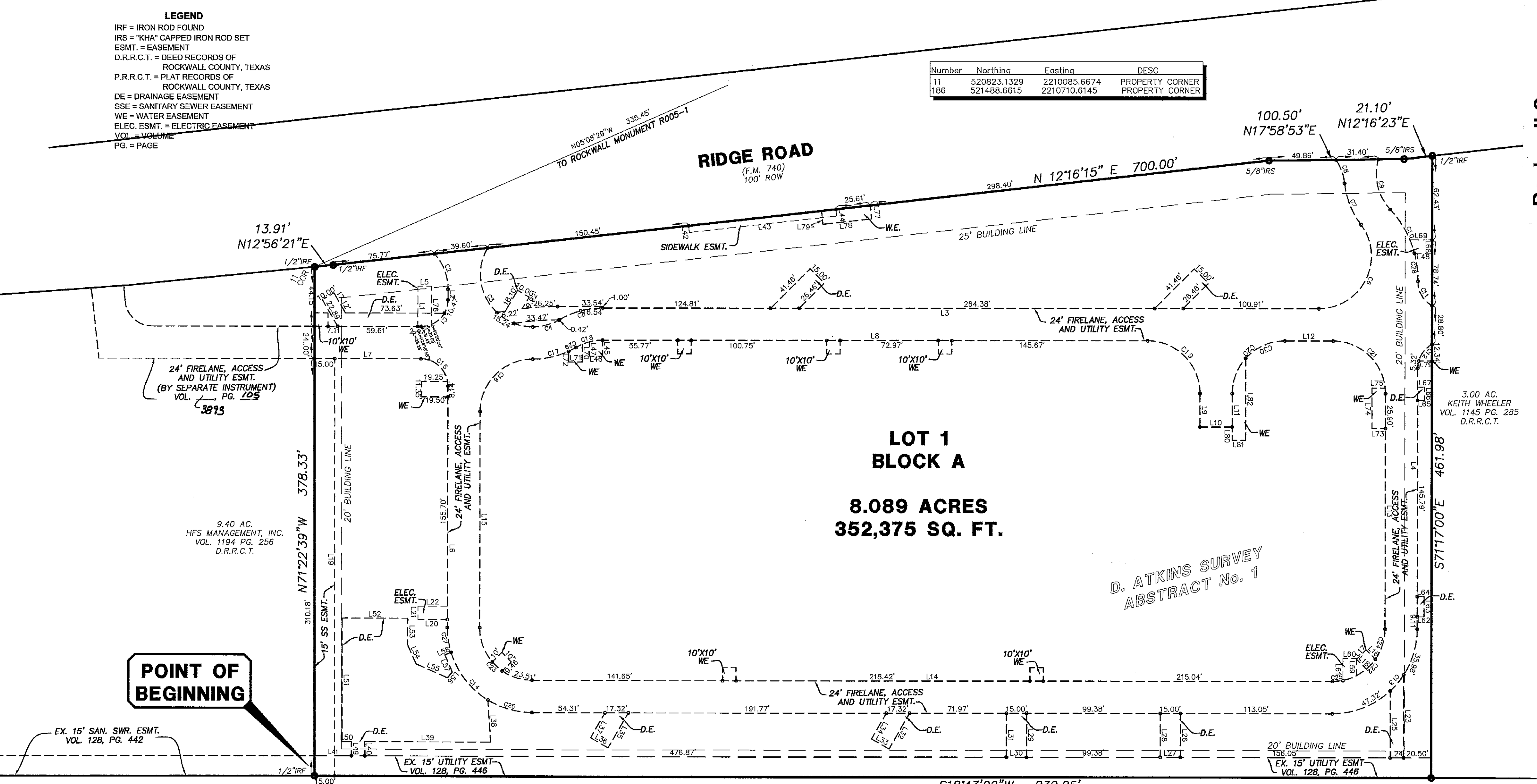


**LEGEND**

IRF = IRON ROD FOUND  
 IRS = "KHA" CAPPED IRON ROD SET  
 ESMT. = EASEMENT  
 D.R.R.C.T. = DEED RECORDS OF  
 ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS OF  
 ROCKWALL COUNTY, TEXAS  
 DE = DRAINAGE EASEMENT  
 SSE = SANITARY SEWER EASEMENT  
 WE = WATER EASEMENT  
 ELEC. ESMT. = ELECTRIC EASEMENT  
 VOL. = VOLUME  
 PG. = PAGE

Number	Northing	Easting	DESC
11	520823.1329	2210085.6674	PROPERTY CORNER
186	521488.6615	2210710.6145	PROPERTY CORNER

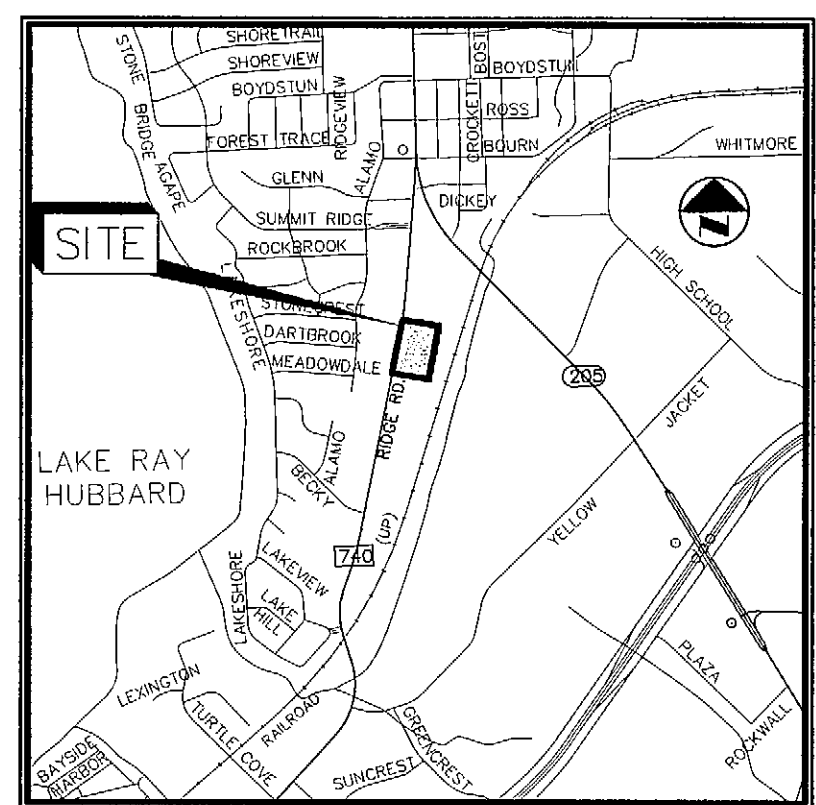
Rockwall Commons



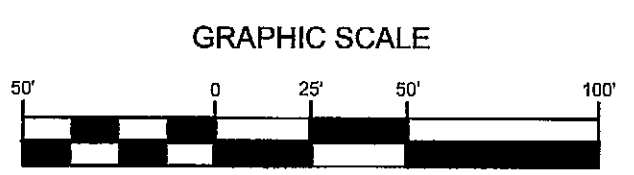
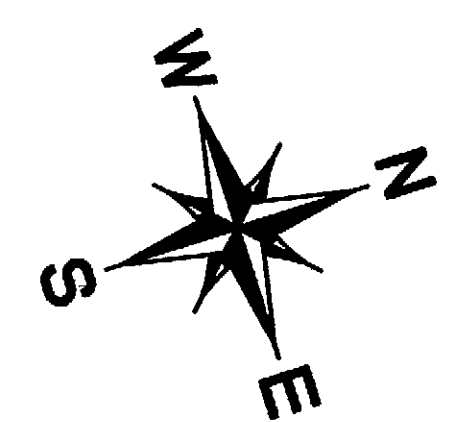
**LOT 1  
 BLOCK A**  
**8.089 ACRES**  
**352,375 SQ. FT.**

D. ATKINS SURVEY  
 ABSTRACT No. 1

**POINT OF BEGINNING**



VICINITY MAP  
 N.T.S.



**U.P./DALLAS GARLAND N.E. R.R.**  
 100' ROW

NOTES: 1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

**FINAL PLAT  
 ROCKWALL COMMONS**

LOT 1, BLOCK A  
 BEING 8.089 ACRES OUT OF  
 D. ATKINS SURVEY, ABSTRACT NO. 1  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Rockwall Commons Associates, Ltd.  
 16600 Dallas, Parkway, Suite 400  
 Dallas, Texas 75248  
 (972) 931-9911  
 (972) 991-5742

SURVEYOR:  
  
**Kimley-Horn  
 and Associates, Inc.**  
 9300 Wade Boulevard, Suite 320  
 Frisco, Texas 75035  
 Tel. No. 972-335-3580  
 Fax No. 972-335-3779

DATE: February 17, 2005 KHA JOB NO. 67051007 SHEET 1 OF 2  
 This Plat Filed in Volume , Slide , Date: F183

FILED FOR RECORD  
 ROCKWALL COUNTY CLERK  
 MAR 18 2005

WHEREAS ROCKWALL COMMONS ASSOCIATES, LTD., is the owner of a tract of land out of the D. ATKINS SURVEY, Abstract No. 1, in the City of Rockwall, Rockwall County, Texas, being all of an 8.09 acre tract of land described in deed to ROCKWALL COMMONS ASSOCIATES, LTD., recorded in Volume 3457, Page 42 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west right-of-way line of the U.P./Dallas Garland N.E. R.R. (100' ROW) for the southeast corner of said 8.09 acre tract and the northeast corner of a 9.40 acre tract of land described in deed to HFS Management, Inc., recorded in Volume 1194, Page 256 of the Deed Records of Rockwall County, Texas;

THENCE with the north line of said 9.40 acre tract, North 71°22'39" West, a distance of 378.33 feet to a 1/2" iron rod found for corner in the east right-of-way line of Ridge Road (FM 740 - variable width ROW);

THENCE with the east right-of-way line of Ridge Road, the following courses and distances to wit:

- North 12°56'21" East, a distance of 13.91 feet to a 1/2" iron rod found for corner;
--North 12°16'15" East, a distance of 700.00 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;
--North 17°58'53" East, a distance of 100.50 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;
--North 12°16'15" East, a distance of 21.10 feet to a 1/2" iron rod found in the south line of a 3.00 acre tract of land described in deed to Keith Wheeler, recorded in Volume 1145, Page 285 of the Deed Records of Rockwall County, Texas;

THENCE leaving the east right-of-way line with the south line of the 3.00 acre tract, South 71°17'00" East, a distance of 461.98 feet to a 1/2" iron rod found in the west right-of-way line of the U.P./Dallas Garland N.E. R.R.

THENCE with the west right-of-way line, South 18°43'02" West, a distance of 830.25 feet to the POINT OF BEGINNING and containing 8.089 acres (352,375 square feet) of land, more or less.

Bearing system based on the monuments found in the east right-of-way line of the U.P./Dallas Garland N.E. R.R. according to a 8.50 acre tract of land described as Tract 1 in deed to The Cain Revocable Family Trust recorded in Volume 1328, Page 78 of the Deed Records of Rockwall County, Texas.

Table with 3 columns: LINE, LENGTH, BEARING. Contains line data from L1 to L82.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains curve data from C1 to C30.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMONS subdivision 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 or 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.

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 exaction's made herein.

By: ROCKWALL COMMONS ASSOCIATES, LTD., A TEXAS LIMITED PARTNERSHIP

By: STONE ROCKWALL PROPERTIES, LLC, ITS GENERAL PARTNER

Signature of Bruce Myers, Vice President

Before me, the undersigned authority, on this day personally appeared 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 23rd day of February, 2005.

Signature of Jeannie Beeson, Notary Public in and for the State of Texas. My Commission Expires: 12/7/06. MMA Construction Finance, LLC, a Maryland limited liability company, formerly known as MyriMae Midland Construction Finance, LLC.

Before me, the undersigned authority, on this day personally appeared 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 3RD day of MARCH, 2005.

Signature of Candace A. Wolfe, Notary Public in and for the State of Florida. My Commission Expires: 7-30-08.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dana Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the lot and that the corner monuments shown thereon were properly placed under my personal supervision.

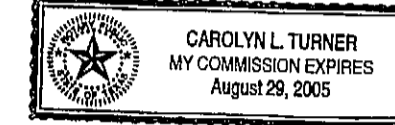
Signature of Dana Brown, Registered Professional Land Surveyor No. 5336. KIMLEY-HORN AND ASSOCIATES, INC. 9300 Wade Boulevard, Suite 320, Frisco, Texas 75035 (972) 335-3580



Before me, the undersigned authority, on this day personally appeared Dana Brown, 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 17 day of February, 2005.

Signature of Carolyn L. Turner, Notary Public in and for the State of Texas. My Commission Expires: 8-29-05.



RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission, Date 3-8-2005.

APPROVED

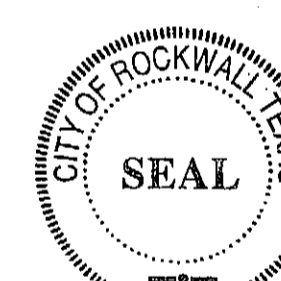
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of March, 2005.

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

WITNESS OUR HANDS, this 16th day of March, 2005.

Signatures of Mayor and City Secretary of Rockwall.

Signature of City Engineer, City of Rockwall, dated 3-11-05.



NOTES:

1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

FINAL PLAT  
ROCKWALL COMMONS

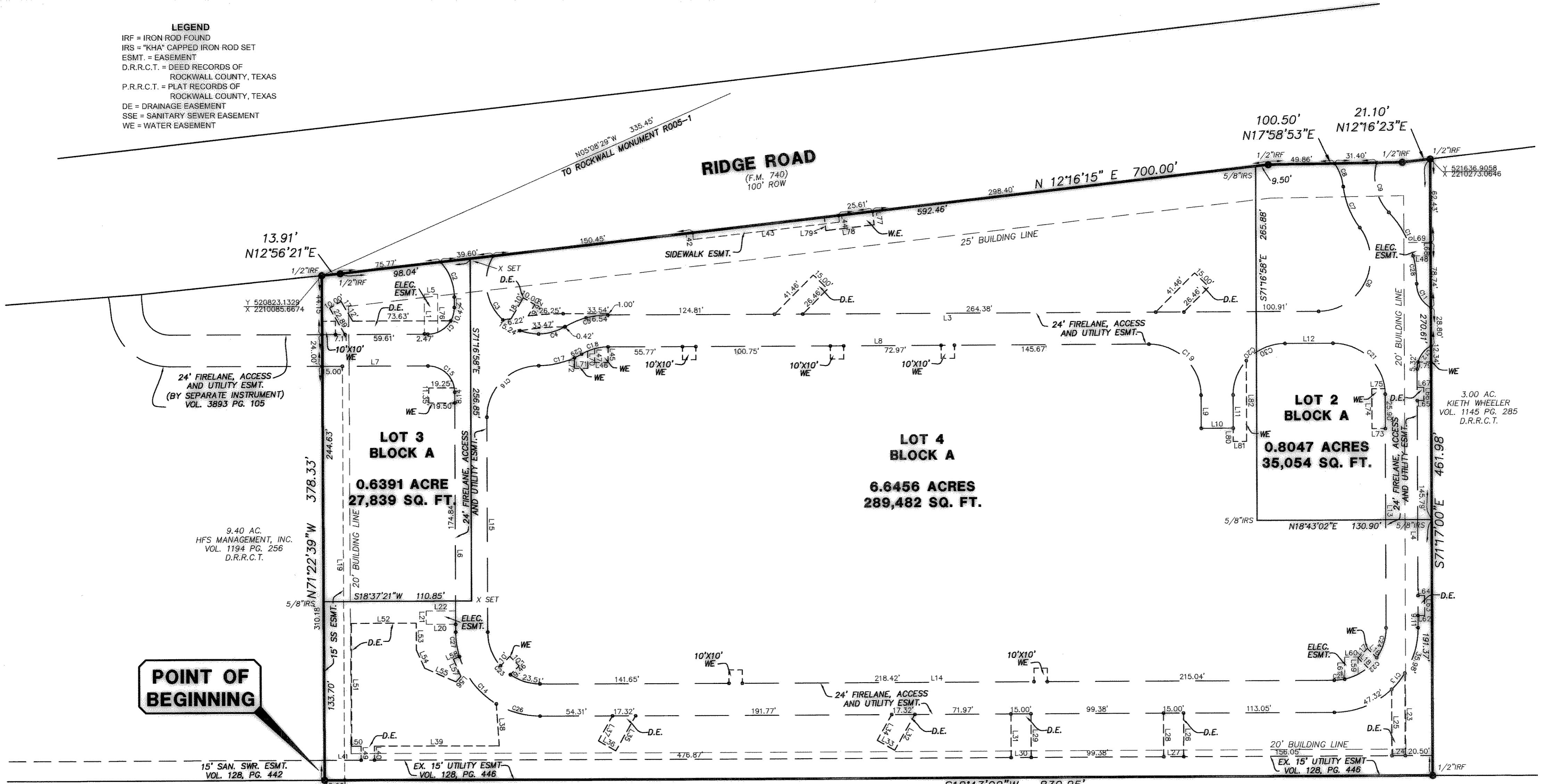
LOT 1, BLOCK A  
BEING 8.089 ACRES OUT OF  
D. ATKINS SURVEY, ABSTRACT NO. 1  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Rockwall Commons Associates, Ltd. 16600 Dallas, Parkway, Suite 400 Dallas, Texas 75248 (972) 931-9911 (972) 991-5742

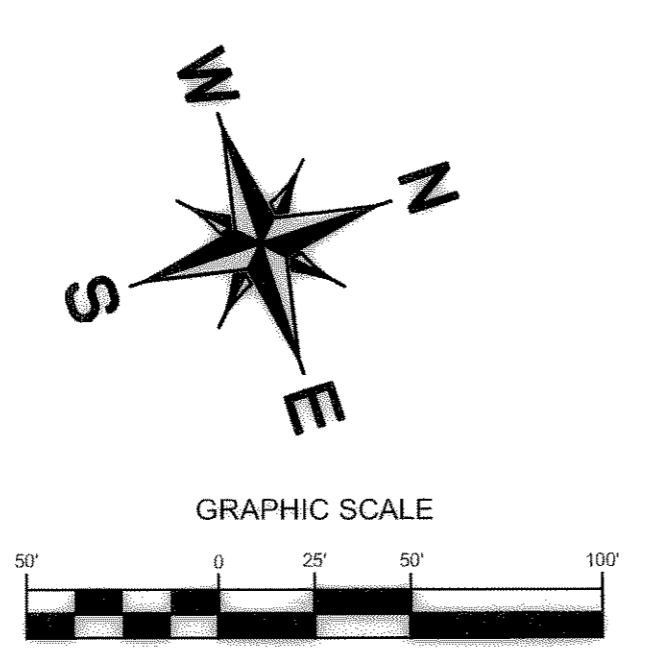
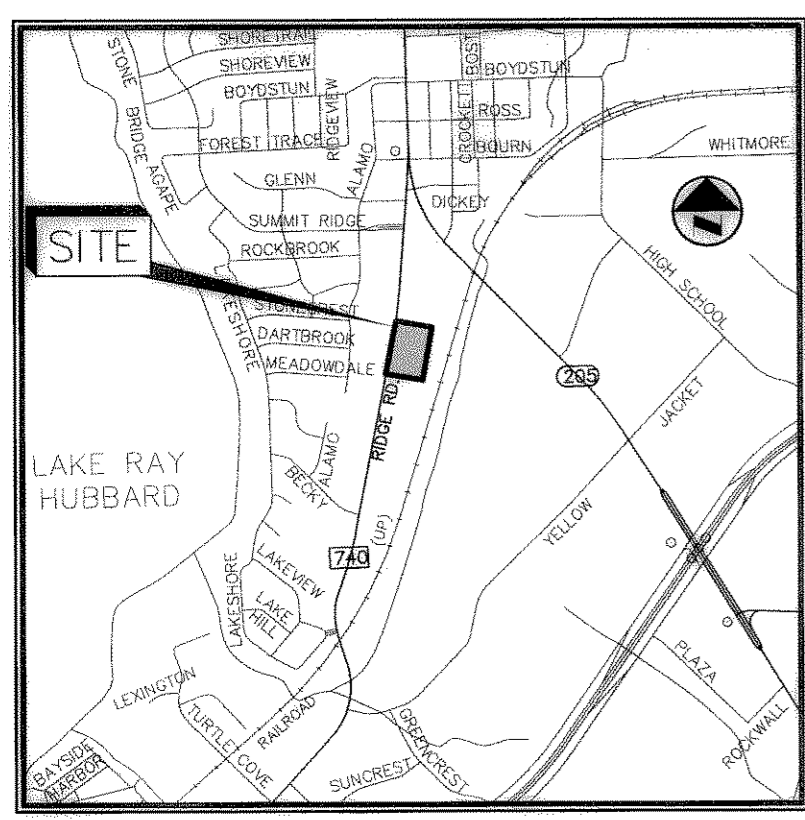
SURVEYOR: Kimley-Horn and Associates, Inc. 9300 Wade Boulevard, Suite 320 Frisco, Texas 75035 Tel. No. 972-335-3580 Fax No. 972-335-3779

DATE: February 17, 2005 KHA JOB NO. 67051007 SHEET 2 OF 2  
This Plat Filed in Volume, Slide, Date: F184

**LEGEND**  
 IRF = IRON ROD FOUND  
 IRS = "KHA" CAPPED IRON ROD SET  
 ESMT. = EASEMENT  
 D.R.R.C.T. = DEED RECORDS OF  
 ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS OF  
 ROCKWALL COUNTY, TEXAS  
 DE = DRAINAGE EASEMENT  
 SSE = SANITARY SEWER EASEMENT  
 WE = WATER EASEMENT



**POINT OF BEGINNING**



**M. K. & T. RAILROAD**  
 100' ROW

NOTES: 1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

FILED FOR RECORD  
 ROCKWALL CO. TEXAS  
 10 DEC -9 AM 11:27  
 COUNTY CLERK  
 DEPUTY

APPLICANT:  
 Kimley-Horn and Associates, Inc.  
 5750 Genis Court, Suite 200  
 Frisco, Texas 75034  
 972-335-3580  
 Contact : David Kochalka

OWNER:  
 Rockwall HH, LLC  
 700 N. Pearl Street, Suite 2200  
 Dallas, Texas 75251  
 212-214-0134  
 Contact : Michelle Frank

**Kimley-Horn and Associates, Inc.**  
 12700 Park Central Drive, Suite 1800  
 Dallas, Texas 75251  
 Tel. No. 972-770-1300  
 Fax No. 972-239-3820

**REPLAT  
 ROCKWALL COMMONS**

LOTS 2, 3 AND 4 BLOCK A  
 BEING A REPLAT OF  
 ROCKWALL COMMONS, AN ADDITION TO THE CITY OF ROCKWALL  
 RECORDED IN CABINET F, PAGE 183  
 BEING 8.089 ACRES OUT OF  
 D. ATKINS SURVEY ABSTRACT NO. 1  
 CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS

DATE : September 16, 2010

KHA JOB NO. 69307000

SHEET 1 OF 2

H-135

DWG NAME: KIDAL\_SURVEY\_69307000-ROCKWALL\_COMMONSDDD: 69307000DWG: ROCKWALL\_COMMONSDDD: 69307000 DWG LAST SAVED 11/23/2010 11:29 PM PLOTTED BY: BROWN, DANA 11/23/2010 11:31 PM

WHEREAS ROCKWALL HH, LLC, is the owner of a tract of land out of the D. ATKINS SURVEY, Abstract No. 1, in the City of Rockwall, Rockwall County, Texas, being all of an 8.09 acre tract of land described in deed to ROCKWALL COMMONS ASSOCIATES, LTD., recorded in Volume 3457, Page 42 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west right-of-way line of the M.K.&T. Railroad (100' ROW) for the southeast corner of said 8.50 acre tract and the northeast corner of a 9.40 acre tract of land described in deed to HFS Management, Inc., recorded in Volume 1194, Page 256 of the Deed Records of Rockwall County, Texas;

THENCE with the north line of said 9.40 acre tract, North 71°22'39" West, a distance of 378.33 feet to a 1/2" iron rod found for corner in the east right-of-way line of Ridge Road (FM 740 - variable width ROW);

THENCE with said east right-of-way line of Ridge Road the following courses and distances to wit: North 12°56'21" East, a distance of 13.91 feet to a 1/2" iron rod found for corner; North 12°16'15" East, a distance of 700.00 feet to a 1/2" iron rod found for corner; North 17°58'53" East, a distance of 100.50 feet to a 1/2" iron rod found for corner; North 12°16'15" East, a distance of 21.10 feet to a 1/2" iron rod found in the south line of a 3 acre tract of land described in deed to Keith Wheeler recorded in Volume 1145, Page 285 of the Deed Records of Rockwall County, Texas;

THENCE leaving said east right-of-way line and with said south line, South 71°17'00" East, a distance of 461.98 feet to a 1/2" iron rod found in the west right-of-way line of said M.K.&T. Railroad;

THENCE with said west right-of-way line, South 18°43'02" West, a distance of 830.25 feet to the POINT OF BEGINNING and containing 8.089 acres of land.

Bearing system based on the monuments found in the east right-of-way line of the M.K.&T. Railroad according to 8.50 acre tract of land described as Tract 1 in deed to The Cain Revocable Family Trust recorded in Volume 1328, Page 78 of the Deed Records of Rockwall County, Texas.

Table with columns: LINE, LENGTH, BEARING. Lists line segments from L1 to L82 with their respective lengths and bearings.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists curve data from C1 to C30 with their respective parameters.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL COMMONS, LOTS 4, 2 AND 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMONS, LOTS 4, 2 AND 3, BLOCK A subdivision 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 or 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.

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 exaction's made herein.

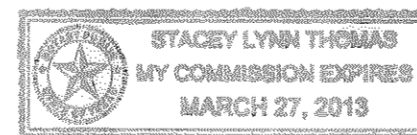
ROCKWALL HH, LLC

Signature of Michele Frank

Before me, the undersigned authority, on this day personally appeared Michele Frank, 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 17th day of November, 2010.

Signature of Stacy Lynn Thomas, Notary Public in and for the State of Texas



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dana Brown, 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.

Signature of Dana Brown, Registered Professional Land Surveyor No. 5336, KIMLEY-HORN AND ASSOCIATES, INC., 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251 (972) 770-1300



Before me, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 15th day of November, 2010.

Signature of Notary Public in and for the State of Texas

Signature of Dana Brown, My Commission Expires 10-01-13



RECOMMENDED FOR APPROVAL

Signature of Planning and Zoning Commission Chairman, Date 9/28/2010

APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 4th day of October, 2010

This approval shall be invalid unless the approved plat is recorded with the County Clerk of Rockwall County Texas within one hundred eighty (180) days from said final approval.

WITNESS OUR HANDS, this 15th day of December, 2010

Signatures of Mayor, City Secretary, and City Engineer with City of Rockwall Seal

NOTES:

1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

REPLAT  
ROCKWALL COMMONS

LOTS 4, 2 AND 3 BLOCK A  
BEING A REPLAT OF  
ROCKWALL COMMONS, AN ADDITION TO THE CITY OF ROCKWALL  
RECORDED IN CABINET F, PAGE 183  
BEING 8.089 ACRES OUT OF  
D. ATKINS SURVEY ABSTRACT NO. 1  
CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS

APPLICANT: Kimley-Horn and Associates, Inc., 5750 Gensis Court, Suite 200, Frisco, Texas 75034, 972-335-3580, Contact: David Kochalka

OWNER: Rockwall HH, LLC, 700 N. Pearl Street, Suite 2200, Dallas, Texas 75201, 212-214-0134, Contact: Michelle Frank

Kimley-Horn and Associates, Inc., 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251, Tel. No. 972-770-1300, Fax No. 972-239-3820

DATE: September 16, 2010

KHA JOB NO. 69307000

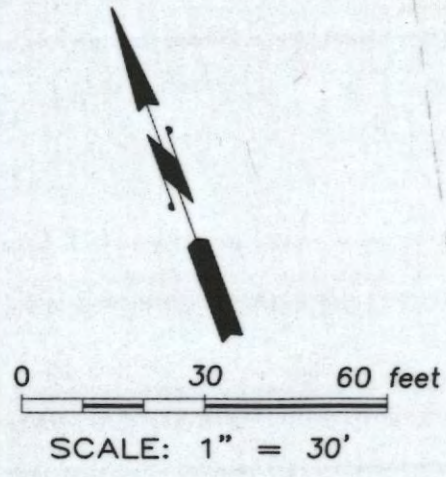
SHEET 2 OF 2

TXNC 4202  
N=6893925.89  
E=2654125.72

Eastridge Center  
Cabinet A, Slide 263 P.R.R.C.T.

S 71°14'00" E 231.77'

S 71°26'08" E 278.31'  
S 71°17'00" E 278.67' (Plat)



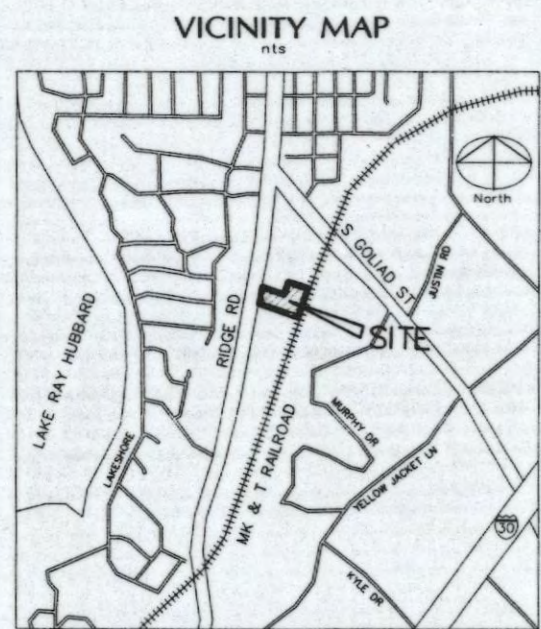
RIDGE ROAD (F.M. 740)

**Lot 5, Block A  
Rockwall Commons**  
165,635 sqft  
3.802 acres  
T Rockwall Phase 2, LLC  
VOL. 6766, PG. 292

UP & DALLAS N.E. R.R.  
(TOP TO GRADE)

TXNC 4202  
N=6893585.64  
E=2653615.64

—LEGEND—  
brass mon Brass Monument  
irf Iron Rod Found



P.O.B.

**Final Plat of  
Lot 5, Block A  
Rockwall Commons**  
1 Lot/3.802-Acres  
Being a Replat of  
Lot 1, Block 1,  
Independent Community Financial Corporation Addition  
1 Lot/1-Acre  
and Being 2.802-Acres Identified as Tract 6-2  
of the B. J. T. Lewis Survey, Abstract No. 255  
and the D. Atkins Survey, Abstract No. 1  
City of Rockwall, Rockwall County, Texas  
Case No. P2013-043

**NOTES:**  
cirs = 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner  
No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in zone X.  
Bearings are based upon the southeasterly line of Ridge Road (FM 740) as shown on plat of Lot 1, Block 1, INDEPENDENT COMMUNITY FINANCIAL CORPORATION ADDITION, as recorded in Cabinet B, Slide 76, Plat Records, Rockwall County, Texas.

**OWNER**  
T Rockwall Phase 2, LLC  
16600 Dallas Parkway, Suite 300  
Dallas, Texas 75248  
(469) 726-3100

**SURVEYOR**  
PIBURN & CARSON, LLC  
9535 Forest Lane, Suite 229  
Dallas, Texas 75243  
(214) 328-3500

III

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS T Rockwall Phase 2, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 3.802 acre tract of land situated in the D. Atkins Survey, Abstract No. 1 and the B. J. T. Lewis Survey, Abstract No. 255, and being all of Lot 5, Block A, Rockwall Commons, same being a tract of land conveyed to T Rockwall Phase 2, LLC by deed recorded in Volume 6766, Page 292, Deed Records, Rockwall County, Texas, all being further described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwesterly corner of the herein described tract of land, same being in the southeasterly right-of-way line of Ridge Road (FM 740, a 100' Public R.O.W.), same also being the northwesterly corner of Lot 2, Block A, of ROCKWALL COMMONS, as recorded in Cabinet H, Slide 135, Plat Records, Rockwall County, Texas;

THENCE North 12°32'48" East, along said right-of-way line, for a distance of 77.99 feet to a brass monument found for corner;

THENCE North 07°59'24" East, for a distance of 114.43 feet to a brass monument found for corner in the southwesterly corner of Lot 1, Block 1, Independent Community Financial Corporation, as recorded in Cabinet B, Slide 76, Plat Records, Rockwall County, Texas;

THENCE North 12°20'00" East, continuing along said right-of-way line, for a distance of 150.68 feet to a brass monument found for corner at the southwest corner of Eastridge Center, as recorded in Cabinet A, Slide 263, Plat Records, Rockwall County, Texas;

THENCE South 71°26'08" East, departing said southeasterly right-of-way line and along the southerly line of said Eastridge Center, for a distance of 278.31 feet to a 3/8" iron rod found for corner;

THENCE South 71°14'00" East, continuing along said Eastridge Center, for a distance of 231.77 feet to a 1/2" iron rod found for the southeast corner of said Eastridge Center, same being in the northwesterly line of the UP & Dallas Northeast Railroad (100' R.O.W.);

THENCE South 18°59'52" West, along said northwesterly line of the UP & Dallas Northeast Railroad, for a distance of 340.25 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 4, Block A, of said ROCKWALL COMMONS;

THENCE North 71°17'00" West, departing said northwesterly line of the UP & Dallas Northeast Railroad, along said northerly line of said Lot 4, Block A and aforementioned Lot 2, Block A, for a distance of 461.98 feet to the POINT OF BEGINNING and containing 165,635 square feet or 3.802 acres of land, more or less.

We the undersigned owners of the land shown on this plat, and designated herein as LOT 5, BLOCK A, ROCKWALL COMMONS, an 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. We further certify that all other parties who have a mortgage or lien interest in the LOT 5, BLOCK A, ROCKWALL COMMONS, 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 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.

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 here.

Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Mustafa M. H. Al-Hadi, 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 stated.

Given upon my hand and seal of office, this 3rd day of Sept, 2014.

[Signature]  
Notary Public in and for the State of Texas

[Signature]  
My Commission Expires: Oct. 25, 2014

Signature of Party with Mortgage or Lien Interest

August 7, 2013

Sheet 2 of 2

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°39'54"	49.00	14.25	N 27°02'57" E	14.20
C2	34°11'59"	25.00	14.92	N 35°49'00" E	14.70
C3	36°36'02"	25.04	15.99	S 01°08'26" E	15.72
C4	89°43'07"	21.00	32.88	N 26°08'34" W	29.63
C5	90°00'00"	25.00	39.27	S 63°43'00" W	35.36
C6	33°23'16"	25.00	14.57	S 87°41'45" E	14.36
C7	33°06'23"	49.00	28.31	N 87°50'11" W	27.92
C8	90°00'00"	25.00	39.27	N 26°17'00" W	35.36
C9	90°00'00"	49.00	76.97	N 26°17'00" W	69.30

VICINITY MAP



RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission

1/14/2014  
Date

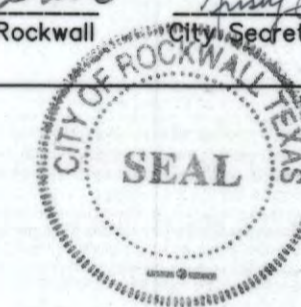
APPROVED

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 21st day of January, 2014.

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 26th day of November, 2014.

[Signature] Mayor, City of Rockwall  
[Signature] City Secretary  
[Signature] City Engineer

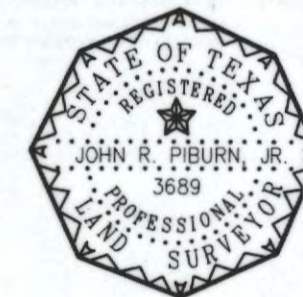


SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John R. Piburn, Jr., 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.

[Signature]  
John R. Piburn, Jr.  
Registered Public Surveyor No. 3689

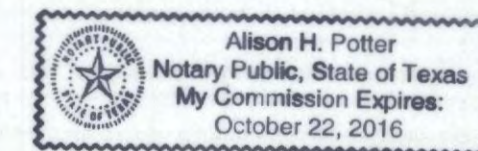


STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John R. Piburn, Jr., 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 considerations therein expressed.

Given under my hand and seal of office, this 2nd day of September, 2014.

[Signature]  
Notary Public in and for the State of Texas



Final Plat of  
Lot 5, Block A  
Rockwall Commons  
1 Lot/3.802-Acres  
Being a Replat of  
Lot 1, Block 1,

Independent Community Financial Corporation Addition  
1 Lot/1-Acre  
and Being 2.802-Acres Identified as Tract 6-2  
of the B. J. T. Lewis Survey, Abstract No. 255  
and the D. Atkins Survey, Abstract No. 1  
City of Rockwall, Rockwall County, Texas  
Case No. P2013-043

OWNER

T Rockwall Phase 2, LLC  
16600 Dallas Parkway, Suite 300  
Dallas, Texas 75248  
(469) 726-3100

SURVEYOR

PIBURN & CARSON, LLC  
9535 Forest Lane, Suite 229  
Dallas, Texas 75243  
(214) 328-3500

1112

Project #13023

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/04/2014 03:39:00 PM  
\$100.00  
20140000017541

[Signature]

NOTES:

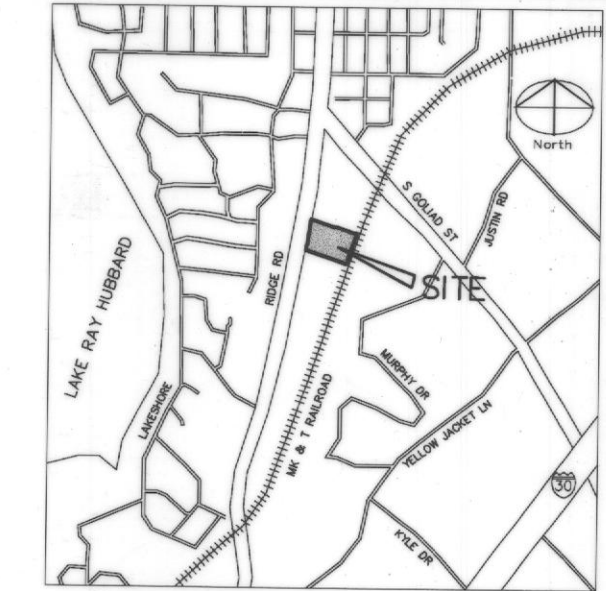
cirs = 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in zone X.

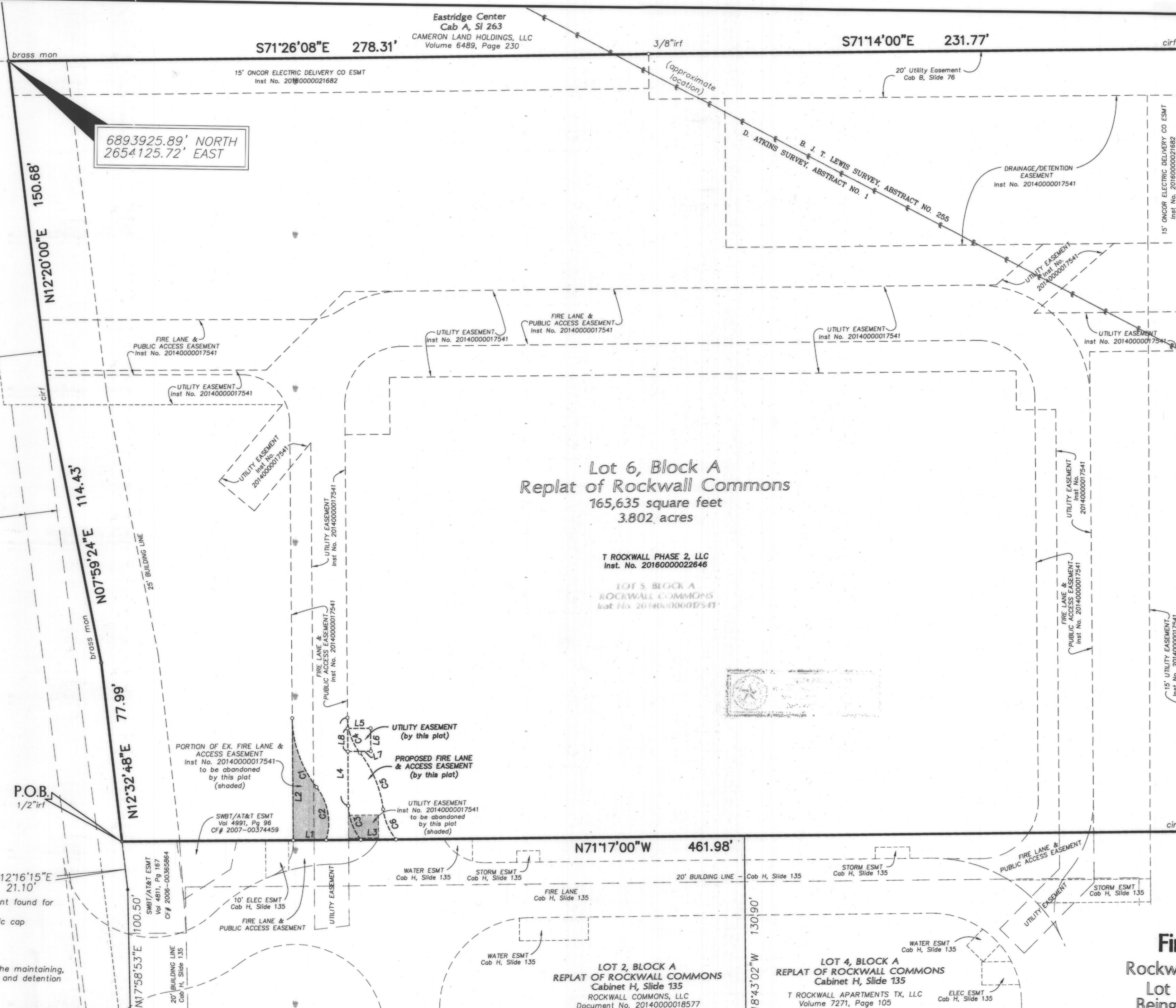
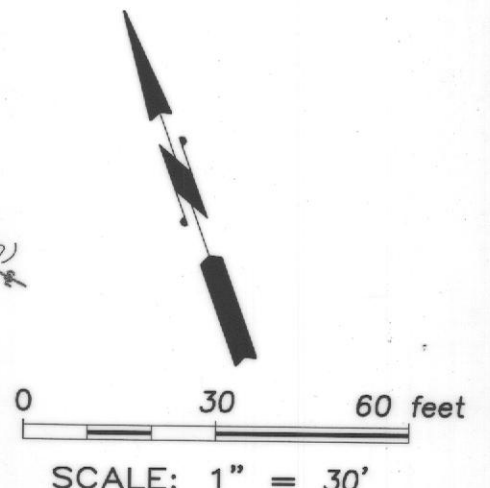
Bearings are based upon the southeasterly line of Ridge Road (FM 740) as shown on plat of Lot 1, Block 1, INDEPENDENT COMMUNITY FINANCIAL CORPORATION ADDITION, as recorded in Cabinet B, Slide 76, Plat Records, Rockwall County, Texas.

Eastridge Center  
Cab A, Sl 263  
CAMERON LAND HOLDINGS, LLC  
Volume 6489, Page 230

2018000004225 1/2 PLAT 03/13/2018 08:54:17 AM



VICINITY MAP



Lot 6, Block A  
Replat of Rockwall Commons  
165,635 square feet  
3.802 acres

T ROCKWALL PHASE 2, LLC  
Inst. No. 20160000022646

LOT 5, BLOCK A  
ROCKWALL COMMONS  
Inst. No. 20140000017541

LOT 2, BLOCK A  
REPLAT OF ROCKWALL COMMONS  
Cabinet H, Slide 135  
ROCKWALL COMMONS, LLC  
Document No. 20140000018577

LOT 4, BLOCK A  
REPLAT OF ROCKWALL COMMONS  
Cabinet H, Slide 135  
T ROCKWALL APARTMENTS TX, LLC  
Volume 7271, Page 105

6893925.89' NORTH  
2654125.72' EAST

6893585.64' NORTH  
2653615.64' EAST

**NOTES:**  
brass mon = 3" TxDOT brass monument found for corner  
cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner  
irf = iron rod found for corner  
The property owner is responsible for the maintaining, repairing, and replacing of all drainage and detention systems

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in Zone X (unshaded).  
City Monuments:

- COR-3 Aluminum disk stamped "City of Rockwall Survey Monument" on grass median in the CL of Summit Ridge Drive N=7023593.689 E=2594175.756
- COR-11 Brass Disk stamped "City of Rockwall Survey Monument" on the northeast side of Mims Road at the southerly end of concrete headwall at the intersection of the northeast line of Mims Road with the southeast line of I-30. N=7016792.505, E=2595405.639

**BASIS OF BEARINGS:**  
Bearings are based upon the most northerly northeasterly line (South 71°26'08" East) of Lot 5, Block A as shown on plat of ROCKWALL COMMONS ADDITION, as recorded in Document No. 20140000017541 Plat Records, Rockwall County, Texas.

Copyright 2017 Piburn & Carson, LLC. All Rights Reserved. This drawing is the property of Piburn & Carson, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Carson, LLC is prohibited. This drawing is only valid with a wet ink signature.

PROPOSED EASEMENT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L3	N 71°17'00" W	15.38'
L4	N 18°43'00" E	38.25'
L5	S 71°17'00" E	10.00'
L6	S 18°43'00" W	10.00'
L7	N 71°17'00" W	10.00'
L8	N 18°43'00" E	10.00'

EASEMENT TO BE ABANDONED LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 71°16'30" W	14.28'
L2	N 18°43'00" E	53.04'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C3	36°35'43"	N 01°08'17" W	25.04'	15.99'	15.72'
C4	37°45'50"	S 00°09'55" E	25.00'	16.48'	16.18'
C5	31°27'20"	S 03°19'10" E	49.00'	26.90'	26.56'
C6	33°02'39"	S 04°06'49" E	25.00'	14.42'	14.22'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C1	37°45'50"	S 00°09'55" E	49.00'	32.30'	31.71'
C2	55°45'32"	S 08°49'56" W	25.00'	24.33'	23.38'

**Final Plat J 295**  
Rockwall Commons  
Lot 6, Block A  
Being a Replat of  
Lot 5, Block A, Rockwall Commons  
1 Lot, 3.802 Acres  
in the B.J.T. Lewis Survey, Abstract No. 255  
and the D. Atkins Survey, Abstract No. 1  
City of Rockwall, Rockwall County, Texas  
Case No. P2017-028

**OWNER**  
T Rockwall Phase 2, LLC  
16600 Dallas Parkway, Suite 300  
Dallas, Texas 75248  
(469) 726-3100

**SURVEYOR**  
PIBURN & CARSON, LLC  
801 E. Campbell Road, Suite 575  
Richardson, Texas 75081  
(214) 328-3500

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS T Rockwall Phase 2, LLC, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 3.802 acre tract of land situated in the D. Atkins Survey, Abstract No. 1 and the B. J. T. Lewis Survey, Abstract No. 255, and being all of Lot 5, Block A, Rockwall Commons, an addition to the City of Rockwall as recorded in Instrument Number 20140000017541 Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), same being a tract of land described in deed to T Rockwall Phase 2, LLC recorded in Instrument Number 20160000022646 O.P.R.R.C.T., all being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeasterly line of Ridge Road (FM 740) (a variable width public right-of-way), said rod also being the north corner of Lot 2, Block A of ROCKWALL COMMONS, an addition to the City of Rockwall as recorded in Cabinet H, Slide 135 Plat Records, Rockwall County, Texas;

THENCE North 12'32'48" East, along said southeasterly line of Ridge Road for a distance of 77.99 feet to a 3 inch TxDOT brass monument found for corner;

THENCE North 07'59'24" East, continuing along said southeasterly line of Ridge Road for a distance of 114.43 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100871" found for corner;

THENCE North 12'20'00" East, continuing along said southeasterly line of Ridge Road for a distance of 150.68 feet to a 3 inch TxDOT brass monument found for corner, said monument being the west corner of Eastridge Center, an addition to the City of Rockwall as recorded in Cabinet A, Slide 263 Plat Records, Rockwall County, Texas;

THENCE South 71'26'08" East, departing said southeasterly line of Ridge Road and traveling along the southwesterly line of said Eastridge Center for a distance of 278.31 feet to a 3/8 inch iron rod found for corner;

THENCE South 71'14'00" East, continuing along said Eastridge Center for a distance of 231.77 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100871" found for corner, said rod being the south corner of said Eastridge Center, said rod also being in the northwesterly line of the UP & Dallas Northeast Railroad (a 100 foot right-of-way);

THENCE South 18'59'52" West, along said northwesterly line of the UP & Dallas Northeast Railroad for a distance of 340.25 feet to a 1/2 inch iron rod found for corner, said rod being the east corner of Lot 4, Block A of aforementioned ROCKWALL COMMONS;

THENCE North 71'17'00" West, departing said northwesterly line of the UP & Dallas Northeast Railroad, traveling along the northeasterly line of said Lot 4 and continuing along the northeasterly line of aforementioned Lot 2 for a total distance of 461.98 feet to the POINT OF BEGINNING and containing 3.802 acres, or 165,635 square feet of land, more or less.

We the undersigned owners of the land shown on this plat, and designated herein as LOT 5A, BLOCK A, ROCKWALL COMMONS, an 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. We further certify that all other parties who have a mortgage or lien interest in the LOT 5A, BLOCK A, ROCKWALL COMMONS, 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 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.

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.

Handwritten signature of the owner.

Owner

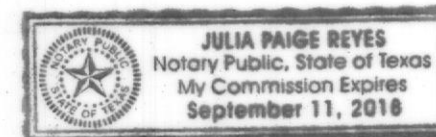
STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared MUSHTAK KHATRI 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 stated.

Given upon my hand and seal of office, this 30th day of January, 2018.

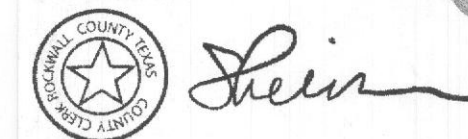
Handwritten signature of Notary Public in and for the State of Texas.

September 11, 2018
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/13/2018 08:54:17 AM
\$100.00
2018000004225



COPY

SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John R. Piburn, Jr., 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.

Handwritten signature of John R. Piburn, Jr.
John R. Piburn, Jr.
Registered Public Surveyor No. 3689



RECOMMENDED FOR FINAL APPROVAL

Handwritten signature and date 5/30/17
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of June, 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 21st day of February, 2018.

Handwritten signatures of Mayor, City Secretary, and City Engineer.



Final Plat J 296
Rockwall Commons
Lot 6, Block A
Being a Replat of
Lot 5, Block A, Rockwall Commons
1 Lot, 3.802 Acres
in the B.J.T. Lewis Survey, Abstract No. 255
and the D. Atkins Survey, Abstract No. 1
City of Rockwall, Rockwall County, Texas
Case No. P2017-028

OWNER: T Rockwall Phase 2, LLC
16600 Dallas Parkway, Suite 300
Dallas, Texas 75248
(469) 726-3100
SURVEYOR: PIBURN & CARSON, LLC
801 E. Campbell Road, Suite 575
Richardson, Texas 75081
(214) 328-3500