

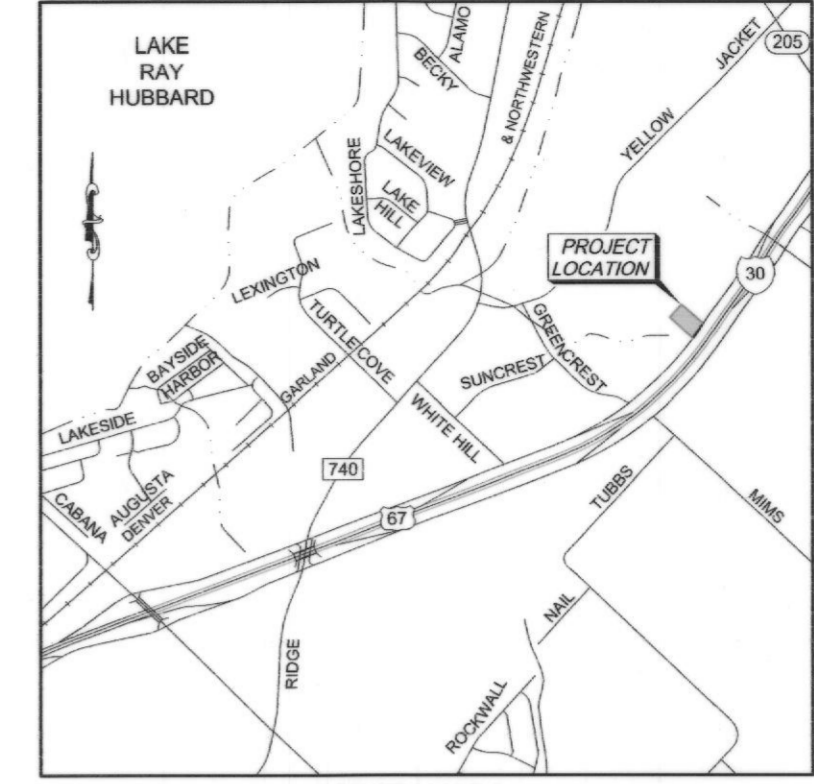
REMAINDER OF CALLED: 14.45 ACRES
 ROCKWALL RENTAL PROPERTIES, L.P.
 VOL. 4076, PG. 48,
 D.R.R.C.T.

JOHN D. MCFARLAND SURVEY
 ABSTRACT No. 145

OWNER:
 ROCKWALL I.S.D.
 LOT 2, BLOCK 1
 ROCKWALL-PINE ADDITION
 CAB. H, SLIDE 5,
 P.R.R.C.T.

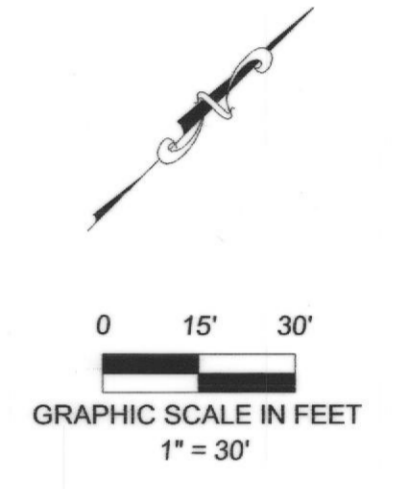
POINT OF BEGINNING
 5/8" CIRF
 "ADAMS" (CM)

CIRS
 N: 7,017,573.24
 E: 2,595,200.50
 (GRID)



* VICINITY MAP *
 (NOT TO SCALE)

- * LEGEND ***
- IRF IRON ROD FOUND
 - CIRF IRON ROD FOUND WITH CAP
 - CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER" SET
 - (CM) CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - R.C.C.I. NO. ROCKWALL COUNTY CLERK'S INSTRUMENT NUMBER
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - L = 5.00' ARC LENGTH OF 5.00'
 - CHB CHORD BEARING
 - CL CHORD LENGTH
 - ESMT. EASEMENT



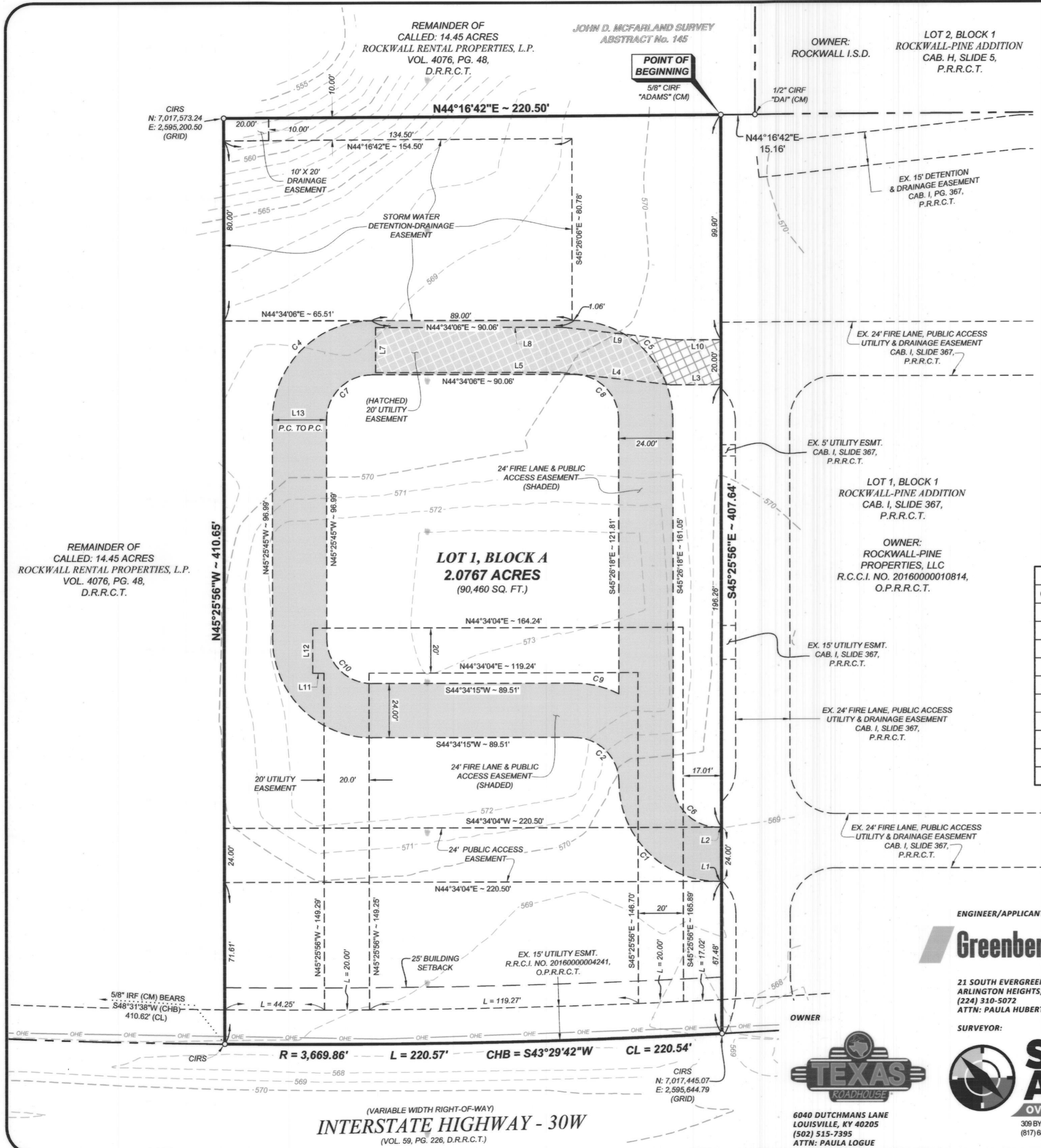
REMAINDER OF CALLED: 14.45 ACRES
 ROCKWALL RENTAL PROPERTIES, L.P.
 VOL. 4076, PG. 48,
 D.R.R.C.T.

LOT 1, BLOCK A
2.0767 ACRES
 (90,460 SQ. FT.)

LOT 1, BLOCK 1
 ROCKWALL-PINE ADDITION
 CAB. I, SLIDE 367,
 P.R.R.C.T.
 OWNER:
 ROCKWALL-PINE PROPERTIES, LLC
 R.C.C.I. NO. 20160000010814,
 O.P.R.R.C.T.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	44.00'	69.15'	S89°36'04"W	62.25'
C2	20.00'	31.54'	S89°23'55"W	28.37'
C3	44.00'	69.12'	S89°34'15"W	62.23'
C4	44.00'	69.13'	N00°25'17"W	62.23'
C5	44.00'	68.63'	N89°52'41"E	61.88'
C6	20.00'	32.08'	N88°39'22"E	28.75'
C7	20.00'	31.42'	N00°25'17"W	28.29'
C8	20.00'	31.19'	N89°52'41"E	28.13'
C9	44.00'	21.01'	S57°54'28"W	20.82'
C10	20.00'	31.42'	S89°34'15"W	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°34'04"W	1.40'
L2	N44°34'04"E	0.75'



ENGINEER/APPLICANT
GreenbergFarrow

21 SOUTH EVERGREEN AVE., SUITE 200
 ARLINGTON HEIGHTS, IL 60005
 (224) 310-5072
 ATTN: PAULA HUBERT

SURVEYOR:

TEXAS ROADHOUSE
 6040 DUTCHMANS LANE
 LOUISVILLE, KY 40205
 (502) 515-7395
 ATTN: PAULA LOGUE



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 25 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900 S&A 16-156



5309

CASE NO. P2017-040
 FINAL PLAT

**LOT 1, BLOCK A
 TEXAS ROADHOUSE ADDITION**

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED
 IN THE JOHN D. MCFARLAND, ABSTRACT NO. 145, CITY OF
 ROCKWALL, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 2.0767 ACRES
 NOVEMBER ~ 2017

Texas Roadhouse Addition
 Lot 1, Block A
 Final Plat

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS TEXAS ROADHOUSE HOLDINGS LLC, is the sole owner of a 2.0767 acre tract of land located in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, said 2.0767 acre tract of land being all of a called 2.077 acre tract of land conveyed to TEXAS ROADHOUSE HOLDINGS LLC, by deed as recorded in Rockwall County, Clerk's Instrument No. 20170000015159, Official Public Records, Rockwall County, Texas, said 2.0767 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "ADAMS" found (Controlling Monument) at the north property corner of the said 2.077 acre tract, same being the west lot corner of Lot 1, Block 1, Rockwall - Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet I, Slide 367, Plat Records, Rockwall County, Texas (P.R.R.C.T.), from which a 1/2 inch iron rod with a cap stamped "DAI" found (Controlling Monument) at the south lot corner of Lot 2, Block 1, Rockwall-Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet H, Slide 5, P.R.R.C.T. bears North 44°16'42" East, a distance of 15.16 feet;

THENCE South 45°25'56" East, along the northeast property line of the said 2.077 acre tract and along the southwest lot line of said Lot 1, a distance of 407.64 feet to a 5/8 inch iron rod with a cap stamped "SPOONER" set (hereinafter referred to as an iron rod set) at the east property corner of the said 2.077 acre tract, same being the south lot corner of said Lot 1, said iron rod set also being on the north right-of-way line of Interstate Highway No. 30W (being a variable with right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by deed filed for record in Volume 59, Page 226, Deed Records, Rockwall County, Texas), said iron rod set also being at the beginning of a non-tangent curve to the right having a radius of 3,669.86 feet;

THENCE along the south property line of the said 2.077 acre tract and along the said north right-of-way line, with said curve to the right, an arc length of 220.57 feet, and across a chord which bears South 43°29'42" West, a chord length of 220.54 feet to an iron rod set at the south property corner of the said 2.077 acre tract, from which a 5/8 inch iron rod found at the most southerly, southeast property corner of the remainder of a called 14.45 acre tract of land conveyed to Rockwall Rental Properties, L.P., by deed as recorded in Volume 4076, Page 48, Deed Records, Rockwall County, Texas, also being at the intersection of the said north right-of-way line with the northeast right-of-way line of Green Crest Boulevard (being a variable width right-of-way) bears South 48°31'38" West (Chord Bearing), a distance of 410.62 feet (Chord length);

THENCE North 45°25'56" West, departing the said north right-of-way line, and along the southwest property line of the said 2.077 acre tract, a distance of 410.65 feet to an iron rod set at the west property corner of the said 2.077 acre tract;

THENCE North 44°16'42" East, along the northwest property line of the said 2.077 acre tract, a distance of 220.50 feet to the POINT OF BEGINNING.

The herein described tract of land contains a computed area of 2.0767 acres (90,460 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the TEXAS ROADHOUSE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein express. We further certify that all other parties who have a mortgage or lien interest in the TEXAS ROADHOUSE 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 the 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 structures 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 const of such improvements, as determined by the city's engineer and/or administrator computed on a private commercial rate, basis has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

TEXAS ROADHOUSE

Caitlin Kincaid 11/6/17
Duly Authorized Agent Date

Caitlin Kincaid Real Estate Project Manager
Printed Name and Title

STATE OF Kentucky §

COUNTY OF Jefferson §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Caitlin Kincaid*, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 6th day of November, 2017.

Paula J. Logue
Notary Public, State of Kentucky



Paula J. Logue, Notary Public
State at Large
Kentucky
My Commission Expires Feb. 18, 2021

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

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

Surveyed on the ground October 24, 2016.

Eric S. Spooner 11-2-17
Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900



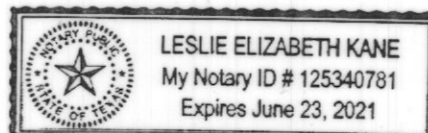
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 2nd day of November, 2017.

Leslie E. Kane
Notary Public, State of Texas



OWNER



6040 DUTCHMANS LAKE
LOUISVILLE, KY 40205
(502) 515-7395
ATTN: PAULA LOGUE

ENGINEER/APPLICANT



21 SOUTH EVERGREEN AVE., SUITE 200
ARLINGTON HEIGHTS, IL 60005
(224) 310-5072
ATTN: PAULA HUBERT

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 16-156

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 or personal use and fire protection within such plat, as required under Ordinance 83-54.

The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,017,297.74 and E: 2,595,433.37, using a combined scale factor of 1.0001466844, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48813C0265 K; map revised July 7, 2014, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.

This plat was prepared from an ALTA/NSPS Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First National Title Insurance Company, File No. 16-273752-RW, having an effective date of September 14, 2016 and issued September 25, 2016, and only reflects those covenants, restrictions, easements, and other matters of record listed in Schedule B of the said Commitment. No other research was performed by Spooner & Associates, Inc.

All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.

Property owner is responsible for maintenance, repair and replacement of all drainage and detention systems.

CITY SIGNATURE BLOCK

[Signature] 8/29/17
Planning & Zoning Commission, Chairman 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 5 day of Sept, 2017.

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 eight (180) days from said date of final approval.

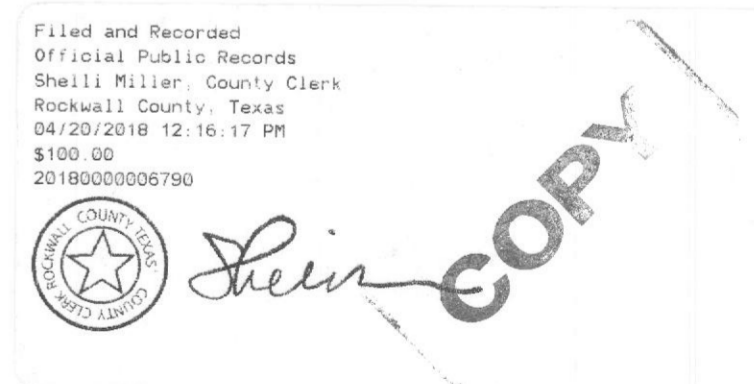
WITNESS OUR HANDS, this the 20th day of November, 2017.



[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



5310
CASE NO. P2017-040
FINAL PLAT

LOT 1, BLOCK A
TEXAS ROADHOUSE ADDITION

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED IN THE JOHN D. MCFARLAND, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 2.0767 ACRES

NOVEMBER ~ 2017

Texas Roadhouse Addition
Lot 1, Block A
Final Plat