | S 75°39'23" E | 33.01' |
| C15 | 120°22'26" | 39.00' | 81.94' | 68.06' | S 59°20'37" W | 67.68' |
| C16 | 90°00'00" | 39.00' | 61.26' | 39.00' | N 45°50'35" W | 55.15' |
| C17 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 44°09'25" W | 28.28' |
| C18 | 18°12'25" | 20.00' | 6.36' | 3.20' | S 09°56'48" E | 6.33' |
| C19 | 18°12'25" | 44.00' | 13.98' | 7.05' | N 09°56'48" W | 13.92' |
| C20 | 45°40'06" | 39.00' | 31.09' | 16.42' | S 23°40'38" E | 30.27' |
| C21 | 38°42'34" | 30.00' | 20.27' | 10.54' | N 18°30'42" E | 19.89' |
| C22 | 18°12'25" | 20.00' | 6.36' | 3.20' | N 09°56'48" W | 6.33' |
| C23 | 18°12'25" | 44.00' | 13.98' | 7.05' | S 09°56'48" E | 13.92' |
| C24 | 37°49'00" | 10.00' | 6.60' | 3.43' | N 19°45'05" W | 6.48' |
| C25 | 22°53'47" | 88.84' | 35.50' | 17.99' | N 50°06'29" W | 35.27' |
| C26 | 29°17'13" | 40.00' | 20.45' | 10.45' | N 76°11'59" W | 20.22' |
| C27 | 22°50'37" | 39.00' | 15.55' | 7.88' | S 77°44'06" W | 15.45' |
| C28 | 22°50'37" | 63.00' | 25.12' | 12.73' | N 77°44'06" E | 24.95' |
| C29 | 90°05'57" | 20.00' | 31.45' | 20.03' | S 44°06'26" W | 28.31' |
| C30 | 89°54'03" | 20.00' | 31.38' | 19.97' | N 45°53'34" W | 28.26' |
| C31 | 19°21'56" | 39.00' | 13.18' | 6.65' | S 79°28'27" W | 13.12' |
| C32 | 21°59'50" | 39.00' | 14.97' | 7.58' | S 79°50'41" E | 14.88' |
| C33 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 45°50'35" W | 28.28' |
| C34 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 44°09'25" E | 28.28' |
| C35 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 44°09'25" E | 28.28' |
| C36 | 82°08'00" | 20.00' | 28.67' | 17.43' | S 40°13'25" W | 28.28' |
| C37 | 7°52'00" | 20.00' | 2.75' | 1.38' | S 85°13'25" W | 2.74' |
| C38 | 89°47'17" | 30.00' | 47.01' | 29.89' | N 45°44'14" W | 42.35' |
| C39 | 32°27'42" | 44.00' | 24.93' | 12.81' | S 17°04'27" E | 24.60' |
| C40 | 32°27'42" | 20.00' | 11.33' | 5.82' | N 17°04'27" W | 11.18' |
| C41 | 90°00'00" | 39.00' | 61.26' | 39.00' | N 44°09'25" E | 55.15' |
| C42 | 23°53'44" | 20.00' | 6.34' | 4.23' | S 78°53'43" E | 6.28' |
| C43 | 23°53'44" | 50.00' | 20.85' | 10.58' | N 78°53'43" W | 20.70' |
| C44 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 45°50'35" E | 28.28' |
| C45 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 45°50'35" E | 28.28' |
| C46 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 44°09'25" W | 28.28' |
| C47 | 13°30'55" | 192.50' | 45.41' | 22.81' | N 11°42'33" E | 45.30' |
| C48 | 19°18'36" | 207.50' | 69.93' | 35.30' | S 08°48'43" W | 69.60' |
| C49 | 19°18'36" | 192.50' | 64.88' | 32.75' | S 08°48'43" W | 64.57' |
| C50 | 13°56'07" | 207.50' | 50.47' | 25.36' | N 11°29'57" E | 50.34' |
| C51 | 28°04'21" | 39.00' | 19.11' | 9.75' | S 76°48'25" E | 18.92' |
| C52 | 28°04'21" | 63.00' | 30.87' | 15.75' | N 76°48'25" W | 30.56' |
| C53 | 43°10'25" | 39.00' | 29.39' | 15.43' | S 69°15'23" E | 28.70' |
| C54 | 46°49'35" | 20.00' | 16.35' | 8.66' | S 24°15'23" E | 15.89' |
| C55 | 25°00'28" | 44.00' | 19.20' | 9.76' | N 13°20'50" W | 19.05' |
| C56 | 25°00'28" | 20.00' | 8.73' | 4.44' | S 13°20'50" E | 8.66' |
| C57 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 44°09'25" W | 28.28' |
| C58 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 45°50'35" W | 28.28' |
| C59 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 44°09'25" E | 28.28' |
| C60 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 45°50'35" W | 28.28' |
| C61 | 90°00'00" | 39.00' | 61.26' | 39.00' | N 44°09'25" E | 55.15' |
| C62 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 44°09'25" E | 28.28' |
| C63 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 45°50'35" E | 28.28' |



FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 1-6, BLOCK A
 LOCATED IN THE CITY OF ROCKWALL, TEXAS
 AND BEING OUT OF THE
 W.T. DEWEESE SURVEY, ABSTRACT NO. 71
 ROCKWALL COUNTY, TEXAS

SHEET 3 OF 4

| | | | | | |
|--|---|--|---|---|---|
| PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477 | PREPARED FOR: BETSY COMMERCIAL, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | PREPARED FOR: STONE CREEK BALANCE, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | PREPARED FOR: STONE CREEK SF, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | <p align="center"> POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. </p> <p> 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com </p> | P.I. NO.: 1393-08-087 DATE: 03-20-2009 SCALE: 1" = 60' DRAWN BY: RLG CHECKED BY: BEC |
|--|---|--|---|---|---|

REGROYSMAN 06/17/2009 - 1:00PM
 N:\JOBS\1300-1393-08-087\DWG\1393-08-087-04A.DWG
 POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008, ALL RIGHTS RESERVED

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

**OWNER'S CERTIFICATE
(Public Dedication)**

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP, Betsy Commercial, Ltd., Stone Creek Balance, Ltd. and Stone Creek SF, Ltd. are the owners of a 24.6420 acre tract of land situated in the W.T. Dewese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas; said tract being all of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas, part of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deeds to Betsy Commercial, Ltd. recorded in Instrument No. 2007-00375397 of the said Deed Records, part of that certain tract of land described in Special Warranty Deeds to Stone Creek Balance, Ltd. recorded in Instrument No. 2007-00375394 of the said Deed Records and part of that certain tract of land described as Phase 2B in Special Warranty Deed to Stone Creek SF, Ltd. recorded in Instrument No. 2007-00375398 of the said Deed Records; said 24.6420 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way) and the south right-of-way line of F.M. 552 (a variable width right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552, at a distance of 789.91 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Tract 1, continuing along said south line of F.M. 552, in all a total distance of 889.91 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the northwest corner of that certain tract of land described as Tract 2 in same deed to Metroplex Acquisition Fund, LP;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and along the west line of second referenced Tract 2, at a distance of 232.83 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of second referenced Tract 2, continuing in all a total distance of 715.14 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 650.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 237.49 feet, an arc distance of 238.84 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 20 degrees, 12 minutes, 35 seconds West, a distance of 331.81 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, having a central angle of 26 degrees, 22 minutes, 28 seconds, a radius of 550.00 feet, a chord bearing and distance of North 77 degrees, 45 minutes, 43 seconds West, 250.95 feet, an arc distance of 253.18 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, a distance of 82.76 feet to a 1/2-inch iron rod with "Corwin Eng Inc." cap found for corner; said point being at the south end of the east terminus of Bordeaux Drive (a 100-foot wide right-of-way); said point also being the northeast corner of Lot 17, Block N, Stone Creek Phase I, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Page 327 of the Plat Records of Rockwall County, Texas;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east terminus of Bordeaux Drive, a distance of 100.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the north end of said east terminus of Bordeaux Drive;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, departing the said east terminus of Bordeaux Drive and along the north right-of-way line of said Bordeaux Drive, a distance of 459.98 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said east line of State Highway 205 and the said north line of Bordeaux Drive; said point also being the southwest corner of said Tract 1;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said north line of Bordeaux Drive and along the said east line of State Highway 205 and the west line of Tract 1, a distance of 1042.29 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being the south end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Tract 1 and along the said corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

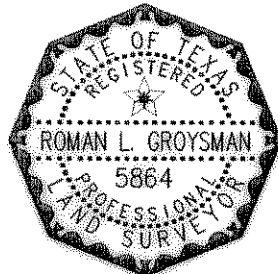
CONTAINING, 1,073,405 square feet or 24.6420 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman 5/28/09
Roman L. Groysman
Registered Profession Land Surveyor
No. 5864



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 STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, 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. 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 or 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; 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.

METROPLEX ACQUISITION FUND, LP
a Texas limited partnership
By: SIX-PINES REALTY, L.C.
a Texas limited liability company,
its general partner

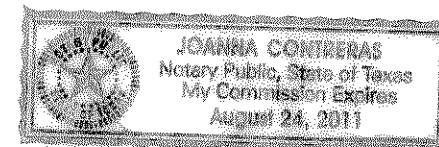
Ronald G. Gentzler
By: Ronald G. Gentzler, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 29th day of May, 2009.

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



BETSY COMMERCIAL, LTD., a Texas limited partnership
By: BETSY COMMERCIAL GP Corporation, a Texas corporation, its general partner

Richard M. Skorburg
By: Richard M. Skorburg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



STONE CREEK BALANCE, LTD., a Texas limited partnership
By: STONE CREEK BALANCE GP Corporation, a Texas corporation, its general partner

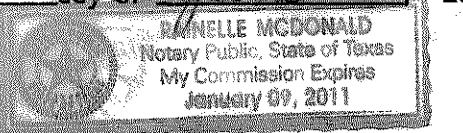
Richard M. Skorburg
By: Richard M. Skorburg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



STONE CREEK SF, LTD., a Texas limited partnership
By: STONE CREEK SF GP Corporation, a Texas corporation, its general partner

Richard M. Skorburg
By: Richard M. Skorburg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



RECOMMENDED FOR FINAL APPROVAL

[Signature] 04-14-09
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 20th day of April, 2009.

WITNESS OUR HANDS, this 2nd day of July, 2009.

William R. Casel
Mayor, City of Rockwall

Christy Ashberry
City Secretary City of Rockwall

Chuck Todd 7-10-09
City of Rockwall Engineer



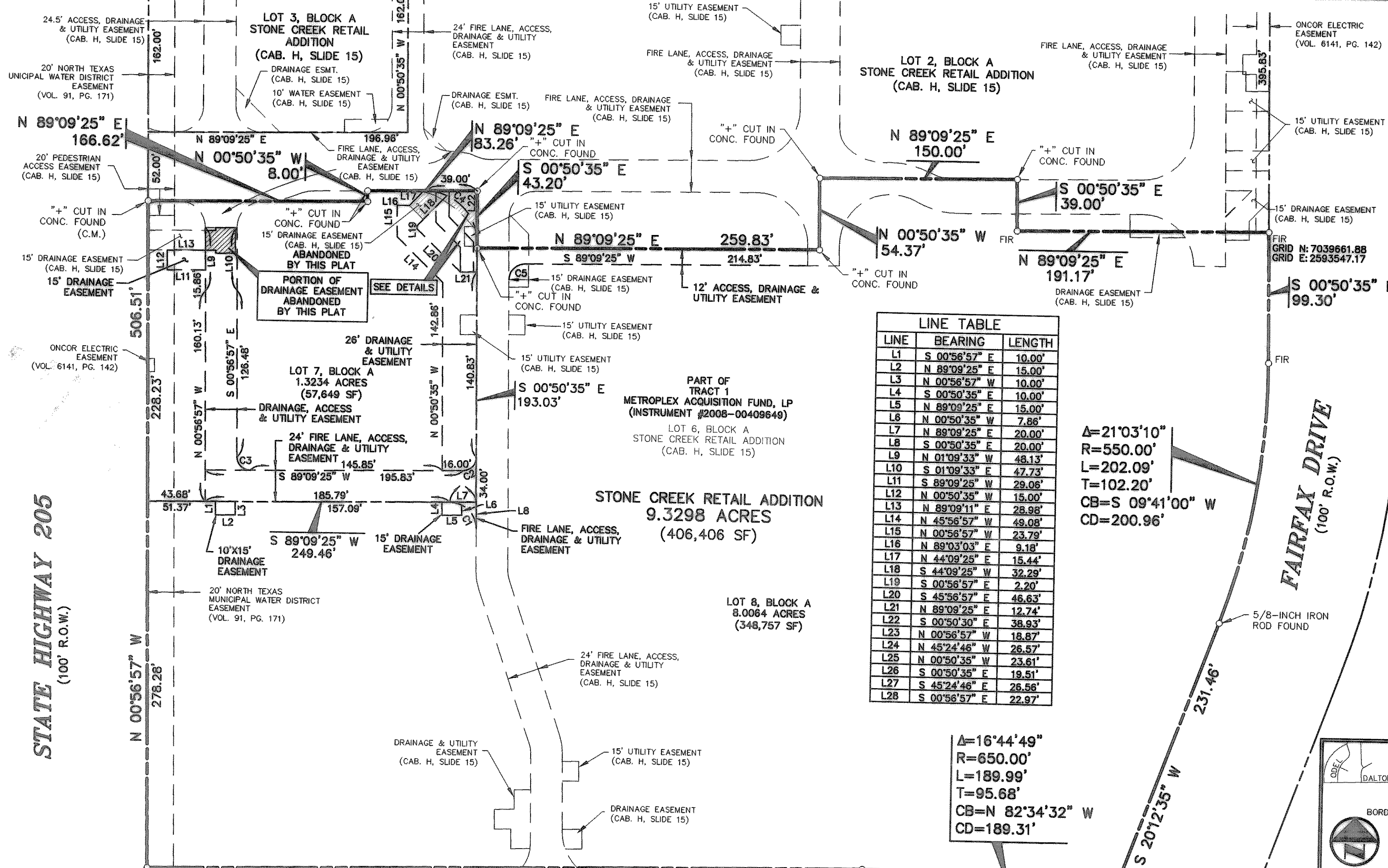
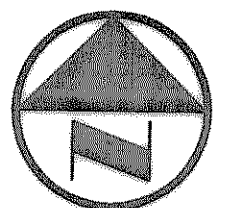
**FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 1-6, BLOCK A
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS**

SHEET 4 OF 4

| | | | | | |
|--|---|--|---|---|---|
| PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477 | PREPARED FOR: BETSY COMMERCIAL, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | PREPARED FOR: STONE CREEK BALANCE, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | PREPARED FOR: STONE CREEK SF, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945 | POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com | P.I. NO.: 1393-08-087 DATE: 03-20-2009 SCALE: 1" = 60' DRAWN BY: RLG CHECKED BY: BEC |
|--|---|--|---|---|---|

BCOX 05/28/2009 - 11:37AM
N:\JOB\1300-1393\1393-08-087\DWG\1393-08-087-04A.DWG
PUGLE ENGINEERING & DEVELOPMENT COMPANY, INC. 2009, ALL RIGHTS RESERVED

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

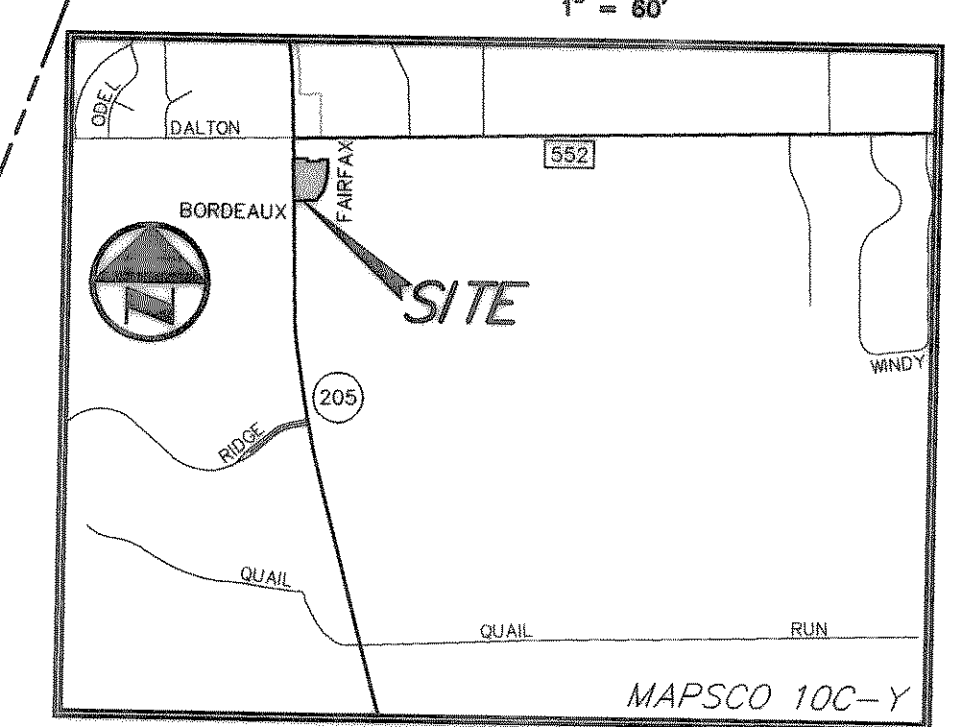
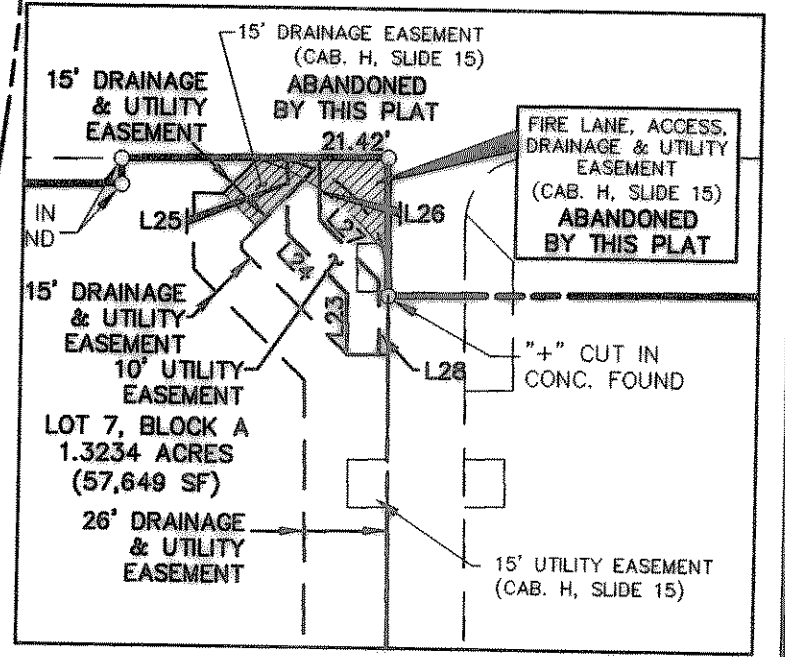
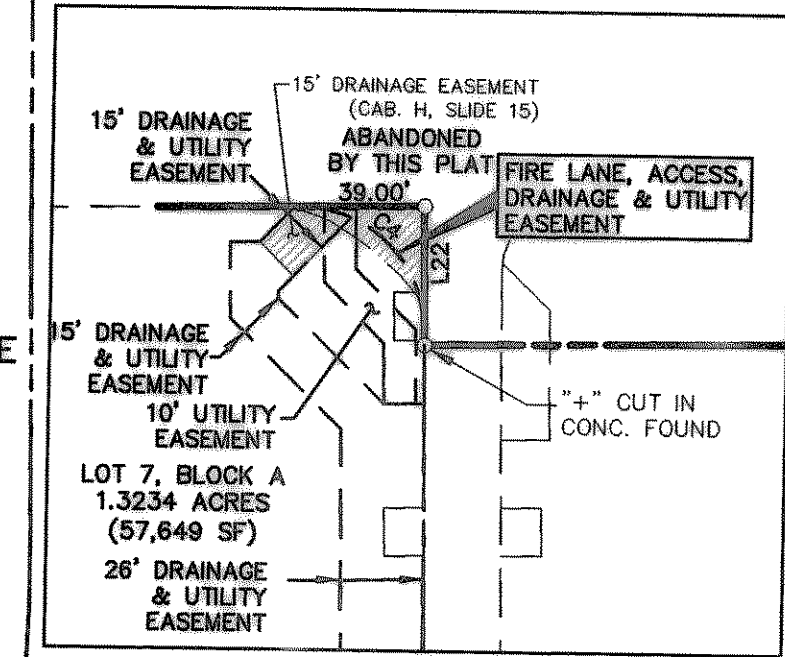


LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 00°56'57" E | 10.00' |
| L2 | N 89°09'25" E | 15.00' |
| L3 | N 00°56'57" W | 10.00' |
| L4 | S 00°50'35" E | 10.00' |
| L5 | N 89°09'25" E | 15.00' |
| L6 | N 00°50'35" W | 7.86' |
| L7 | N 89°09'25" E | 20.00' |
| L8 | S 00°50'35" E | 20.00' |
| L9 | N 01°09'33" W | 48.13' |
| L10 | S 01°09'33" E | 47.73' |
| L11 | S 89°09'25" W | 29.06' |
| L12 | N 00°50'35" W | 15.00' |
| L13 | N 89°09'11" E | 28.98' |
| L14 | N 45°56'57" W | 49.08' |
| L15 | N 00°56'57" W | 23.79' |
| L16 | N 89°03'03" E | 9.18' |
| L17 | N 44°09'25" E | 15.44' |
| L18 | S 44°09'25" W | 32.29' |
| L19 | S 00°56'57" E | 2.20' |
| L20 | S 45°56'57" E | 46.63' |
| L21 | N 89°09'25" E | 12.74' |
| L22 | S 00°50'30" E | 38.93' |
| L23 | N 00°56'57" W | 18.87' |
| L24 | N 45°24'46" W | 26.57' |
| L25 | N 00°50'35" W | 23.61' |
| L26 | S 00°50'35" E | 19.51' |
| L27 | S 45°24'46" E | 26.56' |
| L28 | S 00°56'57" E | 22.97' |

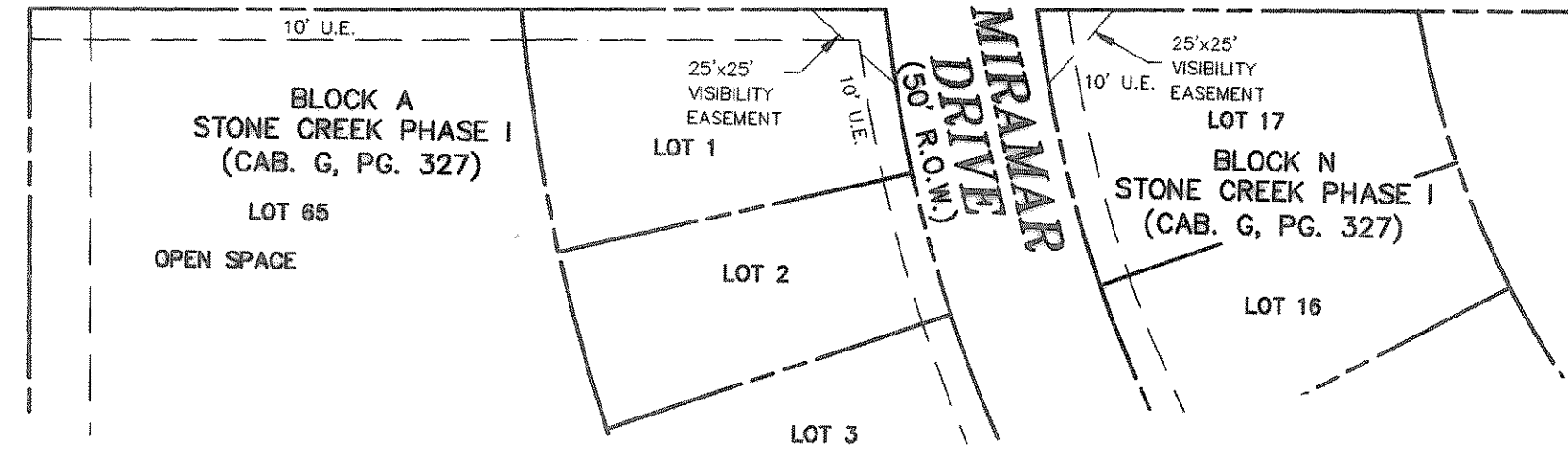
$\Delta = 21^{\circ}03'10''$
 $R = 550.00'$
 $L = 202.09'$
 $T = 102.20'$
 $CB = S 09^{\circ}41'00'' W$
 $CD = 200.96'$

$\Delta = 16^{\circ}44'49''$
 $R = 650.00'$
 $L = 189.99'$
 $T = 95.68'$
 $CB = N 82^{\circ}34'32'' W$
 $CD = 189.31'$



BORDEAUX DRIVE
(100' R.O.W.)

POINT OF BEGINNING



**REPLAT
STONE CREEK RETAIL ADDITION
LOTS 7 & 8, BLOCK A**

ALL OF LOT 6, BLOCK A, STONE CREEK RETAIL ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTE
Bearing system for this survey is based on a bearing of South 89 degrees, 03 minutes, 03 seconds West for a north right-of-way line of Bordeaux Drive according to the plot of Stone Creek Retail Addition, an addition to the City of Rockwall, Texas recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas.

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|-----------|--------|--------|---------|---------------|--------|
| C1 | 90°00'00" | 20.00' | 31.42' | 20.00' | N 45°50'35" W | 28.28' |
| C2 | 90°00'00" | 10.00' | 15.71' | 10.00' | N 44°09'25" E | 14.14' |
| C3 | 89°53'38" | 10.00' | 15.69' | 9.98' | S 45°53'46" E | 14.13' |
| C4 | 89°53'39" | 39.00' | 61.19' | 38.93' | N 45°53'46" W | 55.10' |
| C5 | 90°00'00" | 12.00' | 18.85' | 12.00' | S 44°09'25" W | 16.97' |

PREPARED FOR:
METROPLEX ACQUISITION FUND, LP
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
(214) 343-4477

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

| | |
|-------------|-------------|
| P.I. NO: | 1393-10-063 |
| DATE: | 03-16-2011 |
| SCALE: | 1" = 60' |
| DRAWN BY: | RLG |
| CHECKED BY: | BEC |

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

RPOQUE 04/05/2011 11:22AM
 N:\JOBS\1300-1399\1393-10-063\DWG\1393-10-063_REPLAT.DWG
 POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008, ALL RIGHTS RESERVED

H-157

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP is the owner of a 9.3298 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, Rockwall County, Texas; said tract being all of Lot 6, Block A, Stone Creek Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas; said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas; said 9.3298 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of the east right-of-way line of State Highway No. 205 (a 100-foot wide right-of-way) and the northerly right-of-way line of Bordeaux Drive (a 100-foot wide right-of-way); said point being the southwest corner of said Lot 6, Block A;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east line of State Highway No. 205, a distance of 506.51 feet to a "+" cut found in concrete for corner; said point also being the most southerly southwest corner of Lot 2, Block A of said Stone Creek Retail Addition;

THENCE, departing the said east line of State Highway No. 205 and along the common line between said Lots 6 and 2, Block A, the following nine (9) calls:

North 89 degrees, 09 minutes, 25 seconds East, a distance of 166.62 feet to a "+" cut in concrete found for corner;

North 00 degrees, 50 minutes, 35 seconds West, a distance of 8.00 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 83.26 feet to a "+" cut in concrete found for corner;

South 00 degrees, 50 minutes, 35 seconds East, a distance of 43.20 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 259.83 feet to a "+" cut in concrete found for corner;

North 00 degrees, 50 minutes, 35 seconds West, a distance of 54.37 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 150.00 feet to a "+" cut in concrete found for corner;

South 00 degrees, 50 minutes, 35 seconds East, a distance of 39.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 191.17 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the westerly right-of-way line of Fairfax Drive (a 100-foot wide right-of-way); said point also being the most easterly southeast corner of said Lot 2, Block A;

THENCE, departing the said common line between Lots 6 and 2, Block A and along the said westerly line of Fairfax Drive, the following three (3) calls:

South 00 degrees, 50 minutes, 35 seconds East, a distance of 99.30 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 550.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 200.96 feet, an arc distance of 202.09 feet to a 5/8-inch iron rod found at the end of said curve;

South 20 degrees, 12 minutes, 35 seconds West, a distance of 231.46 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said westerly line of Fairfax Drive and the said northerly line of Bordeaux Drive; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said westerly line of Fairfax Drive and along the said northerly line of Bordeaux Drive, the following two (2) calls:

In a westerly direction, along said curve to the left, having a central angle of 16 degrees, 44 minutes, 49 seconds, a radius of 650.00 feet, a chord bearing and distance of North 82 degrees, 34 minutes, 32 seconds West, 189.31 feet, an arc distance of 189.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 89 degrees, 03 minutes, 03 seconds West, a distance of 542.74 feet to the POINT OF BEGINNING;

CONTAINING, 406,406 square feet or 9.3298 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864



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 STONE CREEK RETAIL ADDITION, LOTS 7 AND 8, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK RETAIL ADDITION, LOTS 7 AND 8, BLOCK A, 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. 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 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; 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.

METROPLEX ACQUISITION FUND, LP
a Texas limited partnership
By: SIX PINES REALTY, L.C.
a Texas limited liability company,
its general partner

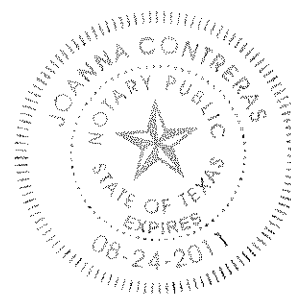
By: Ronald G. Gentzler, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 6th day of April, 2011.

J. Ann Crith
Notary Public in and for the State of Texas
My Commission Expires: 08-24-2011



RECOMMENDED FOR FINAL APPROVAL

Chad J. Smith 03-29-11
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 4th day of April, 2011.

WITNESS OUR HANDS, this 11th day of April, 2011.

William R. Cress
Mayor, City of Rockwall

Kristie Adkins
City Secretary City of Rockwall


Chad J. Smith 4-14-2011
City of Rockwall Engineer



REPLAT
**STONE CREEK RETAIL ADDITION
LOTS 7 & 8, BLOCK A**

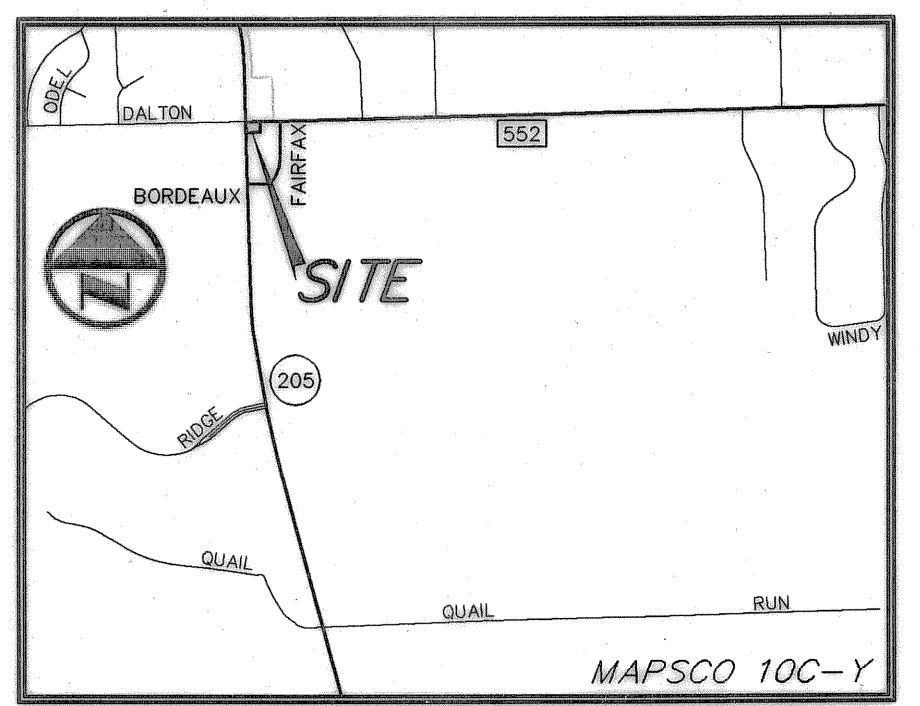
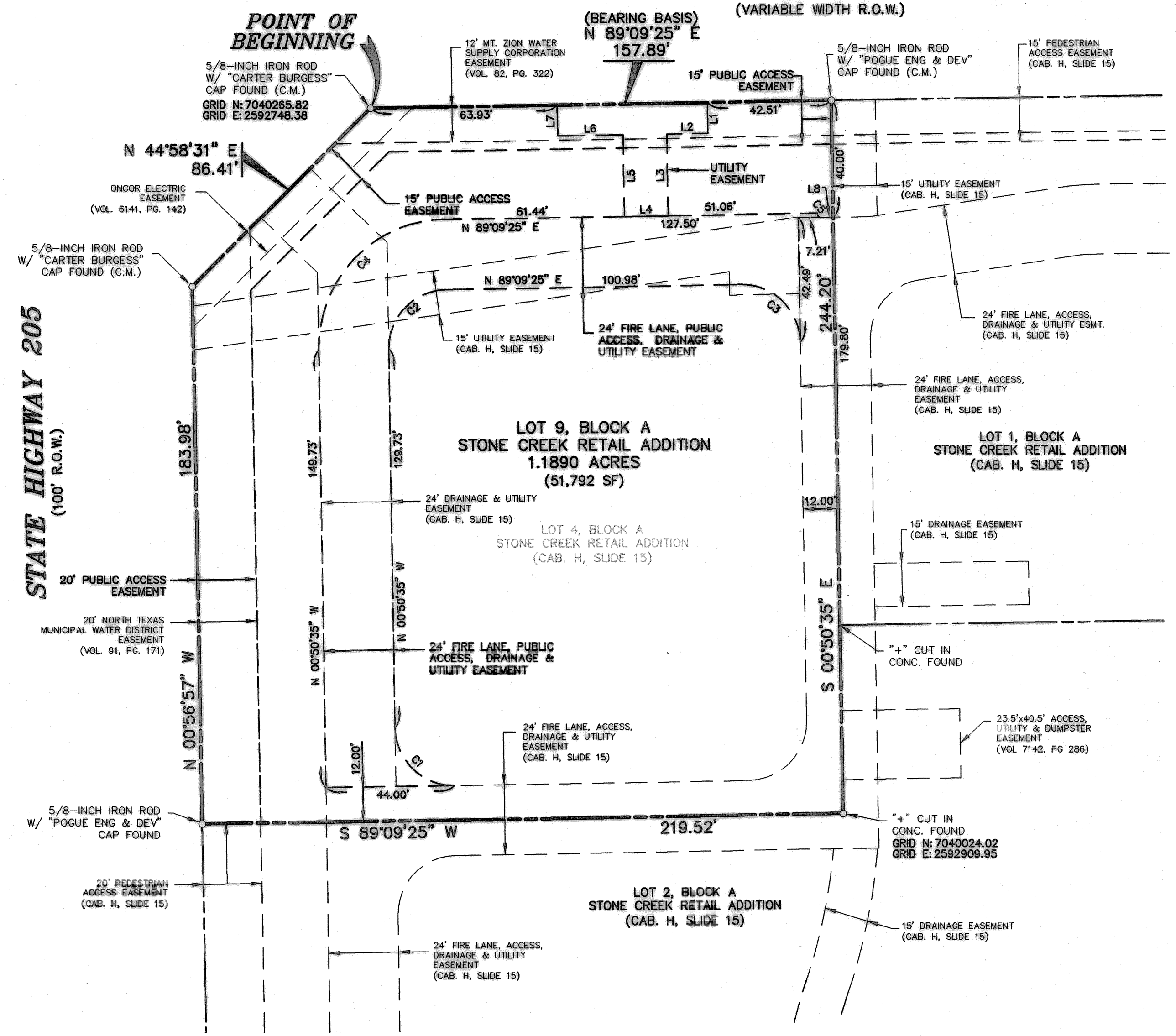
ALL OF LOT 6, BLOCK A, STONE CREEK RETAIL ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

| | | | |
|---|--|-------------|-------------|
| PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477 |  POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. | P.I. NO: | 1393-10-063 |
| | | DATE: | 03-16-2011 |
| | | SCALE: | 1" = 60' |
| | | DRAWN BY: | RLG |
| 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com | | CHECKED BY: | BEC |

RD00LINS 04/04/2013 - 4:58PM
N:\JOBS\1300-1399\1393-12-073-STONE CREEK-BLOCK A, LOT 4\DWG\1393-12-073_REPLAT.DWG
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008, ALL RIGHTS RESERVED

F.M. 552
(VARIABLE WIDTH R.O.W.)



| CURVE TABLE | | | | | | |
|-------------|-----------|--------|--------|---------|---------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
| C1 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 45°50'35" E | 28.28' |
| C2 | 90°00'00" | 20.00' | 31.42' | 20.00' | S 44°09'25" W | 28.28' |
| C3 | 90°03'15" | 20.00' | 31.43' | 20.02' | N 45°48'58" W | 28.30' |
| C4 | 90°00'00" | 44.00' | 69.12' | 44.00' | S 44°09'25" W | 62.23' |
| C5 | 49°33'10" | 2.00' | 1.73' | 0.92' | S 25°40'06" E | 1.68' |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S 00°50'35" E | 10.50' |
| L2 | S 89°09'25" W | 14.05' |
| L3 | S 00°50'35" E | 27.98' |
| L4 | S 89°09'25" W | 15.00' |
| L5 | N 00°50'35" W | 27.98' |
| L6 | S 89°09'25" W | 22.40' |
| L7 | N 00°50'35" W | 10.50' |
| L8 | S 89°09'25" W | 4.79' |

FLOODPLAIN STATEMENT:
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X', WHICH IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOTE
Bearing system for this survey is based on a bearing of North 89 degrees, 09 minutes, 25 seconds East for the south right-of-way line of F.M. 552 according to the plat of Stone Creek Retail Addition, an addition to the City of Rockwall, Texas recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas.

REPLAT
STONE CREEK RETAIL ADDITION
LOT 9, BLOCK A
BEING A REPLAT OF LOT 4, BLOCK A, STONE CREEK RETAIL ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

PREPARED FOR:
METROPLEX ACQUISITION FUND, LP
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
(214) 343-4477

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

| | |
|-------------|-------------|
| P.I. NO: | 1393-12-073 |
| DATE: | 10-29-2012 |
| SCALE: | 1" = 30' |
| DRAWN BY: | RLG |
| CHECKED BY: | RND |

FILED FOR RECORD
ROCKWALL CO., TEXAS
13 MAY 17 PM 2:01
SHELL MILLER
ROCKWALL COUNTY CLERK
BY: [Signature] DEPUTY

H 309

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP is the owner of a 1.1890 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, Rockwall County, Texas; said tract being all of Lot 4, Block A, Stone Creek Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas; said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas; said 1.1890 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of F.M. 552 (a variable width right-of-way) and the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552 and the north line of said Lot 4, Block A, a distance of 157.89 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Lot 4, Block A; said point also being the northwest corner of Lot 1, Block A of said Stone Creek Retail Addition;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and said north line of Lot 4, Block A and along the common line between said Lots 1 and 4, Block A, at a distance of 179.80 feet passing the southwest corner of said Lot 1, Block A and the most northerly northwest corner of Lot 2, Block A of said Stone Creek Retail Addition, continuing along the common line between said Lots 2 and 4, Block A, in all a total distance of 244.20 feet to a "+" cut in concrete found at the southeast corner of said Lot 4, Block A; said point also being an ell corner of said Lot 2, Block A;

THENCE, South 89 degrees, 09 minutes, 25 seconds West, continuing along the said common line between Lots 2 and 4, Block A, a distance of 219.52 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said east line of State Highway 205; said point also being a northwest corner of said Lot 2, Block A;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said common line between Lots 2 and 4, Block A and along the said east line of State Highway 205 and the west line of said Lot 4, Block A, a distance of 183.98 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being at the southwest end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Lot 4, Block A and along the said right-of-way corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

CONTAINING, 51,792 square feet or 1.1890 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman

Roman L. Groysman
Registered Profession Land Surveyor
No. 5864



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 STONE CREEK RETAIL ADDITION, LOT 9, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK RETAIL ADDITION, LOT 4, BLOCK A, 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; 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 further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

METROPLEX ACQUISITION FUND, LP
a Texas limited partnership
By: SIX PINES REALTY, L.C.
a Texas limited liability company,
its general partner

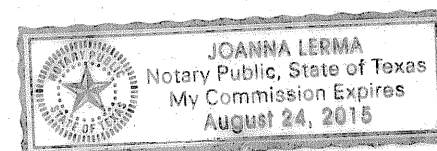
Ronald G. Gentzler
By: Ronald G. Gentzler, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 10th day of April, 2013.

Joanna Lerma
Notary Public in and for the State of Texas
My Commission Expires: 8/24/15



REPLAT
STONE CREEK RETAIL ADDITION
LOT 9, BLOCK A
BEING A REPLAT OF LOT 4, BLOCK A, STONE CREEK RETAIL ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

[Signature] 3/26/2013
Planning and Zoning Commission Date

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 13th day of April, 2013.

WITNESS OUR HANDS, this 14th day of May, 2013.

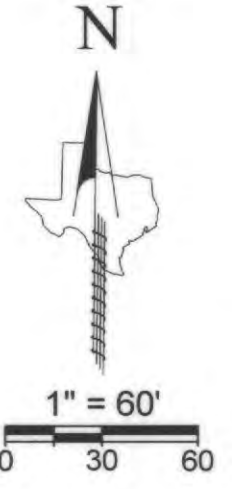
[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall

[Signature]
City of Rockwall Engineer

| | | | |
|---|---|-------------|-------------|
| PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477 | | P.I. NO: | 1393-12-073 |
| | | DATE: | 10-29-2012 |
| 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com | ENGINEERING & DEVELOPMENT COMPANY, INC. | SCALE: | 1" = 30' |
| | | DRAWN BY: | RLG |
| | | CHECKED BY: | RND |

H 310



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 20°13'15" W | 24.98' |
| L2 | N 69°46'45" W | 18.05' |
| L3 | N 89°10'05" E | 35.45' |
| L17 | N 30°00'00" W | 61.77' |
| L18 | S 30°00'00" E | 47.14' |
| L19 | N 68°44'44" W | 5.30' |
| L20 | S 35°43'58" W | 1.85' |
| L21 | N 54°16'02" W | 20.00' |
| L22 | N 35°43'58" E | 9.02' |
| L23 | N 30°00'00" W | 35.06' |
| L24 | N 90°00'00" W | 420.73' |
| L25 | N 00°48'02" W | 69.91' |
| L26 | N 90°00'00" E | 178.59' |
| L27 | N 00°00'02" W | 143.84' |
| L28 | N 89°10'05" E | 14.87' |
| L29 | S 00°00'00" E | 164.56' |
| L30 | N 90°00'00" E | 190.45' |
| L31 | S 30°00'00" E | 58.86' |
| L32 | S 69°46'45" E | 13.58' |
| L33 | N 30°00'00" W | 23.37' |
| L34 | N 30°00'00" W | 21.94' |
| L35 | S 30°00'00" E | 13.55' |
| L36 | N 00°49'55" W | 13.00' |
| L37 | S 89°10'05" W | 17.89' |
| L38 | S 45°00'00" W | 74.08' |
| L39 | S 00°00'00" E | 174.25' |
| L40 | N 90°00'00" E | 146.32' |
| L41 | N 90°00'00" W | 20.00' |
| L42 | N 00°00'00" W | 182.53' |
| L43 | N 45°00'00" E | 61.82' |
| L44 | N 89°10'05" E | 26.53' |
| L45 | N 90°00'00" W | 1.40' |
| L46 | S 90°00'00" E | 20.00' |
| L47 | N 90°00'00" W | 2.73' |
| L48 | N 00°00'00" W | 15.34' |
| L49 | N 90°00'00" E | 20.00' |
| L50 | S 00°00'00" E | 15.34' |
| L51 | N 35°43'58" E | 51.70' |
| L52 | N 00°00'00" W | 204.14' |
| L53 | N 89°16'28" E | 20.00' |
| L54 | N 89°07'26" E | 36.09' |
| L55 | S 00°00'00" E | 210.84' |
| L56 | S 35°43'58" W | 67.16' |
| L57 | N 35°43'58" E | 11.63' |
| L58 | S 54°16'02" E | 20.00' |
| L59 | S 35°43'58" W | 18.96' |
| L60 | S 00°49'55" E | 89.30' |
| L61 | S 00°49'55" E | 10.00' |
| L62 | S 89°10'05" W | 5.00' |
| L63 | S 00°49'55" E | 2.50' |
| L64 | S 89°10'05" W | 15.00' |
| L65 | N 00°49'55" W | 15.00' |
| L66 | N 89°10'05" E | 15.00' |
| L67 | S 00°49'55" E | 2.50' |
| L68 | N 89°10'05" E | 5.00' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 202.10' | 550.00' | 21°03'11" | S 09°41'40" W | 200.96' |
| C2 | 189.99' | 650.00' | 16°44'48" | N 82°33'52" W | 189.31' |
| C3 | 14.30' | 25.00' | 32°46'32" | N 53°23'29" W | 14.11' |
| C4 | 13.89' | 20.00' | 39°46'45" | N 49°53'22" W | 13.61' |
| C5 | 20.94' | 20.00' | 60°00'00" | N 60°00'00" W | 20.00' |
| C6 | 14.46' | 20.00' | 41°25'02" | S 50°42'31" E | 14.14' |
| C7 | 31.64' | 20.00' | 90°39'15" | S 44°40'23" W | 28.45' |
| C9 | 31.09' | 20.00' | 89°03'31" | S 45°28'14" E | 28.05' |
| C10 | 31.42' | 20.00' | 90°00'00" | N 45°00'00" E | 28.28' |
| C11 | 31.73' | 20.00' | 90°53'29" | N 45°26'44" W | 28.50' |
| C12 | 31.42' | 20.00' | 90°00'00" | S 45°00'00" E | 28.28' |
| C13 | 20.94' | 20.00' | 60°00'00" | S 60°00'00" E | 20.00' |
| C14 | 13.89' | 20.00' | 39°46'45" | S 49°53'22" E | 13.61' |
| C15 | 15.25' | 25.00' | 34°56'52" | S 87°15'11" E | 15.01' |
| C16 | 5.91' | 550.00' | 0°36'55" | S 19°54'48" W | 5.91' |
| C17 | 7.89' | 20.00' | 22°37'02" | S 41°18'31" E | 7.84' |
| C18 | 2.14' | 63.00' | 1°56'41" | S 89°51'39" E | 2.14' |

| | |
|---------|-------------|
| Project | 1910.030-03 |
| Date | 09/18/20 |
| Drafter | TAR/CF |

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

LEGEND

POB POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRS = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

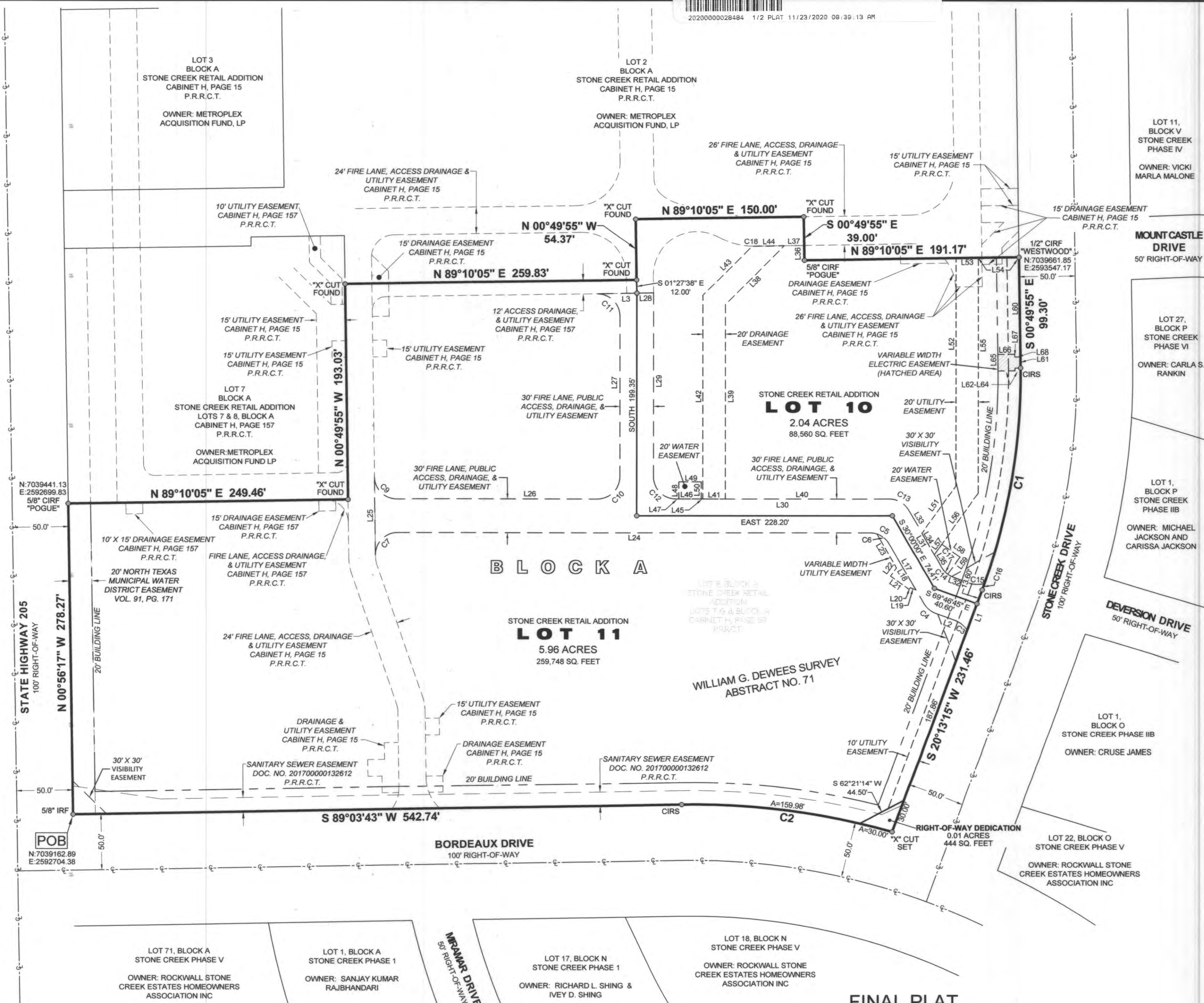
ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

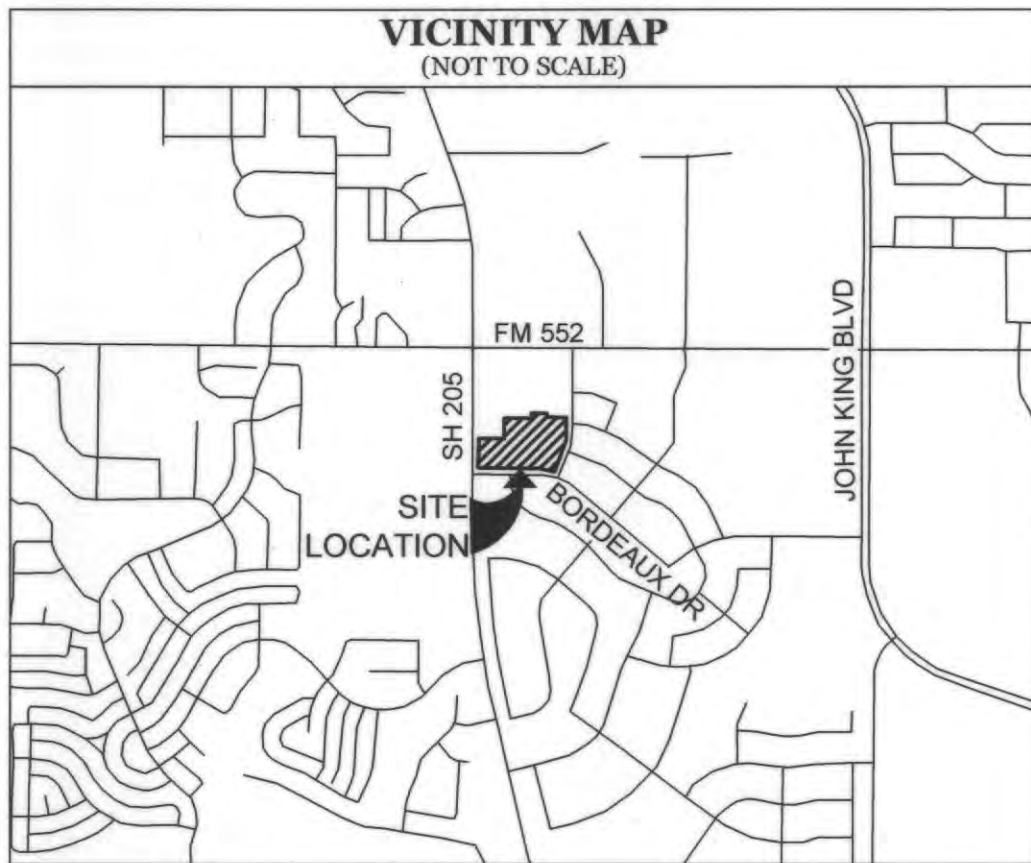
SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390

FINAL PLAT LOTS 10 & 11, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION LOTS 2 (PROPOSED) CONTAINING A TOTAL OF 8.01 ACRES RECORDED IN CABINET H, PAGE 147, P.R.R.C.T., SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS





OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 8;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

THENCE, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION**, subdivision 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; or
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: Billy J. Brice, III
 Billy J. Brice, III

10-16-2020
 Date

STATE OF TEXAS §
 COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of October, 2020.

Janice Johns
 Notary Public in and for the State of Texas



CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

Matthew Raabe
 Matthew Raabe
 Registered Professional Land Surveyor #6402



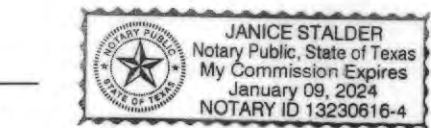
10-14-20
 Date

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 14th day of October, 2020.

Janice Stalder
 Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

[Signature]
 Chairman
 Planning & Zoning Commission

10/27/20
 Date

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5 day of October, 2020.

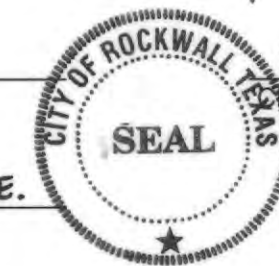
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this 10th day of November, 2020.

[Signature]
 Mayor, City of Rockwall

[Signature]
 City Secretary, City of Rockwall

[Signature]
 City Engineer



**FINAL PLAT
 LOTS 10 & 11, BLOCK A
 STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION
 LOTS 2 (PROPOSED)
 CONTAINING A TOTAL OF 8.01 ACRES
 RECORDED IN CABINET H, PAGE 147, P.R.R.C.T.,
 SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P2020-038
 PAGE 2 OF 2

GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements and right-of-way for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Filed and Recorded
 Official Public Records
 Shell Miller, County Clerk
 Rockwall County, Texas
 11/23/2020 09:39:13 AM
 \$100.00
 2020000028484



[Signature]

| | |
|---------|-------------|
| Project | 1910.030-03 |
| Date | 09/18/20 |
| Drafter | TAR/CF |

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

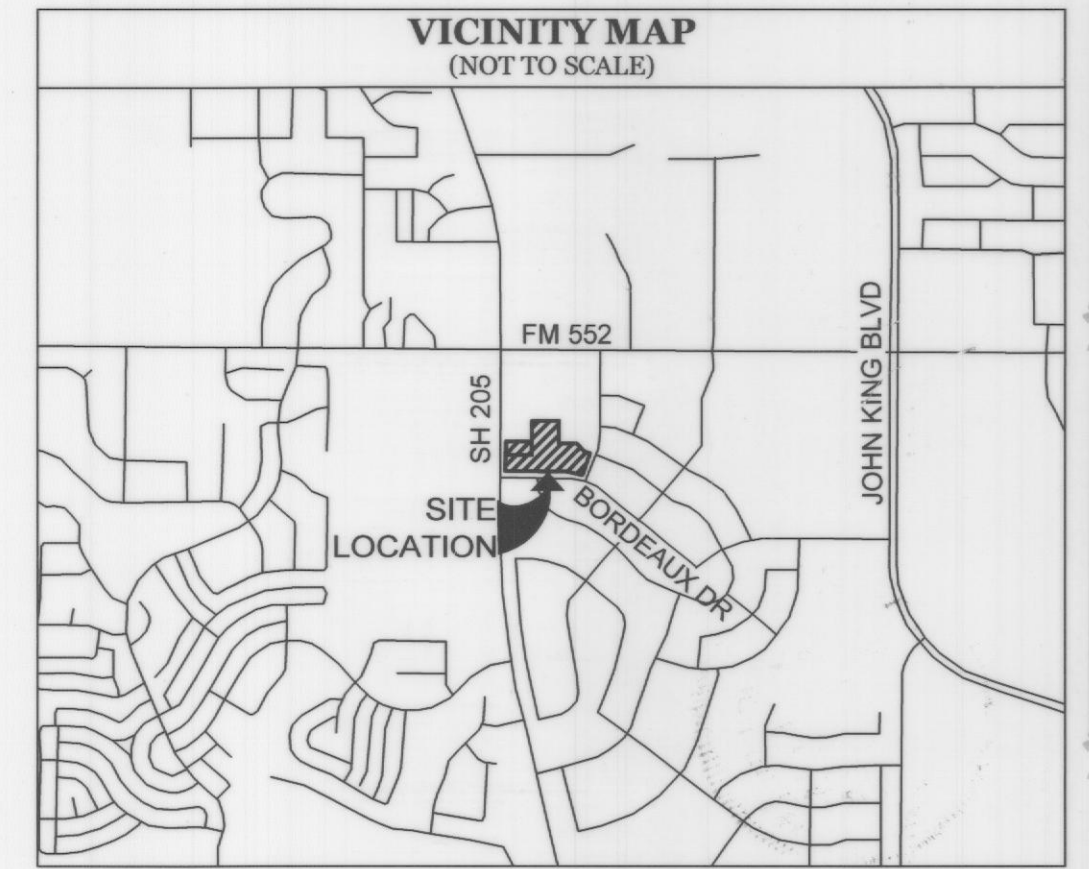
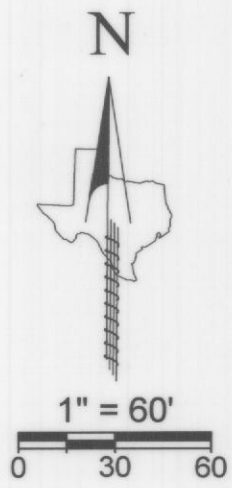
SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 01°27'38" E | 12.00' |
| L2 | S 30°00'00" E | 74.41' |
| L3 | S 69°46'45" E | 40.60' |
| L4 | S 62°21'14" W | 44.50' |
| L5 | S 00°49'55" E | 52.41' |
| L6 | S 19°02'20" E | 74.57' |
| L7 | S 00°56'17" E | 137.00' |
| L8 | S 00°56'17" E | 137.00' |
| L9 | S 00°56'17" E | 19.81' |
| L10 | N 81°51'31" E | 3.71' |
| L11 | S 00°56'17" E | 38.66' |
| L12 | N 89°03'43" E | 32.00' |
| L13 | N 00°56'17" W | 42.71' |
| L14 | N 81°51'31" E | 13.43' |
| L15 | N 00°49'55" W | 13.53' |

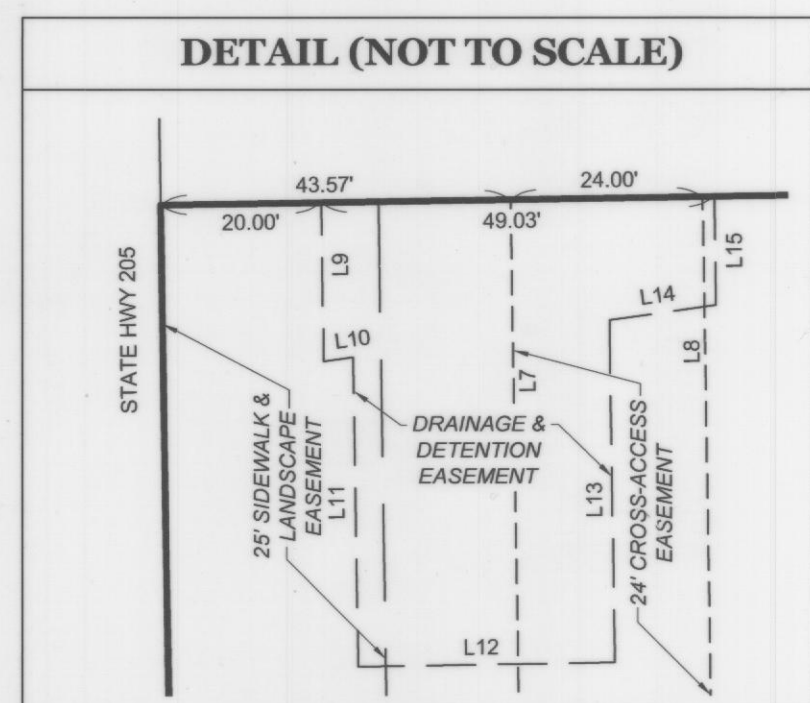
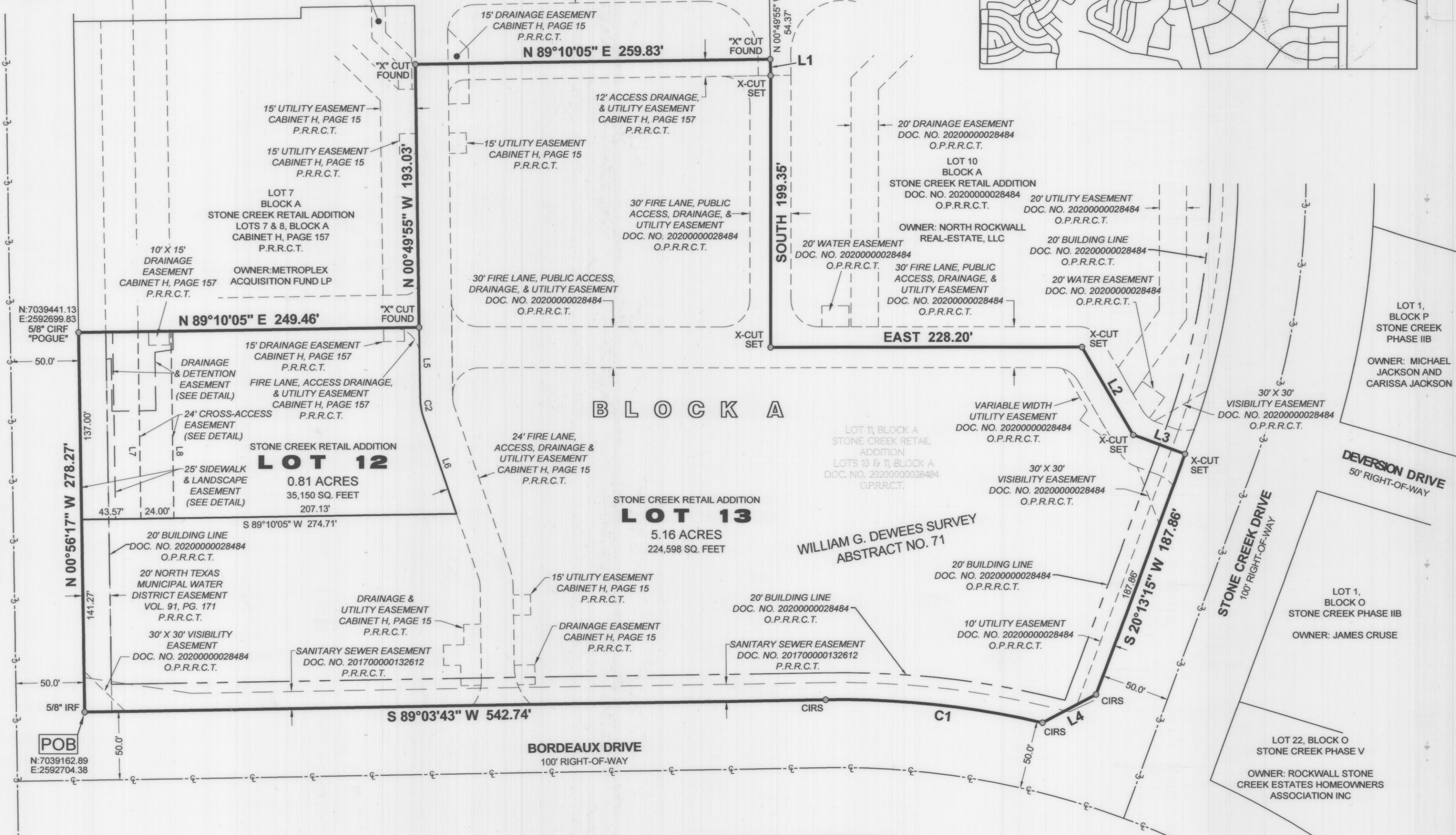
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 159.98' | 650.00' | 14°06'07" | N 83°53'12" W | 159.58' |
| C2 | 13.98' | 44.00' | 18°12'26" | S 09°56'08" E | 13.92' |



LOT 1A, DIRKWOOD ESTATES
OWNER: LIU JOHN Q AND CONNIE Q

LOT 1, BLOCK A, MASON-STEED ADDITION,
OWNER: JOHN AND CONNIE Q LIU

STATE HIGHWAY 205
100' RIGHT-OF-WAY



| | |
|---------|-------------|
| Project | 1910.030-14 |
| Date | 04/25/2022 |
| Drafter | TAR/CF/BE |

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

LEGEND

- POB POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

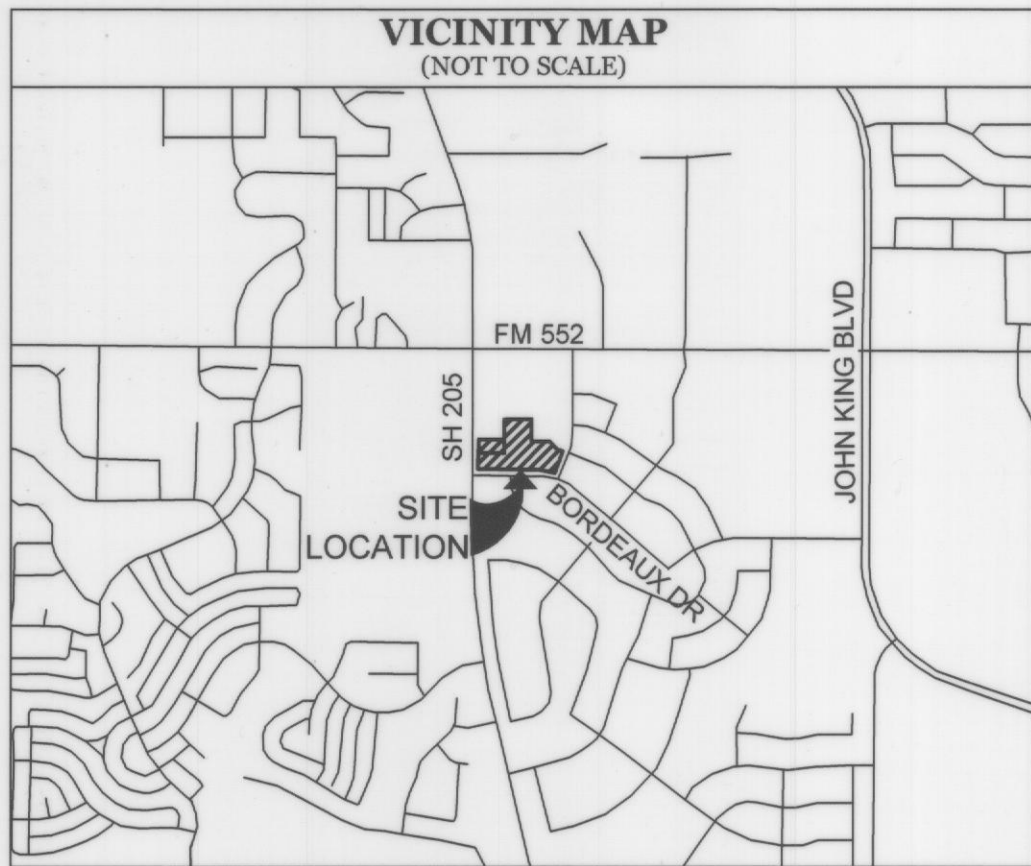
ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

REPLAT
LOTS 12 & 13, BLOCK A
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
CREATING 2 LOTS
CONTAINING A TOTAL OF 5.96 ACRES
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 2020000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

THENCE, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

THENCE, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

THENCE, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

THENCE, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

THENCE, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

THENCE, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION**, subdivision 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, structure, fence, wall, etc., shall be constructed or placed upon, over, or across the easements on-site.
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 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 we may have as a result of the dedication of exactions made herein.

OWNER: Metroplex Acquisition Fund, L.P.

BY: Billy J. Brice, III Date 5-26-22

STATE OF TEXAS §
 COUNTY OF Texas §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 26th day of May, 2022.

Janice Johns
 Notary Public in and for the State of Texas



CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

Matthew Raabe
 Registered Professional Land Surveyor #6402

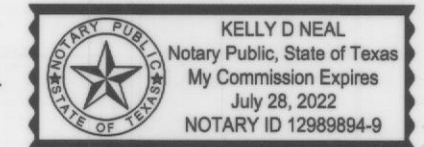


STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 17th day of May, 2022.

Kelly D Neal
 Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

[Signature]
 Chairman
 Planning & Zoning Commission

5/14/22
 Date

APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of May, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this 14th day of June, 2022.

[Signature] Mayor, City of Rockwall
Kristy Seagren City Secretary, City of Rockwall

Amy Williams, P.E.
 City Engineer



**REPLAT
 LOTS 12 & 13, BLOCK A
 STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION
 CREATING 2 LOTS
 CONTAINING A TOTAL OF 5.96 ACRES
 SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P2022-013
 PAGE 2 OF 2

GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 8.) 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.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/15/2022 02:44:11 PM
 \$100.00
 20220000113377



Jennifer Fogg

| | |
|------------------------|--|
| Project 1910.030-14 | EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date 04/25/2022 | |
| Drafter TAR/CF/BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Jones Carter
 4500 Mercantile Plaza Drive, Suite 210
 Fort Worth, TX 76137
 (972) 488-3880

OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390