



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Being a tract of land situated in the E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64, Rockwall County, Texas, and being Lot 2, Block B, of Rockwall High School Addition, an addition to the City of Rockwall, recorded in Cabinet C, Slides 147-148, Plat Records, Rockwall County, Texas, and being part of that tract of land described in deed to Gene Lamberth recorded in Volume 356, Page 102, and that tract of land described in Volume 1596, Page 102, Deed Records, Rockwall County, Texas, and that tract of land described in Deed Records in Volume 3141, Page 100, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the Southeast line of F.M. 740, a variable width right-of-way, at the most Northerly East corner of Lot 1, Block A, Lakewood Park Addition, an addition to the City of Rockwall as recorded in Cabinet B, Slide 10, Plat Records, Rockwall County, Texas, and at the West corner of that certain 12,000 square foot tract of land described in deed recorded in Volume 324, Page 189, Deed Records, Rockwall County, Texas.

THENCE: North 44°41'42" East, along said Southeast line, a distance of 100.00 feet with the Southeast line of F.M. 740 to a 1/2" iron rod found at the North Corner of said 12,000 square foot tract and the POINT OF BEGINNING;

THENCE: North 47°01'01" East, along said Southeast line, a distance of 346.98 feet to a 1/2" iron rod set for a corner;

THENCE: North 25°12'34" East, along said Southeast line, a distance of 117.39 feet to a 1/2" iron rod set for a corner at the Right-of-Way "cut back" line for Yellowjacket Lane;

THENCE: North 60°33'28" East, a distance of 40.41 feet to a 1/2" iron rod set for a corner on the Southerly right-of-way line of said Yellowjacket Lane, a 90 foot right-of-way;

THENCE: South 82°24'50" East, along said Southerly right-of-way line, a distance of 140.14 feet to a 1/2" iron rod set for a corner, and also being the beginning of a curve to the left having a central angle of 06°48'22", a radius of 845 feet, and a chord that bears South 85°49'03" East a distance of 100.32 feet;

THENCE: Northeasterly, along the right-of-way line of said Yellowjacket Lane, and along said curve an arc distance of 100.38 feet to a 1/2" iron rod found for a corner;

THENCE: South 10°10'48" East, departing said right-of-way line, a distance of 221.40 feet to a 1/2" iron rod found for a corner on the common line of Lot 2, Block B, Rockwall High School Addition and Wal-mart Supercenter Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 305, Plat Records, Rockwall County, Texas;

THENCE: Traversing said Wal-mart addition as follows: South 30°33'44" West a distance of 237.94 feet to a 1/2" iron rod set for a corner;

THENCE: North 76°57'22" West, a distance of 154.03 feet to a 1/2" iron rod set for corner;

THENCE: South 82°22'15" West, a distance of 87.98 feet to a 1/2" iron rod set for a corner;

THENCE: North 45°10'32" West, a distance of 9.80 feet to a 1/2" iron rod set for a corner in the common line of said Lot 2, Block B and Wal-mart addition;

THENCE: South 44°49'28" West, a distance of 239.43 feet to a 1/2" iron rod found for a corner in the common line of said Lot 2, Block B, Rockwall High School Addition, and Lot 2, Block A of Lakewood Park Addition;

THENCE: North 44°45'15" West, along said common line, a distance of 98.44 feet to a 1/2" iron rod found for a corner, said point also being the South corner of said 12,000 square foot tract;

THENCE: North 44°57'47" East, along the Southeast line of said 12,000 square foot tract, a distance of 99.83 feet to a 1/2" iron rod found for a corner, said point being the East corner of said 12,000 square foot tract;

THENCE: North 44°42'26" West, along the Northeast line of said 12,000 square foot tract, a distance of 119.96 feet to the POINT OF BEGINNING and containing 194,929 square feet or 4.48 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as THE WOODS AT ROCKWALL ADDITION, a replat of Lot 2, Block B, of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall recorded in Cabinet C, Slide 147-148, Plat Records, Rockwall County, Texas, a 0.29 acre tract conveyed by deed recorded in Volume 1596, Page 102, Deed Records, Rockwall County, Texas, and a 0.87 acre tract conveyed by deed recorded in Volume 3141, Page 100, Deed Records, Rockwall County, Texas, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

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

- 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. 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. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Pneuma Ventures L.T.D.  
By RJL Businesses L.L.C.  
General Partner

*Robert E. Lamberth*  
By Robert E. Lamberth  
President

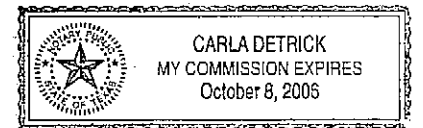
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT E. LAMBERTH 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 28 day of Aug, 2003

*Carla Detrick*  
Notary Public in and for the State of Texas

*ROBERT E. PRES. RJL BUSINESSES LLC*



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, the adequacy 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, Harold L. Evans, 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.

*Harold L. Evans*  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

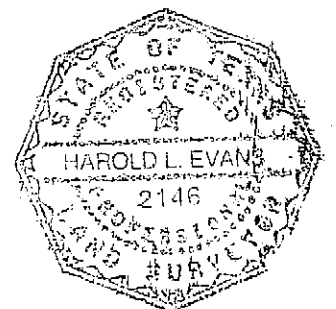
APPROVED

I hereby certify that the above foregoing plat of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 28TH day of AUGUST, 2003.

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

*Robert Sabour*  
Director of Planning

*Chuck Todd* 8-28-03  
City Engineer



2  
2

THE WOODS AT ROCKWALL ADDITION

"Being a Replat of Lot 2, Block B, Rockwall High School Addition, a 0.29 acre tract conveyed by deed recorded in Volume 1596, Page 102, RCDR, and a

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	6/24/03	9880

0.87 acre tract conveyed by deed recorded in Volume 3141, Page 100, RCDR."

E.P. GAINES CHISUM SURVEY, ABST. NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENE LAMBERTH  
504 SMIRL ROAD, HEATH, TEXAS 75032 (972)771-8078

# YELLOW JACKET LANE

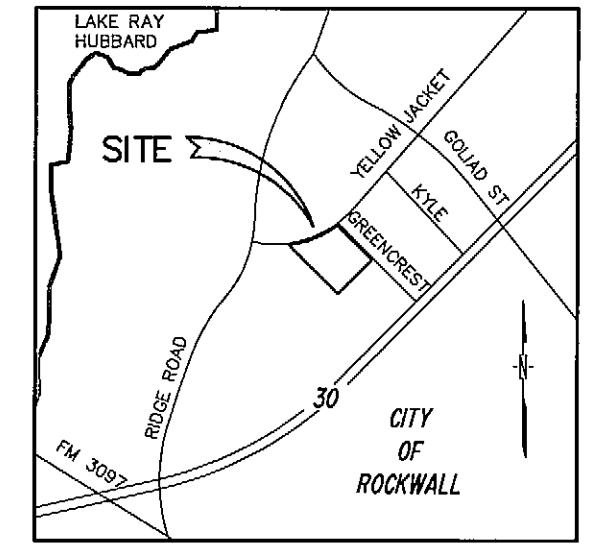
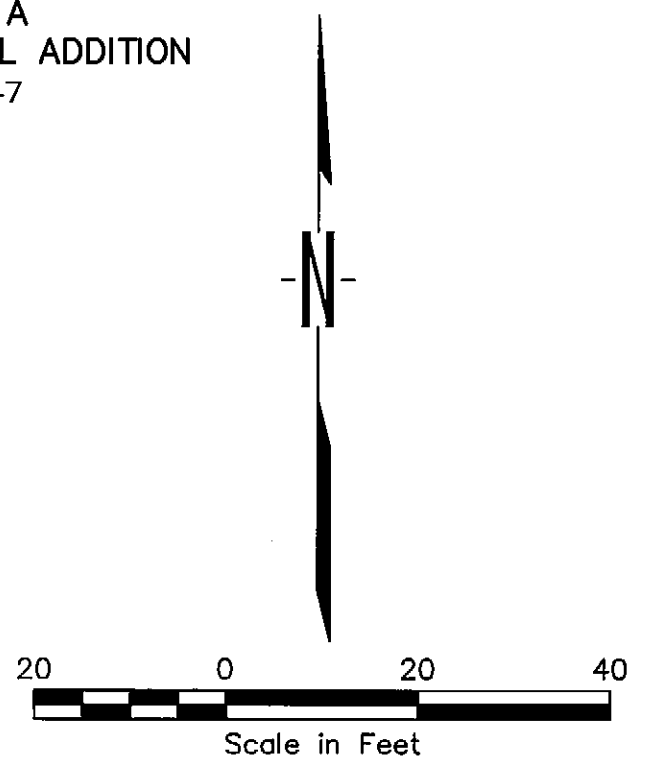
(90' PUBLIC RIGHT-OF-WAY)

$\Delta = 15^{\circ}02'16''$   
 $R = 845.00$   
 $T = 111.53$   
 $L = 221.78$   
 $CH. BRG. =$   
 $N 83^{\circ}22'52'' E$

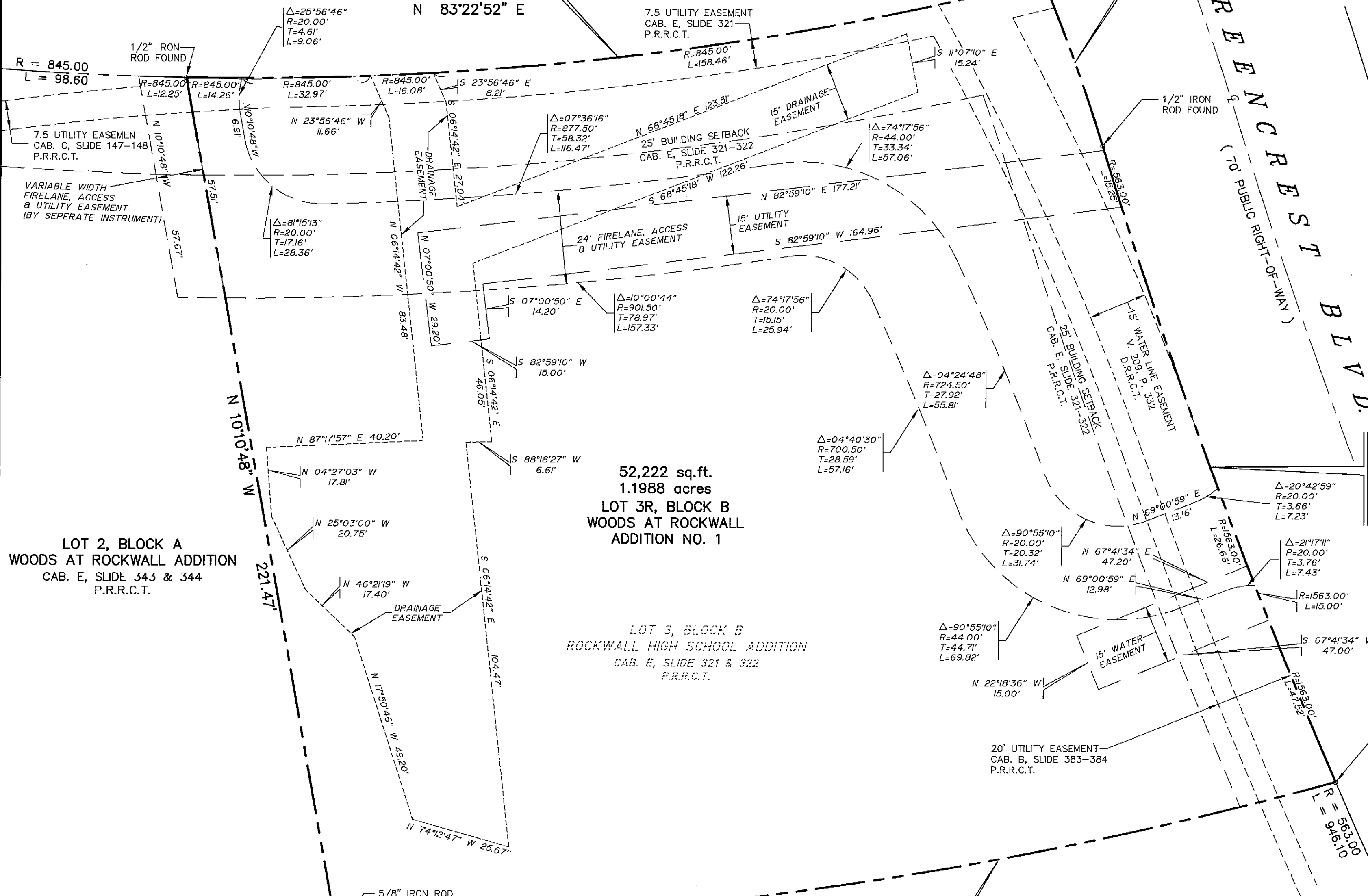
**Point of Beginning**  
 1/2" IRON ROD FOUND

$\Delta = 05^{\circ}34'51''$   
 $R = 463.52$   
 $T = 22.59$   
 $L = 45.15$   
 $CH. = 45.13$   
 $CH. BRG. =$   
 $S 19^{\circ}53'12'' E$

LOT 1, BLOCK A  
 ROCKWALL HIGH SCHOOL ADDITION  
 CAB. C, SLIDE 147  
 P.R.R.C.T.



Woods @ Rockwall  
Lot 3R, Blk B



52,222 sq.ft.  
 1.1988 acres  
**LOT 3R, BLOCK B**  
**WOODS AT ROCKWALL**  
**ADDITION NO. 1**

LOT 2, BLOCK A  
 WOODS AT ROCKWALL ADDITION  
 CAB. E, SLIDE 343 & 344  
 P.R.R.C.T.

LOT 3, BLOCK B  
 ROCKWALL HIGH SCHOOL ADDITION  
 CAB. E, SLIDE 321 & 322  
 P.R.R.C.T.

$\Delta = 06^{\circ}22'58''$   
 $R = 1563.00$   
 $T = 87.15$   
 $L = 174.12$   
 $CH. = 174.03$   
 $CH. BRG. =$   
 $S 20^{\circ}17'15'' E$

$\Delta = 13^{\circ}59'31''$   
 $R = 1063.19$   
 $T = 130.47$   
 $L = 259.63$   
 $CH. = 258.99$   
 $CH. BRG. =$   
 $S 81^{\circ}36'35'' W$

LOT 2, BLOCK A  
 WAL-MART SUPER CENTER ADDITION  
 CAB. C, SLIDE 305  
 P.R.R.C.T.

## REPLAT WOODS AT ROCKWALL ADDITION NO. 1 LOT 3R, BLOCK B

BEING A REPLAT OF  
 LOT 3, BLOCK B  
 ROCKWALL HIGH SCHOOL ADDITION  
 CABINET E, PAGES 321 & 322  
 M.R.R.C.T.

E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
 ROCKWALL ASC REAL ESTATE, L.L.P.  
 C/O LESLIE T. HANSEN  
 DUVALL/HANSEN ASSOCIATES, INC.  
 310 E. INTERSTATE HWY. 30, SUITE B-107  
 GARLAND, TX. 75043  
 (972) 226-6564

**Gonzalez & Schneeberg**  
 engineers ■ surveyors  
 660 N. Central Expressway  
 Suite 250, Plano, Texas 75074  
 (972) 516-8855 Fax:(972) 516-8901

E-589,390

FILED FOR RECORD  
 ROCKWALL CO., TEXAS  
 04 JAN -5 PM 4:19  
 FAULLETTE BURKS  
 CO. CLERK  
 DEPUTY



WHEREAS, ROCKWALL ASC REAL ESTATE, L.L.P. is the owner of a 1.1988 acre tract of land out of the E. P. Gaines Survey, Abstract No. 64, in City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block B, Rockwall High School Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 321-322, Map Records, Rockwall County, Texas; said tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found for the intersection of the south right-of-way line of Yellowjacket Lane (90 feet wide) with the west right-of-way line of Greencrest Boulevard (70 feet wide); said point being also the northeast corner of said Lot 3, Block B; said point also being at the beginning of a curve to the right having a radius of 463.52 feet;

THENCE, with the said west right-of-way line of Greencrest Boulevard, the following metes and bounds;

southeasterly, with said curve to the right through a central angle of 05 degrees 34 minutes 51 seconds, an arc length of 45.15 feet (chord bears South 19 degrees 53 minutes 12 seconds East, 45.13 feet) to a 1/2-inch iron rod found at the point of a reverse curve having a radius of 1563.00 feet;

southeasterly, with said curve to the left through a central angle of 06 degrees 22 minutes 58 seconds, an arc length of 174.12 feet (chord bears South 20 degrees 17 minutes 15 seconds East, 174.03 feet) to a 1/2-inch iron rod found at the southeast corner of said Lot 3, Block B; said point also being the northeast corner of Lot 2, Block A, Wal-Mart Super Center Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 305, Map Records, Rockwall County, Texas; said point being the beginning of a curve to the right having a radius of 1063.19 feet;

THENCE, southwesterly, with said curve to the right and with the common line between said Lot 3, Block B and Lot 2, Block A, through a central angle of 13 degrees 59 minutes 31 seconds, an arc length of 259.63 feet (chord bears South 81 degrees 36 minutes 35 seconds West, 258.99 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the southwest corner of said Lot 3, Block B; said point also being the southeast corner of Lot 2, Block A of said Woods at Rockwall Addition;

THENCE, North 10 degrees 10 minutes 48 seconds West, leaving the north line of said Lot 2, Block A and with the common line between said Lot 2 & 3, Block B, a distance of 221.47 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 3, Block B; said point also being the northeast corner of said Lot 2, Block A; said point also being the on the said south right-of-way line of Yellowjacket Lane; said point also being on a curve to the left having a radius of 845.00 feet;

THENCE, northeasterly, with said curve to the left and with said south right-of-way line, through a central angle of 15 degrees 02 minutes 16 seconds, an arc length of 221.78 feet (chord bears North 83 degrees 22 minutes 52 seconds East, 221.14 feet) to the POINT OF BEGINNING;

CONTAINING, 52,222 square feet or 1.1988 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as LOT 3R, BLOCK B, WOODS AT ROCKWALL ADDITION NO. 1, a Replat of Lot 3, Block B, of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall recorded Cabinet E, Slide 321-322, Plat Records, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over or across the utility easements as described herein.
  2. Any public utility shall have the right 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 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 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, is 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 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.
- 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 shall be approved, 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. We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in that the development will comport with the present and future growth needs of the city; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall ASC Real Estate, L.L.P.

By Leslie T. Hansen

Duval/Hansen Associates, Inc.

*Leslie T. Hansen*  
By Leslie T. Hansen

Before me, the undersigned authority, on this day personally appeared Leslie T. Hansen 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 2nd day of December, 2003

*Cheryl L. Zerner*  
Notary public in and for the State of Texas

20 June 2004  
My Commission Expires

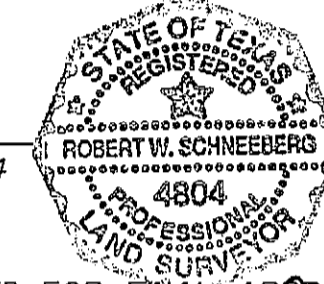


Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, the adequacy availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

I, ROBERT W. SCHNEEBERG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with platting rules and regulations of the City Plan Director of the City of Rockwall, Texas.

*Robert W. Schneeberg*  
Robert W. Schneeberg, Texas R.P.L.S. No. 4804



RECOMMENDED FOR FINAL APPROVAL

*Greg Burgamy*  
Planning & Zoning Commission

*December 18, 2003*  
Date

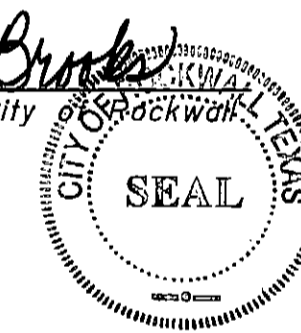
APPROVED

I hereby certify that the above foregoing plat of THE WOODS AT ROCKWALL ADDITION NO. 1, was approved by the City Council of the City of Rockwall on the 20th day of October, 2003.

*W. J. [Signature]*  
Mayor, City of Rockwall

*Dorothy Brinker*  
City Secretary, City of Rockwall

*Chuck Todd* 12-18-03  
City of Rockwall Engineer



2  
2

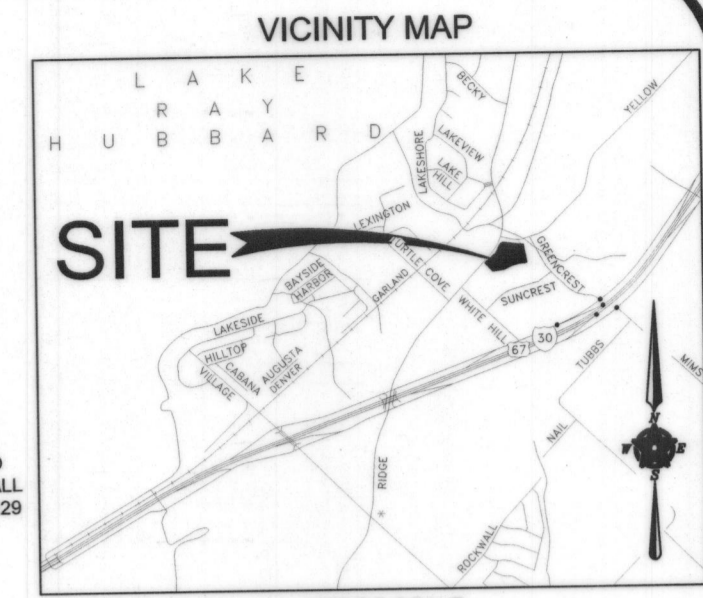
REPLAT  
WOODS AT ROCKWALL  
ADDITION NO. 1  
LOT 3R, BLOCK B  
BEING A REPLAT OF  
LOT 3, BLOCK B  
ROCKWALL HIGH SCHOOL ADDITION  
CABINET E, PAGES 321 & 322  
M.R.R.C.T.

E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
ROCKWALL ASC REAL ESTATE, L.L.P.  
C/O LESLIE T. HANSEN  
DUVAL/HANSEN ASSOCIATES, INC.  
310 E. INTERSTATE HWY. 30, SUITE B-107  
GARLAND, TX. 75043  
(972) 226-6564

Gonzalez & Schneeberg  
engineers ■ surveyors  
660 N. Central Expressway  
Suite 250, Plano, Texas 75074  
(972) 516-8855 Fax:(972) 516-8901





VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C12	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C13	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C14	30.94'	20.00'	88°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C15	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

20' DRAINAGE EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C16	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'34"W
L13	4.23'	S45°47'26"W
L14	4.22'	N45°47'26"E
L15	7.00'	S44°12'34"E
L16	299.92'	N45°47'26"E
L17	47.25'	N89°50'05"E
L18	10.80'	N1°11'13"E

20' DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L19	18.63'	S63°55'52"E
L20	20.64'	S39°00'43"W
L21	21.20'	N63°55'52"W
L22	21.25'	N45°47'26"E

20' DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	11.30'	N68°30'56"W
L26	5.29'	N11°46'53"W
L27	20.42'	N89°50'05"E

15' UTILITY EASEMENT LINE TABLE

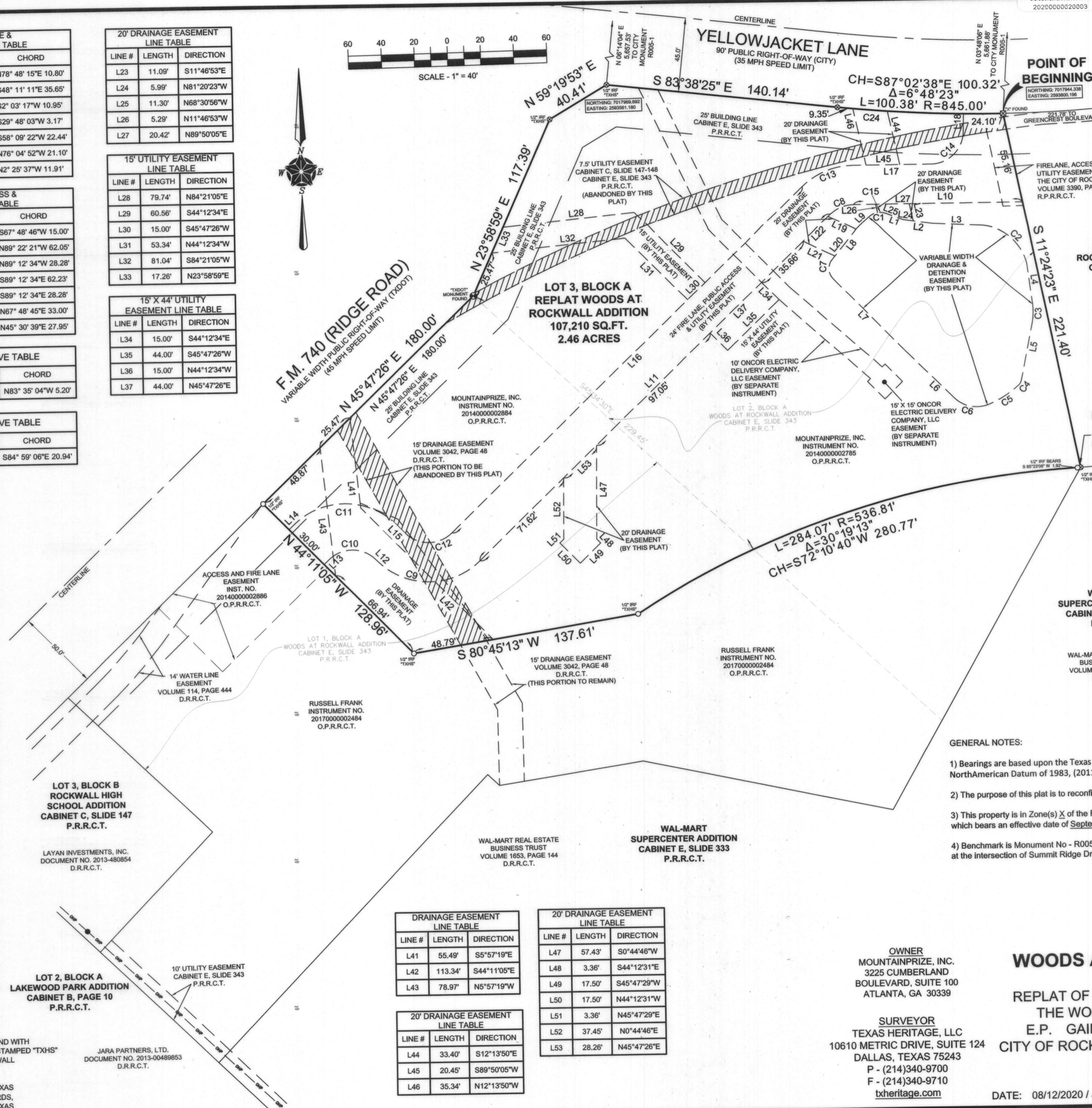
LINE #	LENGTH	DIRECTION
L28	79.74'	N84°21'05"E
L29	60.56'	S44°12'34"E
L30	15.00'	S45°47'26"W
L31	53.34'	N44°12'34"W
L32	81.04'	S84°21'05"W
L33	17.26'	N23°58'59"E

15' X 44' UTILITY EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L34	15.00'	S44°12'34"E
L35	44.00'	S45°47'26"W
L36	15.00'	N44°12'34"W
L37	44.00'	N45°47'26"E

LEGEND  
 ⊙ IRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"  
 P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.  
 DOCUMENT NO. 2013-00489853  
 D.R.R.C.T.



DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L41	55.49'	S5°57'19"E
L42	113.34'	S44°11'05"E
L43	78.97'	N5°57'19"W

20' DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L44	33.40'	S12°13'50"E
L45	20.45'	S89°50'05"W
L46	35.34'	N12°13'50"W

20' DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L47	57.43'	S0°44'46"W
L48	3.36'	S44°12'31"E
L49	17.50'	S45°47'29"W
L50	17.50'	N44°12'31"W
L51	3.36'	N45°47'29"E
L52	37.45'	N0°44'46"E
L53	28.26'	N45°47'26"E

OWNER  
 MOUNTAINPRIZE, INC.  
 3225 CUMBERLAND BOULEVARD, SUITE 100  
 ATLANTA, GA 30339

SURVEYOR  
 TEXAS HERITAGE, LLC  
 10610 METRIC DRIVE, SUITE 124  
 DALLAS, TEXAS 75243  
 P - (214)340-9700  
 F - (214)340-9710  
 txheritage.com

REPLAT  
**WOODS AT ROCKWALL ADDITION**  
 LOT 3, BLOCK A  
 REPLAT OF PART OF LOTS 1 & 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION,  
 E.P. GAINES SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 PAGE 1 OF 2

CASE NO: P2017-019  
 DATE: 08/12/2020 / JOB # 1202145-18 / SCALE= 1" = 40' / DRAWN BY: CN

- GENERAL NOTES:
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
  - The purpose of this plat is to reconfigure a portion of two lots into a single lot.
  - This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
  - Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. is the sole owner of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being a part of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION...

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas...

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the west line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS"...

Thence along said non-tangent curve to the right and north line of said Frank tract, having a delta angle of 00 degrees 07 minutes 47 seconds, a chord bearing and distance of South 87 degrees 17 minutes 03 seconds West, 1.75 feet...

Thence along said tangent curve to the left and said north line of Frank tract, having a delta angle of 30 degrees 19 minutes 13 seconds, a chord bearing and distance of South 72 degrees 10 minutes 40 seconds West, 280.77 feet...

Thence South 80 degrees 45 minutes 13 seconds West, along said north line of Frank tract, a distance of 137.61 feet to a 1/2 inch iron rod found for corner with a yellow plastic cap stamped "TXHS"...

Thence North 44 degrees 11 minutes 05 seconds West, along the northeast line of said Frank tract, a distance of 128.96 feet to a 1/2 inch iron rod found for corner with a yellow plastic cap stamped "TXHS" lying in the southeast right-of-way line of said F.M. 740 (Ridge Road)...

Thence North 45 Degrees 47 Minutes 26 Seconds East, along said southeast right-of-way line of said F.M. 740 (Ridge Road), a distance of 180.00 feet to a TXDOT Monument found for corner, said point being the north corner of said Lot 1 and the common west corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the southeast right-of-way line of said F.M. 740 and the south right-of-way line of said Yellowjacket Lane...

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the south right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS"...

Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the south right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the south right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 107,210 square feet or 2.46 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299. Includes surveyor seal for Gary E. Johnson, State of Texas, No. 5299, expires April 5, 2021.

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of August, 2020.

Notary Signature: Erin Bowen. My commission expires: 4-5-2021.

ERIN BOWEN Notary ID #131076716 My Commission Expires April 5, 2021

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc., does hereby adopt this plat designating the herein described property as REPLAT WOODS AT ROCKWALL ADDITION, LOT 3, BLOCK A, 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 for the purposes and consideration therein expressed.

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

- 1. No buildings shall be constructed 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 building, 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...

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...

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

Mountainprize, Inc. Brian Thornton Vice President of Real Estate, Engineering and Construction

STATE OF TEXAS Georgia

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

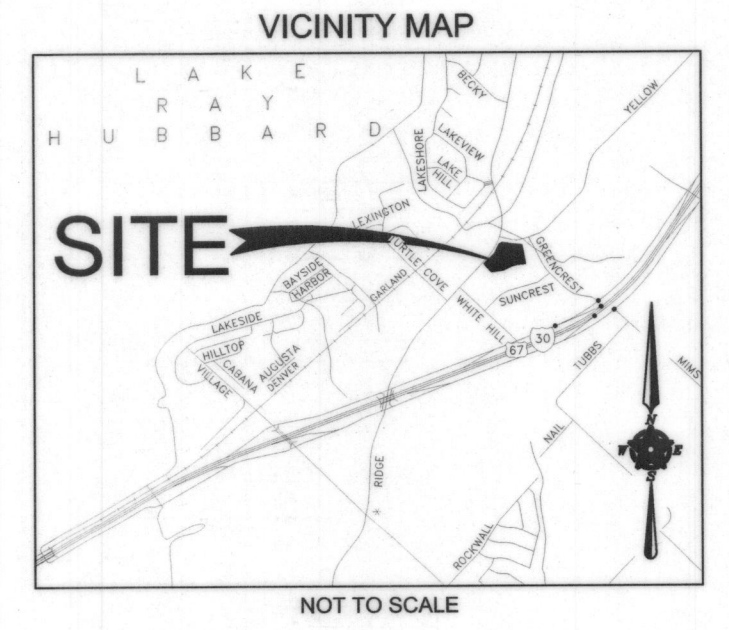
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of August, 2020.

Notary Signature: Maitha E. Law. My commission expires: 10/14/2021.

LEGEND: IRF 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS" PLAT RECORDS, ROCKWALL COUNTY, TEXAS

OWNER: MOUNTAINPRIZE, INC. 3225 CUMBERLAND BOULEVARD, SUITE 100 ATLANTA, GA 30339

SURVEYOR: TEXAS HERITAGE, LLC 10610 METRIC DRIVE, SUITE 124 DALLAS, TEXAS 75243



RECOMMENDED FOR FINAL APPROVAL. Includes signatures of Planning and Zoning Commission, Mayor Joe Smith, City Secretary Kristy Cole, and Engineer Amy Williams, P.E. Includes City of Rockwall Seal.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
2) The purpose of this plat is to reconfigure a portion of two lots into a single lot.
3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 08/28/2020 10:18:20 AM \$100.00 2020000020003. Includes County Seal and signature of Shelli Miller.

REPLAT WOODS AT ROCKWALL ADDITION LOT 3, BLOCK A REPLAT OF PART OF LOTS 1 & 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, E.P. GAINES SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PAGE 2 OF 2 CASE NO: P2017-019 DATE: 08/12/2020 / JOB # 1202145-18 / SCALE= 1" = 40' / DRAWN BY: CN