

STATE OF TEXAS COUNTY OF ROCKWALL

RECORDED IN CABINET C, SLIDE 147-148, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO GENE LAMBERTH RECORDED IN VOLUME 1596, PAGE 102, DEED RECORDS, ROCKWALL COUNTY, TEXAS, 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-WAY, AT THE MOST NORTHERLY WEST CORNER OF SAID LOT 1, BLOCK D, 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 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 46° 44' 58" EAST A DISTANCE OF 347.27 FEET TO A 1/2" IRON ROD SET FOR A CORNER:

TEXAS, AND BEING LOT 2, BLOCK B, OF ROCKWALL HIGH SCHOOL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,

THENCE: NORTH 25°24'56" EAST A DISTANCE OF 117.39' TO A 1/2" IRON ROD SET FOR CORNER; THENCE: NORTH 61°30'02" EAST A DISTANCE OF 40.41 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID YELLOWJACKET LANE, AT POINT YELLOWJACKET LANE BEING A 90 FOOT RIGHT-OF-WAY;

BEING A TRACT OF LAND SITUATED IN THE E.P. GAINS CHISUM SURVEY, ABSTRACT No. 64, ROCKWALL COUNTY,

THENCE: ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 82°24'52" EAST A DISTANCE OF 140.15 FEET TO A 1/2" IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°43'24", A RADIUS OF 845.00 FEET, AND A CHORD THAT BEARS NORTH 86°43'26" EAST A DISTANCE OF 318.46 FEET: THENCE: ALONG SAID SOUTHERLY RIGHT-OF-WAY AND SAID CURVE, AN ARC DISTANCE OF 320.38 FEET TO A 1/2 IRON ROD FOUND FOR CORNER; AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID YELLOWJACKET LANE AND THE SOUTHWEST LINE OF GREENCREST BOULEVARD, A 70 FOOT RIGHT-OF-WAY, SAID IRON ROD BEING ON AN INTERSECTING CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°34'51", A RADIUS OF 463.52 FEET, AND A CHORD THAT BEARS SOUTH 19°53'12" EAST A DISTANCE OF 45.13 FEET;

THENCE: ALONG SAID CURVE AND WITH THE SOUTHWEST LINE OF GREENCREST BOULEVARD AN ARC DISTANCE OF 45.15 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6°22'59", A RADIUS OF 1563.00 FEET, AND A CHORD THAT BEARS SOUTH 20°17'15" EAST A DISTANCE OF 174.03 FEET.

THENCE: ALONG SAID CURVE AND WITH SAID SOUTHWEST LINE AN ARC DISTANCE OF 174.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING ON AN INTERSECTING CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°59'30", A RADIUS OF 1063.19 FEET, AND A CHORD THAT BEARS SOUTH 81°36'35" WEST A DISTANCE OF

258.99 FEET; THENCE: LEAVING SAID SOUTHWEST LINE AND TRAVERSING SAID LOT 1, BLOCK D AS FOLLOWS: ALONG SAID CURVE AN ARC DISTANCE OF 258.99 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°20'01", A RADIUS OF 536.81 FEET, AND A CHORD THAT BEARS SOUTH 73°26'19" WEST A DISTANCE OF 280.39 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 284.20 FEET TO A 1/2" IRON ROD FOUND FOR CORNER:

THENCE: SOUTH 44°41'42" WEST A DISTANCE OF 372.98 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE INTERMEDIATE SOUTHWEST LINE OF SAID LOT 1, BLOCK D AND ON THE NORTHEAST LINE OF LOT 2, BLOCK A, OF LAKEWOOD PARK, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN SLIDE B, PAGE 10, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID IRON ROD BEARS NORTH 44°52'23" WEST A DISTANCE OF 101.80 FEET FROM A 1/2" IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 2, BLOCK A AND AN "ELL" CORNER OF SAID LOT 1, BLOCK D; THENCE: NORTH 44°52'23" WEST A DISTANCE OF 98.20 FEET WITH SAID LINE OF LOT 2, BLOCK A AND LOT 1, BLOCK D TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE PREVIOUSLY MENTIONED 12,000 SQUARE FOOT TRACT;

THENCE: NORTH 44°41'42" EAST A DISTANCE OF 100.00 FEET WITH THE SOUTHEAST LINE OF SAID 12,000 SQUARE FOOT TRACT TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF SAID TRACT;

THENCE: NORTH 44°52'23" WEST A DISTANCE OF 120.00 FEET WITH THE NORTHEAST LINE OF SAID 12,000 SQUARE FOOT TRACT TO THE POINT OF BEGINNING AND CONTAINING 208,961 SQUARE FEET OR 4.80 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 Cabinet C, Slide 147-148, 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

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. 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

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. 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 By Robert E. Lamberth President

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GENE LAMBERTH known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therin

Given upon my hand and seal of office this 26 day of Jesse 205

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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, 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 2611 day of JUNE 2003

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

REPLAT E 322 LOT 2, BLOCK B ROCKWALL HIGH SCHOOL ADDITION

HAROLD L. EVANS

CONSULTING ENGINEER P.O. BOX 28355 2331 GUS THOMASSON ROAD, SUITE 102

DALLAS, TEXAS 75228, (214) 328-8133


SCALE DATE JOB No. 6/24/03 1" =50 9880


AND A 0.29 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 1596, PAGE 102 ROCKWALL COUNTY DEED RECORDS

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





OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS ROCKWALL INDEPENDENT SCHOOL DISTRICT, BEING the owner all that tract of land in the City of Rockwall, Rockwall County, Texas, a part of the E.P.G. CHISUM SURVEY, ABSTRACT No. 64, a part of the J.D. McFARLAND SURVEY, ABSTRACT No. 145, and being all of Lot 1, Block 1, Rockwall High School Addition, an addition to the City of Rockwall as recorded in Cabinet C, Page 147, Rockwall County Plat Records, all of that 1.790 acre tract of land conveyed to Rockwall Independent School District as recorded in Volume 1865, Page 95, Rockwall Count Deed Records, and being further described as follows:

BEGINNING at a one—half inch capped iron rod found at the south corner of said Lot 1, said point being in the northeast line of Greencrest Boulevard (70 foot right—of—way), said point being the west corner of that tract of land conveyed to Rockwall Rental Properties, L.P. as recorded in Volume 4076, Page 48, Rockwall County Deed Records;

THENCE with the southwest line of said Lot 1 and with the northeast line of Greencrest Boulevard as follows:

Northwesterly, 881.55 feet with a curve to the right having a central angle of 33 degrees 49 minutes 50 seconds, a radius of 1493.00 feet, whose chord bears North 34 degrees 00 minutes 41 seconds West, 868.80 feet to a one—half inch iron rod with 'LONE OAK' red cap set for corner;

Northwesterly, 44.44 feet with a curve to the left having a central angle of 04 degrees 46 minutes 20 seconds, a radius of 533.52 feet, whose chord bears North 19 degrees 28 minutes 57 seconds West, 44.43 feet to a one—half inch iron rod with 'LONE OAK' red cap set at the west corner of said Lot 1, said point being the intersection of the north line of Greencrest Boulevard with the southeast line of Yellowjacket Lane (90 foot right—of—way);

THENCE with the northwest line of said Lot 1 and with the southeast line of Yellowjacket Lane as follows:

Northeasterly, 375.96 feet with a curve to the left having a central angle of 25 degrees 29 minutes 32 seconds, a radius of 845.00 feet, whose chord bears North 58 degrees 20 minutes 40 seconds East,372.87 feet to an "X" set in concrete for corner;

North 45 degrees 35 minutes 54 seconds East, 517.40 feet to a one—half inch iron rod with 'LONE OAK" red cap set for corner;

Northeasterly, 505.16 feet with a curve to the left having a central angle of 34 degrees 15 minutes 09 seconds, a radius of 845.00 feet, whose chord bears North 28 degrees 28 minutes 19 seconds East, 497.67 feet to a one—half inch iron rod with 'LONE OAK' red cap set for corner; Northeasterly, 192.87 feet with a curve to the right having a central angle of 14 degrees 38 minutes 13 seconds, a radius of 755.00 feet, whose chord bears North 18 degrees 39 minutes 50 seconds East, 192.35 feet to an "X" set in concrete at the north corner of said Lot 1, said point being the intersection of the southeast line of Yellowjacket Lane with the southwest line of Kyle Drive (60 foot right—of—way);

THENCE with the northeast line of said Lot 1 and with the southwest line of Kyle Drive as follows:

Southeasterly, 230.06 feet with a curve to the right having a central angle of 17 degrees 07 minutes 09 seconds, a radius of 770.00 feet, whose chord bears South 53 degrees 22 minutes 59 seconds East, 229.21 feet a one—half inch iron rod with 'LONE OAK' red cap set for corner;

South 44 degrees 49 minutes 25 seconds East, 813.73 feet to a one—half inch iron rod found at the east corner of said Lot 1, said point being the north corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Rockwall County Plat Records;

THENCE South 45 degrees 20 minutes 55 seconds West, 463.62 feet with the southeast line of said Rockwall High School Addition to a one—half inch capped iron rod found for corner, said point being the north corner of said 1.790 acre tract, said point being the west corner of said Heritage BPG Addition;

THENCE South 44 degrees 16 minutes 32 seconds East, 200.00 feet with the southwest line of said Heritage BPG Addition to a one—half inch iron rod with 'LONE OAK" red cap set at the east corner of said 1.790 acre tract, said point being in the northwest line of said Rockwall Rental Properties, L.P. tract;

THENCE South 45 degrees 26 minutes 55 seconds West, 390.29 feet with the northwest line of said Rockwall Rental Properties, L.P. tract to a one—half inch capped iron rod at the south corner of said 1.790 acre tract;

THENCE North 44 degrees 49 minutes 02 seconds West, 200.81 feet with the northwest line of said Rockwall Rental Properties, L.P. tract to a one—half inch iron rod at the west corner of said 1.790 acre tract, said point being in the southeast line of said Rockwall High School Addition;

THENCE with the southeast line of said Rockwall High School Addition and with the northwest line of said Rockwall Rental Properties, L.P. tract as follows:

South 45 degrees 37 minutes 28 seconds West, 273.93 feet to a one—half inch iron rod found for corner;

South 45 degrees 13 minutes 18 seconds West, 615.63 feet to the POINT OF BEGINNING and containing 1,537,444 square feet or 35.295 acres of land.

						
CURVE	DELTA	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	47'09'46"	69.97	85,00'	37.10'	N68'24'18"W	68.01
C2	42'50'03"	63.55	85.00'	33.34'	S66'35'43"W	62.08'
C3	177'20'34"	140.83	45.50'	1961.87	N02'12'03"E	90.98'
C4	70'19'39"	58.30	47.50'	33.46'	S10'00'46"W	54.71
C5	42'50'03"	96.44	129.00'	50.60'	S66'35'43"W	94.21
C6	47'09'46"	106.19	129.00	56.31	N68'24'18"W	103.21
C7	19'19'45"	16.87	50.00'	8.51	S54'29'17"E	16.79
C8	70'40'15"	61.67	50.00	35.45	N80'30'43"E	57.84
C9	05'51'21"	24.27	237.50	12.15	S48'48'20"W	24.26
C10	05'48'56"	21.57	212.50	10.79	S48'49'32"W	21.56
C11	90'00'04"	86.39	55.00'	55.00'	N0010'33"E	77.78'
C12	90'00'04"	125.67	80.00'	80.00	N0010'33"E	113.14
C13	90'00'04"	86.39	55.00'	55.00	N89'49'28"W	77.78'
C14	40'46'16"	56.93	80.00'	29.73	N65'12'34"W	55.73'
C15	89'55'13"	117.71	75.00'	74.90'	S00'25'17"W	105.99
C16	89'55'13"	80.04	51.00'	50.93'	S00'25'17"W	72.07
C17	90'00'00"	61.26	39.00'	39.00'	S0010'35"W	55.15
C18	90'00'00"	61.26	39.00'	39.00'	S89'49'25"E	55.15
C19	90,00,00	61.26	39.00'	39.00'	S00'10'35"W	55.15
C20	90'00'00"	61.26	39.00'	39.00'	S89'49'25"E	55.15
C21	89'42'54"	61.07	39.00'	38.81	N00'19'08"E	55.02'
C22	39'24'22"	26.82	39.00'	13.97'	S64'14'30"E	26.30'
C23	72'22'45"	49.27	39.00'	28.53'	S81'34'16"W	46.06
C24	32'30'15"	22.12'	39,00'	11.37'	N29'07'46"E	21.83'
C25	284'53'00"	248,61	50.00'	38.45	N24'40'51"W	60.96
C26	89'42'53"	61.07	39.00'	38.81	N89'40'53"W	55.02'
C27	9017'07"	61.46	39.00	39.19'	N0019'07"E	55.29'
C28	90'00'00"	31.42	20.00	20.00	N00'35'54"E	28.28'
C29	42'25'53"	28.88	39.00'	15.14	N69'11'24"E	28.23'
C30	72'41'13"	49.48'	39.00'	28.69'	S53'15'03"E	46.22'
C31	72.41,13,"	79.92	63.00'	46.35	S53'15'03"E	74.67
C32	55'14'49"	156.36	162.16'	84.86	N44'31'51"W	150,38
C33	55'14'49"	179.51	186.16	97.42	N44'31'51"W	172.63
C34	72'39'42"	79.90	63.00'	46.33	S35'49'25"E	74.65
C35	72'39'42"	49.46	39.00'	28.68'	S35'49'25"E	46.21
C36	31'24'01"	21.37	39.00'	10.96	N15'11'35"W	21.11
C37	31'22'19"	21.35	39.00'	10.95	S15'12'26"E	21.09'
C38	31'28'13"	21.42'	39,00'	10.99	S16'12'50"W	21.15'
C39	30'50'08"	20.99'	39.00'	10.76	N16'31'53"E	20.74
C40	29'35'55"	20.15	39.00'	10.30	N14'53'55"W	19.92
C41	44'40'09"	30.41	39.00	16.02'	S22'50'30"W	29.64
C42	90'46'06"	61.78	39.00'	39.53	N82'21'40"W	55.52
C43	90'46'06"	61.78	39.00'	39.53'	N04'20'51"E	55.52
C44	90'25'20"	61.55	39.00'	39.29'	S00'23'14"W	55.36'
C45	89'34'40"	60.97	39.00'	38.71	N89'36'46"W	54.95'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Rockwall High School 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 expressed. I (we) further certify that all other parties who have a mortgage or lien interest in Lot 2, Block 1, Rockwall High School Addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in 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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Authorized Signature, ROCKWALL INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared <u>Sene Derector</u>, 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 6 that of April , 2009

Notary Public in and for the State of Texa

LYNN LOTT

Notary Public, State of Texas

My Commission Expires

April 10, 2011

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, René Silvas, 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 found or properly placed under my personal supervision.

René Silvas, R.P.L.S. 5921



STATE OF TEXAS §

COUNTY OF DAUGE

Before me, the undersigned authority, on this day personally appeared René Silvas, 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.

Notary Public in and for the State of Texas

CHERALYN APMILIO
MY COMMISSION EXPIRE
May 24, 2009

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

0/14/08 Date

APPROVED

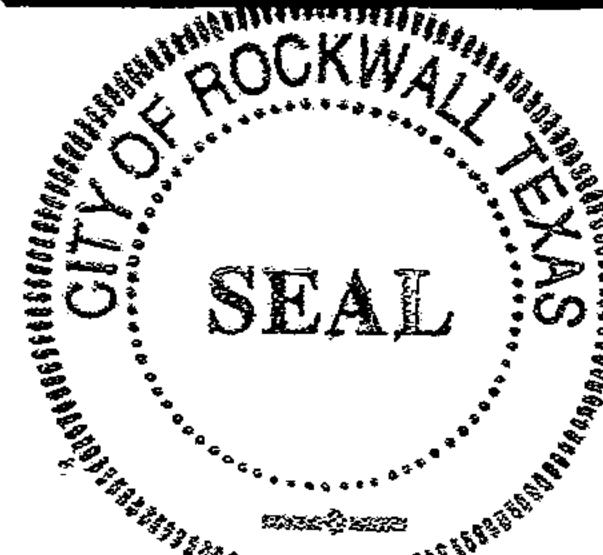
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of 2002.

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 30 day of April

City Secretary

Church 2 1 4-30-0 City Engineer



Mayor, City of Rockwall

H

REPLAT

LOT 2, BLOCK 1 ROCKWALL HIGH SCHOOL ADDITION

35.295 ACRES OUT OF THE E.P.G. CHISUM SURVEY, ABSTRACT No. 64 and the J.D. McFARLAND SURVEY, ABSTRACT No. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 Williams Street

OWNER (972) 771-0605

GLENN ENGINEERING, INC. 105 Decker Court, Suite 910

Rockwall, TX 75087

irving, TX 75062

ENGINEER (972) 717-5151

LONE OAK SURVEYING, PLLC 9500 Ray White Rd., Suite 200 Ft. Worth, TX 76248

SURVEYOR (817) 745-4588

October 9, 2008

Sheet 3 of 3

 10
 N0010'35"E
 34.19'
 L30
 S4510'35"W
 363.56'

 .11
 N44'49'25"W
 143.00'
 L31
 S88'00'45"W
 46.29'

 .12
 N45'35'34"E
 128.15'
 L32
 N44'49'25"W
 39.86'

 .13
 S89'37'06"E
 129.05'
 L33
 N00'10'35"E
 525.09'

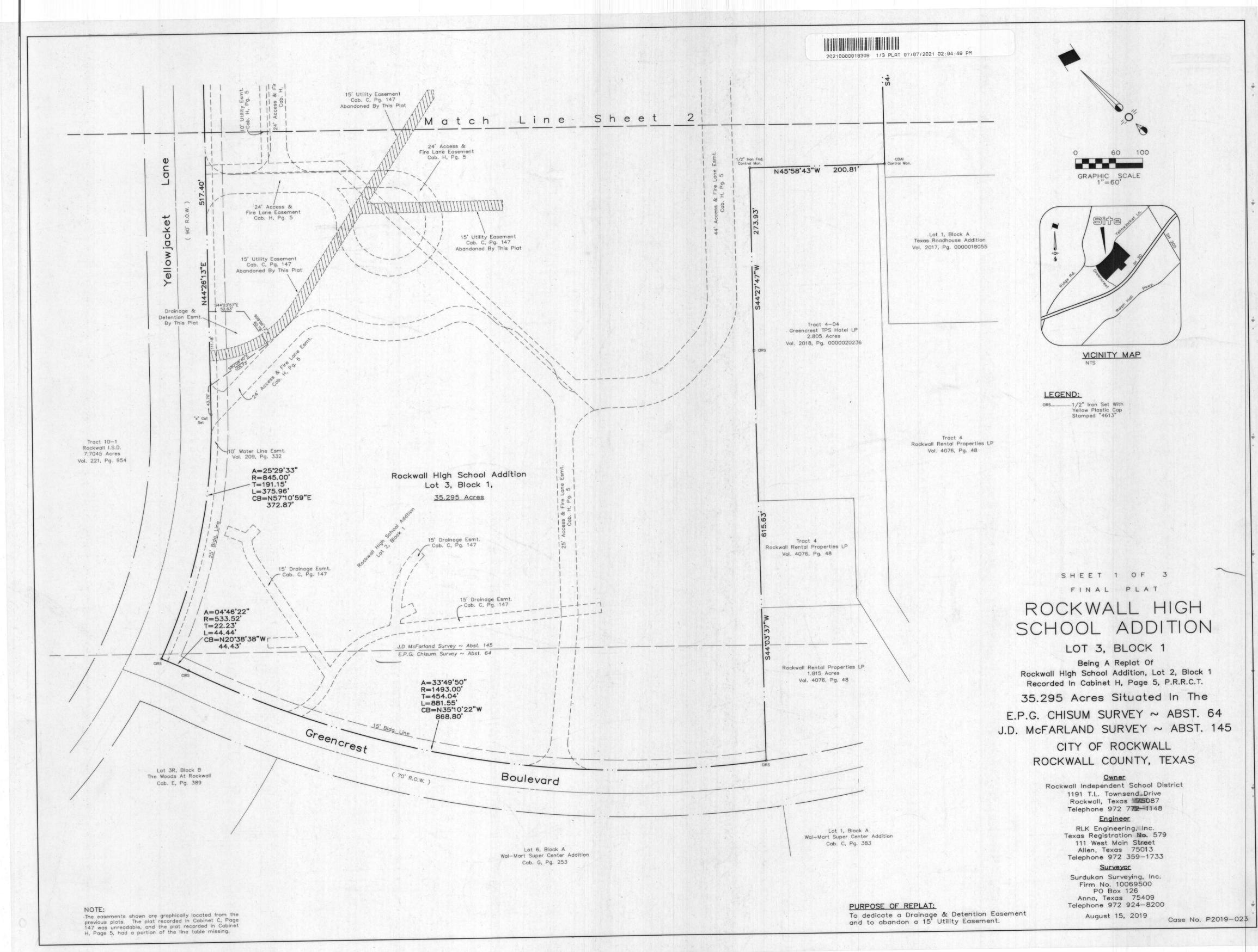
 .14
 N45'22'54"E
 82.52'
 L34
 N44'49'26"W
 195.64'

 .15
 N00'22'54"E
 61.99'
 L35
 S44'32'19"E
 24.00'

 .16
 N44'37'06"W
 160.58'
 L36
 S45'10'35"W
 253.74'

 .17
 N45'35'34"E
 20.00'
 L37
 S44'49'26"E
 262.70'

 .18
 S44'37'06"E
 78.27'
 L38
 S44'49'26"E
 262.70'



LEGEND: 1/2" Iron Set With Yellow Plastic Cap Stamped "4613" 60 100 GRAPHIC SCALE Tract 16 Rockwall I.S.D. 6.056 Acres Lot 1, Block A Rockwall Place Apartments A=17°07'09" R=770.00' Vol. 1648, Pg. 155 Cab. D, Pg. 53 T=115.90' L=230.06'CB=S54°32'40"E 229.21' Point of Beginning Drive Kyle (60' R.O.W.) 813.73 S45°59'06"E 1/2" Iron Set
With Yellow Plastic Cap
Stamped "4613"
State Plane Coord.
N=7018494.05
E=2595818.15 VICINITY MAP 1/2" Iron Set
With Yellow Plastic Cap
Stamped "4613"
State Plane Coord.
N=7019192.43
E=2595046.24 15' Drainage Esmt. Cab. C, Pg. 147 A=14*38'12" R=755.00' T=96.96' L=192.87' CB=N17'30'09"E 192.35' Heritage BPG Addition -10' Water Line Esmt. Vol. 209, Pg. 332 Cab. G, Pg. 205 | 25' Access & Fire Lane Esmt. | Cab. H, Pg. 5 Rockwall High School Addition Lot 3, Block 1 SHEET 2 OF 3 35.295 Acres A=34'15'09" R=845.00' T=260.38' FINAL PLAT L=505.16' ROCKWALL HIGH S45°26'13"E 200.00' CB=N27°18'38"E SCHOOL ADDITION Rockwall I.S.D. 7.7045 Acres Vol. 221, Pg. 954 LOT 3, BLOCK 1 Being A Replat Of Rockwall High School Addition, Lot 2, Block 1 Recorded In Cabinet H, Page 5, P.R.R.C.T. 35.295 Acres Situated In The E.P.G. CHISUM SURVEY ~ ABST. 64 J.D. McFARLAND SURVEY ~ ABST. 145 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS Owner Rockwall Independent School District 1191 T.L. Townsend Drive 15' Utility Easement Cab. C, Pg. 147 Abandoned By This Plat Rockwall, Texas 75087 Telephone 972 772-1148 Engineer RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street Sheet Line Match 24' Access & Fire Lane Easement Cab. H, Pg. 5 Allen, Texas 75013 Telephone 972 359-1733 1/2" Iron Fnd. Control Mon. an Surveyor N45°58'43"W 200.81 Surdukan Surveying, Inc. Firm No. 10069500 PO Box 126 Anna, Texas 75409 The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing. PURPOSE OF REPLAT: Telephone 972 924-8200 To dedicate a Drainage & Detention Easement and to abandon a 15' Utility Easement. August 15, 2019 Case No. P2019-023

OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27'44'49"W, 0.25':

THENCE S44"17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613 for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35'10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greeencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40*59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20'38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66'47'39"E, 2.95', said corner being the end of said curve, and being the in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONT-AINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIODO3).

GENERAL 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.

STATE OF TEXAS COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 3, Block 1, Rockwall High School 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 for the purpose and consideration therein expressed.

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 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, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission
- 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. Property owner is responsible for maintaining, repairing, and replacing detention and drainage system.
- 7. 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 the prevailing private commercial rates, or have been 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 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.

Rockwall Independent School District By: DR. J.H. VILLARBOL Title: SUPERINTENDENT

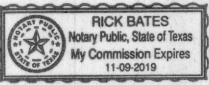
STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jan VILLE , 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 office, this the 29th

day of AUGUST

Notary Public in and for the State of Texas



PURPOSE OF REPLAT: To dedicate a Drainage & Detention Easement and to abandon a 15' Utility Easement.

Filed and Recorded

Official Public Records

Rockwall County, Texas

07/07/2021 02:04:48 PM

202100000018309

Jennifer Fogg, County Clerk

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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

David J. Surdykan, RPLS Registration No. 4613 TX Firm No. 10069500

DAVID J. SURDUKAN

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the

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

Mayor, City of Rockwall

SEAL

SHEET 3 OF 3 FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 3, BLOCK 1

Being A Replat Of Rockwall High School Addition, Lot 2, Block 1 Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The E.P.G. CHISUM SURVEY ~ ABST. 64

J.D. McFARLAND SURVEY ~ ABST. 145 CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Owner Rockwall Independent School District

1191 T.L. Townsend Drive Rockwall, Texas 75087 Telephone 972 772-1148

RLK Engineering, Inc. Texas Registration No. 579 111 West Main Street Allen, Texas 75013 Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc. Firm No. 10069500 PO Box 126 Anna, Texas 75409

Telephone 972 924-8200 August 15, 2019

Case No. P2019-023