

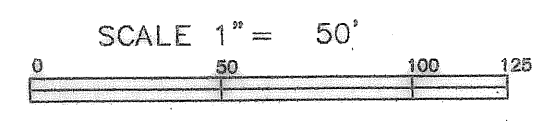
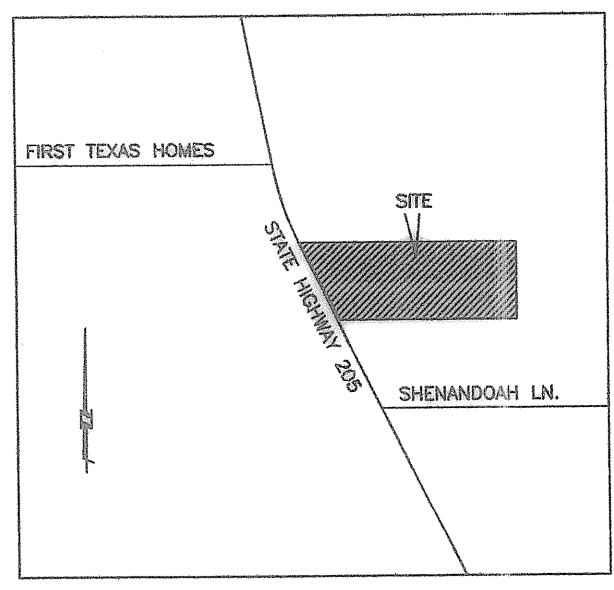
FIRELANE DATA

NUM	BEARING	DISTANCE
L1	S88°51'36"W	23.01'
L2	N89°05'59"E	155.43'
L3	S0°54'01"W	21.50'
L4	N89°05'59"E	233.27'
L5	S21°08'24"E	127.88'
L6	S68°31'36"W	85.06'
L7	N89°05'59"E	369.06'
L8	S0°54'01"E	85.15'
L9	N89°05'59"E	383.88'
L10	S21°08'24"E	101.41'
L11	N03°54'01"W	24.00'
L12	S89°05'59"W	36.88'

FIRELANE DATA

C1	20°14'23"	7.06'	20.00'	S78°58'48"W	7.03'
C2	90°00'00"	69.12'	44.00'	N45°54'01"W	62.23'
NA	NA	NA	NA	NA	NA
C4	69°45'37"	53.57'	44.00'	S56°01'12"E	50.32'
C5	90°00'00"	31.42'	20.00'	N66°08'24"W	28.28'
C6	110°14'23"	38.48'	20.00'	S33°58'48"W	32.81'
C7	90°00'00"	31.42'	20.00'	N45°54'01"W	28.28'
C8	90°00'00"	31.42'	20.00'	N44°05'59"E	28.28'
C9	69°45'37"	24.35'	20.00'	S56°01'12"E	22.87'

VICINITY MAP (NOT TO SCALE)



JENNIFER A. PETERS
VOL. 1784 PG. 236
DRRCT

$A=01^{\circ}59'53''$
 $R=2836.19'$
 $L=98.90'$
 $CB=N20^{\circ}09'29''W$
 $CD=98.896'$

WATER LINE EASEMENT

NUM	BEARING	DISTANCE
L11	N88°51'36"E	23.01'
L12	N89°05'59"E	155.43'
L13	N0°54'01"W	21.50'
L14	N89°05'59"E	233.27'
L15	S0°54'01"E	22.00'
L16	N89°05'59"E	10.00'
L17	S0°54'01"E	22.00'
L18	N89°05'59"E	182.73'
L19	S0°54'01"E	168.00'
L20	N89°05'59"E	399.57'
L21	S45°54'01"E	3.36'
L22	N44°05'59"E	58.60'
L23	N89°05'59"E	81.10'
L24	N44°05'59"E	53.19'
L25	S45°54'01"E	46.62'
L26	N0°54'01"W	133.07'
L27	N89°05'59"E	137.76'
L28	N68°51'36"E	20.58'
L29	N20°10'46"W	15.00'
L30	N89°05'59"E	411.00'
L31	S0°54'01"E	123.96'
L32	N89°05'59"E	9.85'
L33	N0°54'01"W	10.00'
L34	S89°05'59"W	9.85'
L35	S0°54'01"E	4.32'
L36	N89°05'59"E	378.36'
L37	S45°54'01"E	8.54'
L38	S44°05'59"W	1.36'
L39	S0°54'01"E	10.00'
L40	N89°05'59"E	2.93'
L41	N89°05'59"E	7.07'
L42	S44°05'59"W	5.51'
L43	S45°54'01"E	27.63'
L44	N0°54'01"W	105.36'
L45	S0°57'31"E	16.99'
L46	S61°01'28"W	47.67'
L47	S0°48'43"E	16.44'
L48	N89°11'17"E	13.00'
L49	S0°48'43"E	198.94'
L50	S89°05'55"W	52.00'
L51	N0°48'43"W	199.02'
L52	N89°11'17"E	24.00'
L53	N0°48'43"W	25.42'
L54	N61°01'28"E	64.64'

BASIS OF BEARING
COORDINATES SHOWN HEREON ARE NAD83 (CORS96, EPOCH 2002) TIED TO THE TEXAS COORDINATES SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY GARLAND GEODETIC CONTROL (2002 DATUM) MONUMENT RO08

MONU #8 N= 7040275.230
E= 2592504.070
Z= 542.335

THE CONVERGENCE/MAPPING ANGLE AT MONUMENT RO08, LOCATED ON SOUTHWEST CORNER OF DALTON ROAD AND STATE HIGHWAY 205 CONV. ANGLE. 01° 06' 35.1745" WITH A COMBINED SCALE FACTOR OF 0.999873743848

Floodplain Statement: The property shown herein is located in Zone "X" which is not a flood hazard area according to Map No. 48397C0040L, dated September 26, 2008 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

N 89°05'59" E 763.28'

LOT 1, BLOCK 1
4.264 ACRES
185,738 SQ.FT.

RONALD C. VALK Volume 6363, Page 130, Deed Records, Rockwall, County Texas

S 89°05'58" W 669.73'

AARON & HELLEN BYRD
VOL. 6416 PG. 106
DRRCT

50.662' 316.1500 S
(PRIVATE DRIVE)

SHENANDOAH REAL ESTATE PARTNERS
VOL. 3351 PG. 114
DRRCT

FINAL PLAT
LOT 1, BLOCK 1
VALK ROCKWALL ADDITION
OUT OF THE JOSEPH STRICKLAND SURVEY ABST.NO. 187
BEING 4.264 ACRES
ROCKWALL COUNTY, TEXAS

OWNER:
RON C. VALK
2906 PANHANDLE DRIVE
ROCKWALL, TEXAS 75087

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR. SUITE B
MESQUITE, TEXAS 75150
PH- 972-681-4442

CASE NO. P2014-004

PROPERTY DESCRIPTION

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of that certain tract of land conveyed to Ronald C. Valk by Warranty Deed recorded in Volume 6363, Page 130, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East ROW line of State Highway 205 (a variable ROW), being at the Southwest corner of said Valk Tract and the Northwest corner of a tract of land conveyed to Aaron and Hellen Byrd by Deed recorded in Volume 6416, Page 106, Deed Records, Rockwall County, Texas, said iron rod being North 21 degrees 10 minutes 20 seconds West, a distance of 150.00 feet from a 1-inch iron pipe found at the Southwest corner of said Byrd Tract and the Northwest corner of a tract of land conveyed to Daniel and Kay Strong by Deed recorded in Volume 1823, Page 224, Deed Records, Rockwall County, Texas;

THENCE: North 21 degrees 10 minutes 20 seconds West, along the East ROW line of State Highway 205 and the West line of said Valk Tract, a distance of 176.63 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, having a central angle of 01 degrees 59 minutes 53 seconds, a radius of 2836.19 feet and a chord bearing North 20 degrees 09 minutes 29 seconds West, a distance of 98.90 feet;

THENCE: Northwesterly, along the East ROW line of State Highway 205 and the West line of said Valk Tract and along said curve to the left, an arc distance of 98.90 feet to a 3/8 inch iron rod found at the Northwest corner of said Valk Tract and the Southwest corner of a tract of land conveyed to Jennifer A. Peters by Deed recorded in Volume 1784, Page 236, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 05 minutes 59 East, departing the East ROW line of State Highway 205, along the common line of said Valk Tract and said Peters Tract, a distance of 763.28 feet to a 1/2 inch iron rod found in the West ROW line of All Angels Hill Lane (a private ROW), said iron rod being at the Northeast corner of said Valk Tract and the Southeast corner of said Peters Tract;

THENCE: South 00 degrees 57 minutes 31 seconds East, along the West ROW line of All Angels Hill Lane and the East line of said Valk Tract, a distance of 259.05 feet to a 1/2 inch iron rod found at the Southeast corner of said Valk Tract and the Northeast corner of said Byrd Tract;

THENCE: South 89 degrees 05 minutes 58 seconds West, departing the West ROW line of All Angels Hill Lane, along the common line of said Valk Tract and said Byrd Tract, a distance of 669.73 feet to the PLACE OF BEGINNING and containing 4.264 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as the VALK ROCKWALL ADDITION, a subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, watercourses, 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 VALK ROCKWALL 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 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 County and 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 sewer, and alleys, all according to the specifications of the County and 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 and County Judge, 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 and/or county 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 or County be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Ronald C. Valk signature and name: RONALD C. VALK, OWNER

RECOMMENDED FOR FINAL APPROVAL

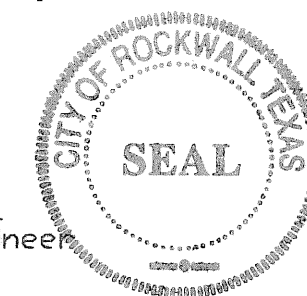
Planning & Zoning Commission, Chairman signature and name: Date 2/11/2014

APPROVED:

I hereby certify that the above and foregoing Plat of an addition within the extraterritorial jurisdiction of the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of February, 2014.

WITNESS OUR HANDS, this 3rd day of March, 2014

Paul Sweet, Mayor, City of Rockwall; Kristy Ashberry, City Secretary; Amy Williams, City Engineer



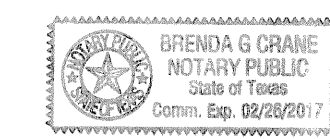
Rockwall County Judge signature and name: Date 3/11/2014

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RONALD C. VALK 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 February, 2014.

Brenda Crane signature and name: NOTARY PUBLIC in and for the State of TEXAS



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared J.L. Lane, 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 7 day of February, 2014.

Heather L. Matteson signature and name: NOTARY PUBLIC in and for the State of TEXAS



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, J. L. LANE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monumentation shown thereon were properly placed under my personal supervision.

J. L. LANE signature and name: REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 03/14/2014 09:29:32 AM \$100.00 20140000003303

Shelin signature and name

LANE'S SOUTHWEST SURVEYING INC. 2717 MOTLEY DR. SUITE B MESQUITE, TEXAS 75150 PH- 972-681-4442

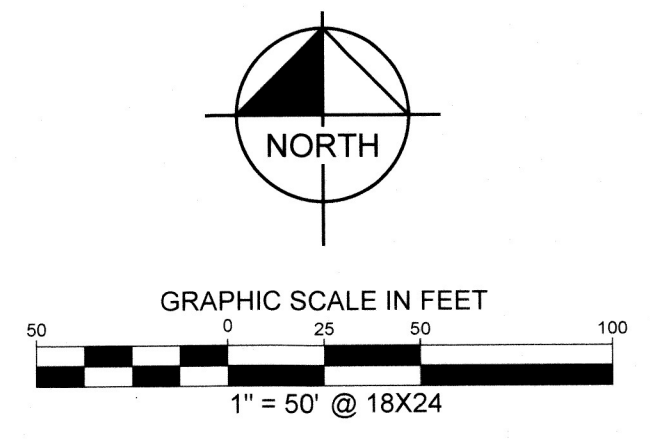
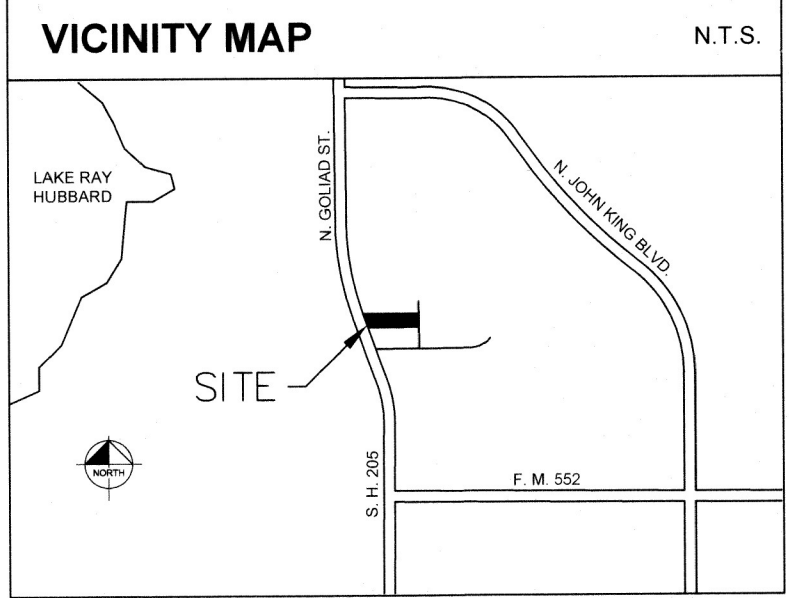
FINAL PLAT LOT 1, BLOCK 1 VALK ROCKWALL ADDITION OUT OF THE JOSEPH STRICKLAND SURVEY ABST.NO. 187 BEING 4.264 ACRES ROCKWALL COUNTY, TEXAS

CASE NO. P2014-004

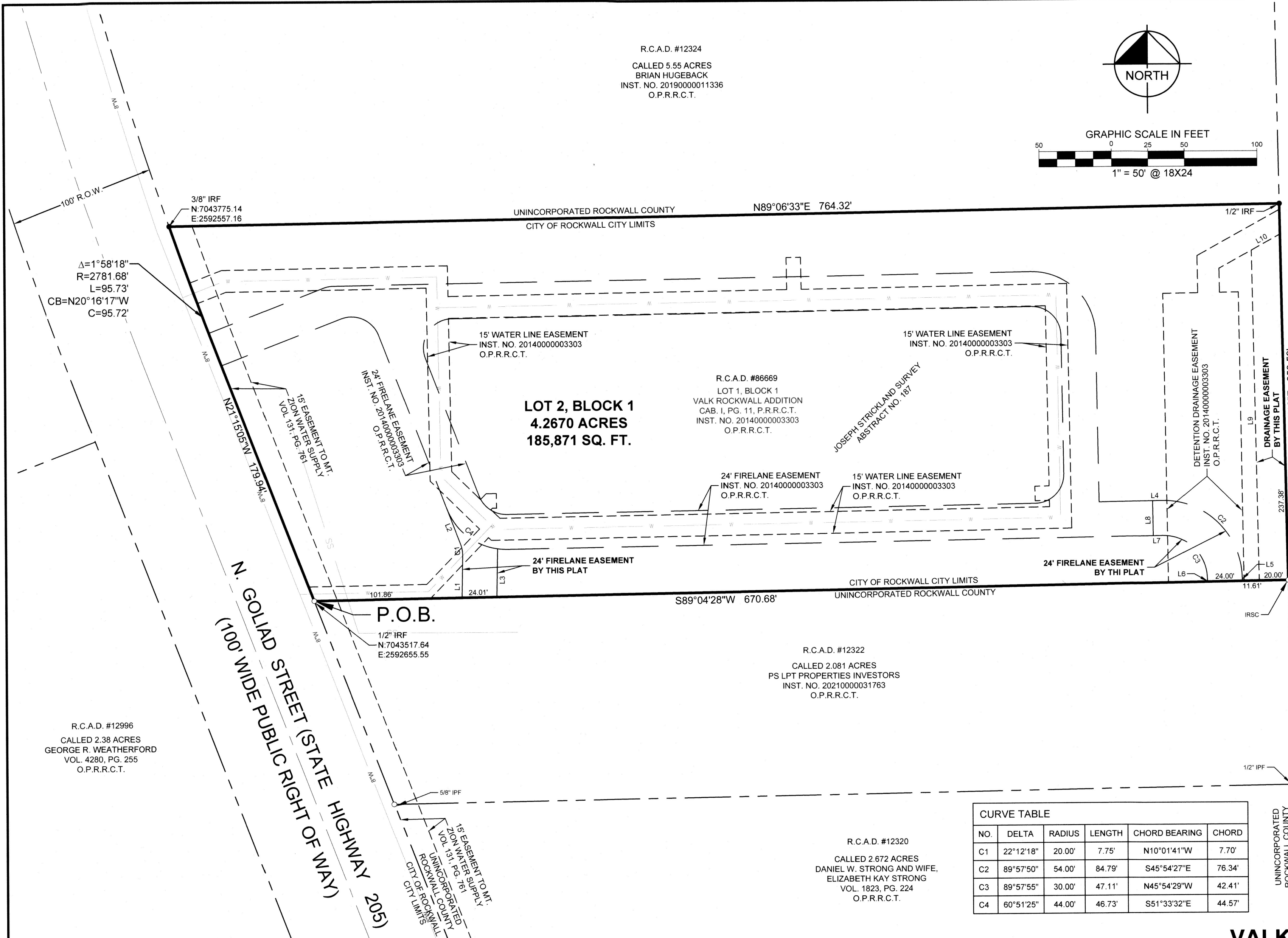
RP-912

SHEET 2 OF 2

2022000021953 1/2 PLAT 09/29/2022 10:04:09 AM
 MARX, MICHAEL 8/17/2022 11:31 AM LAST SAVED 8/17/2022 6:36 AM
 DWG NAME: K:\FR_L\SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP.DWG PLOTTED BY



R.C.A.D. #12324
 CALLED 5.55 ACRES
 BRIAN HUGEBACK
 INST. NO. 2019000011336
 O.P.R.R.C.T.



R.C.A.D. #12305
 CALLED 69.22 ACRES
 SHENNENDOAH REAL
 ESTATE PARTNERS, L.P.
 VOL. 3351, PG. 114
 O.P.R.R.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°04'28"E	29.19'
L2	N21°07'50"W	26.30'
L3	S01°04'28"W	33.21'
L4	N89°06'33"E	6.58'
L5	S00°55'32"E	2.38'
L6	N00°55'32"W	2.38'
L7	S89°06'33"W	6.58'
L8	N00°53'27"W	24.00'
L9	N01°03'12"W	226.93'
L10	N61°02'02"E	22.23'

ALL ANGELS HILL ROAD
 (A PRIVATE ACCESS DRIVE) (NO PUBLISHED WIDTH)

R.C.A.D. #12996
 CALLED 2.38 ACRES
 GEORGE R. WEATHERFORD
 VOL. 4280, PG. 255
 O.P.R.R.C.T.

R.C.A.D. #12322
 CALLED 2.081 ACRES
 PS LPT PROPERTIES INVESTORS
 INST. NO. 2021000031763
 O.P.R.R.C.T.

R.C.A.D. #12320
 CALLED 2.672 ACRES
 DANIEL W. STRONG AND WIFE,
 ELIZABETH KAY STRONG
 VOL. 1823, PG. 224
 O.P.R.R.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°12'18"	20.00'	7.75'	N10°01'41"W	7.70'
C2	89°57'50"	54.00'	84.79'	S45°54'27"E	76.34'
C3	89°57'55"	30.00'	47.11'	N45°54'29"W	42.41'
C4	60°51'25"	44.00'	46.73'	S51°33'32"E	44.57'

REPLAT
 LOT 2, BLOCK 1
 VALK ROCKWALL ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
 VALK ROCKWALL ADDITION
 BEING 4.264 ACRES (185,871 SQ. FT.)
 SITUATED IN THE
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-026

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
 Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	4/6/2022	069319643	1 OF 2

OWNER:
 PS LPT Properties Investors
 701 Western Ave.
 Glendale, California 91201
 Phone: 972-546-0375
 Contact: Jarrod Yates

APPLICANT:
 Kimley-Horn and Associates, Inc.
 100 W. Oak St., Suite 203
 Denton, Texas 76201
 Phone: 940-387-3620
 Contact: Trey Braswell, P.E.

- NOTES:**
- 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.
 - All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
 - The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
 - Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

LEGEND:

R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet I, Page 11 of the Plat Records of Rockwall County, Texas and in Instrument No. 2014000003303 of the Official Public Records of Rockwall County, Texas, same being a called 4.2640-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20170000023365 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 4.264-acre tract, said point being in the easterly right-of-way line of North Goliad Street (also known as State Highway 205)(a 100-foot wide public right-of-way), same being the northwest corner of a called 2.081-acre tract of land described in a deed to PS LPT Properties Investors, as recorded in Instrument No. 20210000031763, of said Official Public Records;

THENCE North 21°15'05" West, along the easterly line of North Goliad Street, and along the westerly line of said 4.264-acre tract, a distance of 179.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,781.68 feet, having a central angle of 01°58'18", and a chord bearing and distance of North 20°16'17" West, 95.72 feet;

THENCE in a northwesterly direction, along said curve to the right, and along the easterly line of North Goliad Street, an arc distance of 95.73 feet, to a 3/8-inch iron rod found for the northwest corner of said 4.264-acre tract, common to said easterly 100-foot-wide right-of-way line, same being for the southwest corner of a called 5.55-acre tract of land described in a deed to Brian Hugeback, as recorded in Instrument No. 20190000011336, of said Official Public Records;

THENCE North 89°06'33" East, departing the easterly line of North Goliad Street and the westerly line of said 4.264-acre tract of land, a distance of 764.32 feet, along the northerly line of said 4.264-acre tract, and along the southerly line of said 5.55-acre tract, to a 1/2-inch iron rod found for the northeast corner of said 4.264-acre tract, same being for the southeast corner of said 5.55-acre tract, common to the westerly line of a called 69.22-acre tract of land described in a deed to Shennendoah Real Estate Partners, L.P., as recorded in Volume 3351, Page 114, of said Official Public Records;

THENCE South 01°03'12" East, departing the northerly line of said 4.264-acre tract and the southerly line of said 5.55-acre tract, a distance of 258.59 feet along the westerly line of said 69.22-acre tract, and the easterly line of said 4.264-acre tract, to a 5/8"-inch iron rod with red cap stamped "KHA" set for the southwest corner of said 4.264 acre tract;

THENCE South 89°04'28" West, departing the westerly line of said 69.22-acre tract, and the westerly line of said 4.264-acre tract, along the northerly line of said 2.081-acre tract and the southerly line of said 4.264-acre tract, a distance of 670.68 feet to the POINT OF BEGINNING and containing 4.264 acres (185,738 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the LOT 2, BLOCK 1, VALK ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the LOT 2, BLOCK 1, VALK ROCKWALL 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. 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

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

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

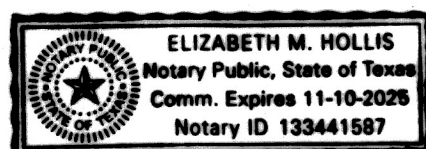
By: Jarrod Yates
Printed Name: JARROD YATES
Title: VICE PRESIDENT

STATE OF TX §
COUNTY OF Collin §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jarrod Yates, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of August 2022

Elizabeth M Hollis
Notary Public in and for the State of TX



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/29/2022 10:04:09 AM
\$100.00
20220000021653



Jennifer Fogg

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this 28th day of August, 2022.

Michael B. Marx
MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com



RECOMMENDED FOR FINAL APPROVAL

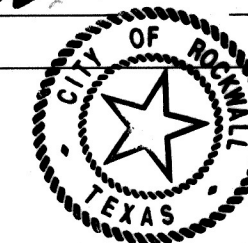
Signature of Chairperson
Date: 9/27/22
Planning & Zoning Commission, Chairman

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 26th day of June, 2022. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS this 27th day of September, 2022.

Signatures of Mayor, City Secretary, and City Engineer.



REPLAT
LOT 2, BLOCK 1
VALK ROCKWALL ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
VALK ROCKWALL ADDITION
BEING 4.264 ACRES (185,871 SQ. FT.)

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-026

Kimley >>> Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MBM, KHA, 4/6/2022, 069319643, 2 OF 2

DWG NAME: K:\FRL_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 RP DWG PLOTTED BY: MARX, MICHAEL 9/17/2022 11:31 AM LAST SAVED: 9/17/2022 6:36 AM