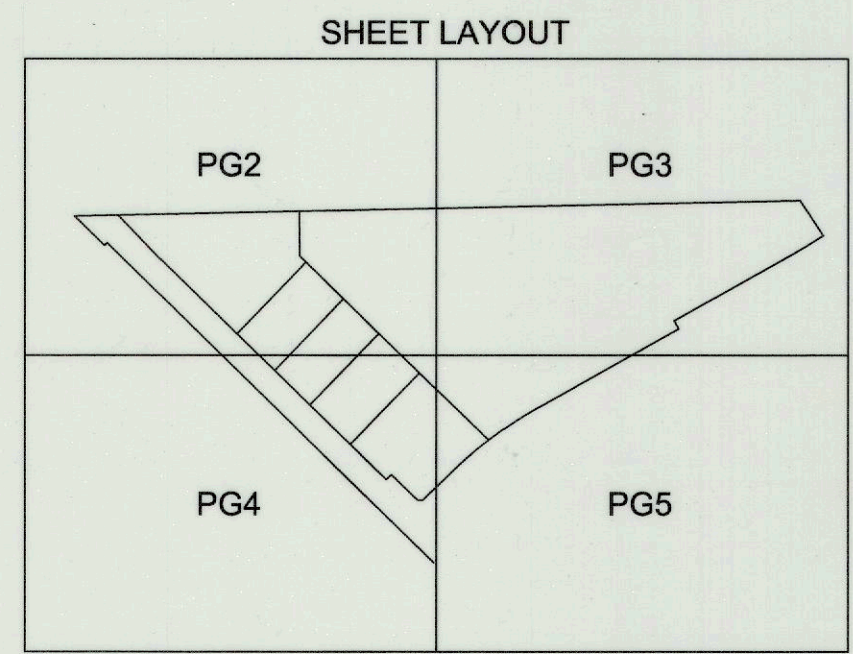


STATE PLANE COORDINATES
N = 7,009,446.2141'
E = 2,604,961.9068'

STATE PLANE COORDINATES
N = 7,009,486.4610'
E = 2,606,811.8490'

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	269.59'	S 44°08'05" W
L4	269.61'	N 44°06'48" E
L5	269.62'	N 43°59'07" E
L6	269.64'	N 44°08'20" E
L7	121.80'	S 01°07'51" E



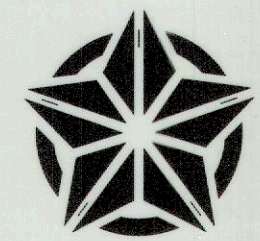
LEGEND:
 IRF IRON ROD FOUND
 PC "TXDOT" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
 IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
 <CM> CONTROLLING MONUMENT
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL. PG. VOLUME PAGE
 ESMT. EASEMENT
 FEC FARMERS ELECTRIC COOPERATIVE
 L= LENGTH

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

ENGINEER
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

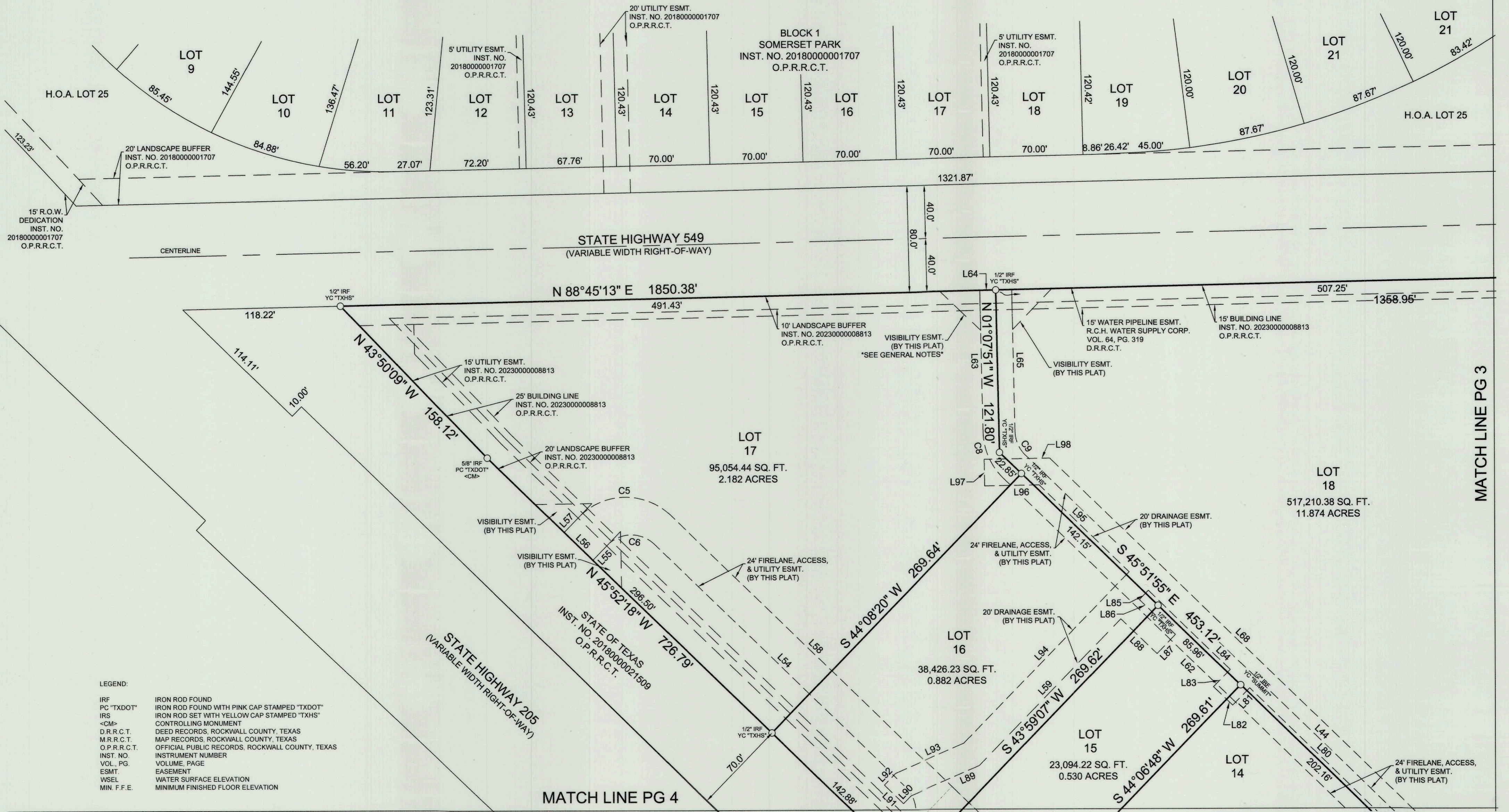
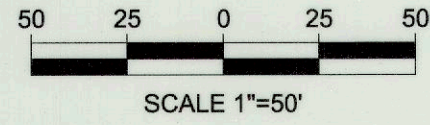


SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

CASE # P2024-004
DATE: 2/1/2024 / JOB # 2300816-2 / SCALE= 1" = 150' / DRAWN: JACOB

FINAL PLAT
LOTS 14-18, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 2-6, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 5 LOTS
16.719 ACRES / 728,274.55 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

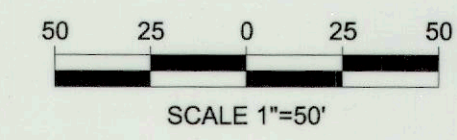


LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

MATCH LINE PG 4

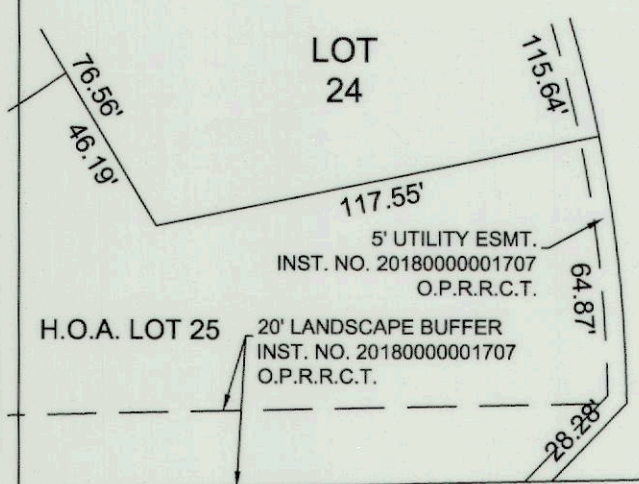
MATCH LINE PG 3



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.



SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 2017000002409
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°45'13" E 1850.38'

100-YR WSEL = 519.58

MATCH LINE PG 2

15' BUILDING LINE
INST. NO. 2023000008813
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

DETENTION ESMT.
(BY THIS PLAT)

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

30' WASTEWATER ESMT.
INST. NO. 2023000008813
O.P.R.R.C.T.

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER
INST. NO. 2023000008813
O.P.R.R.C.T.

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

LOT
18
517,210.38 SQ. FT.
11.874 ACRES

MIN. F.F.E. = 528.93

100-YR WSEL = 526.93

20' WATER ESMT.
INST. NO. 2023000008813
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.
INST. NO. 2023000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO. 2023000008813
O.P.R.R.C.T.

CH = S58°43'21" W 81.73'
L = 81.75' R = 1155.00'
A = 4°03'19"

CREEKSIDE COMMONS ADDITION
BLOCK A

728,274.55 SQ. FT.
16.719 ACRES

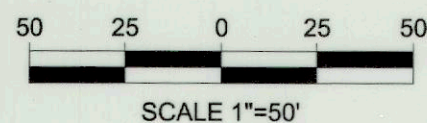
CREEKSIDE COMMONS CROSSING, LP
INST. NO. 20220000021201
O.P.R.R.C.T.

20' DRAINAGE ESMT.
(BY THIS PLAT)

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

MATCH LINE PG 2



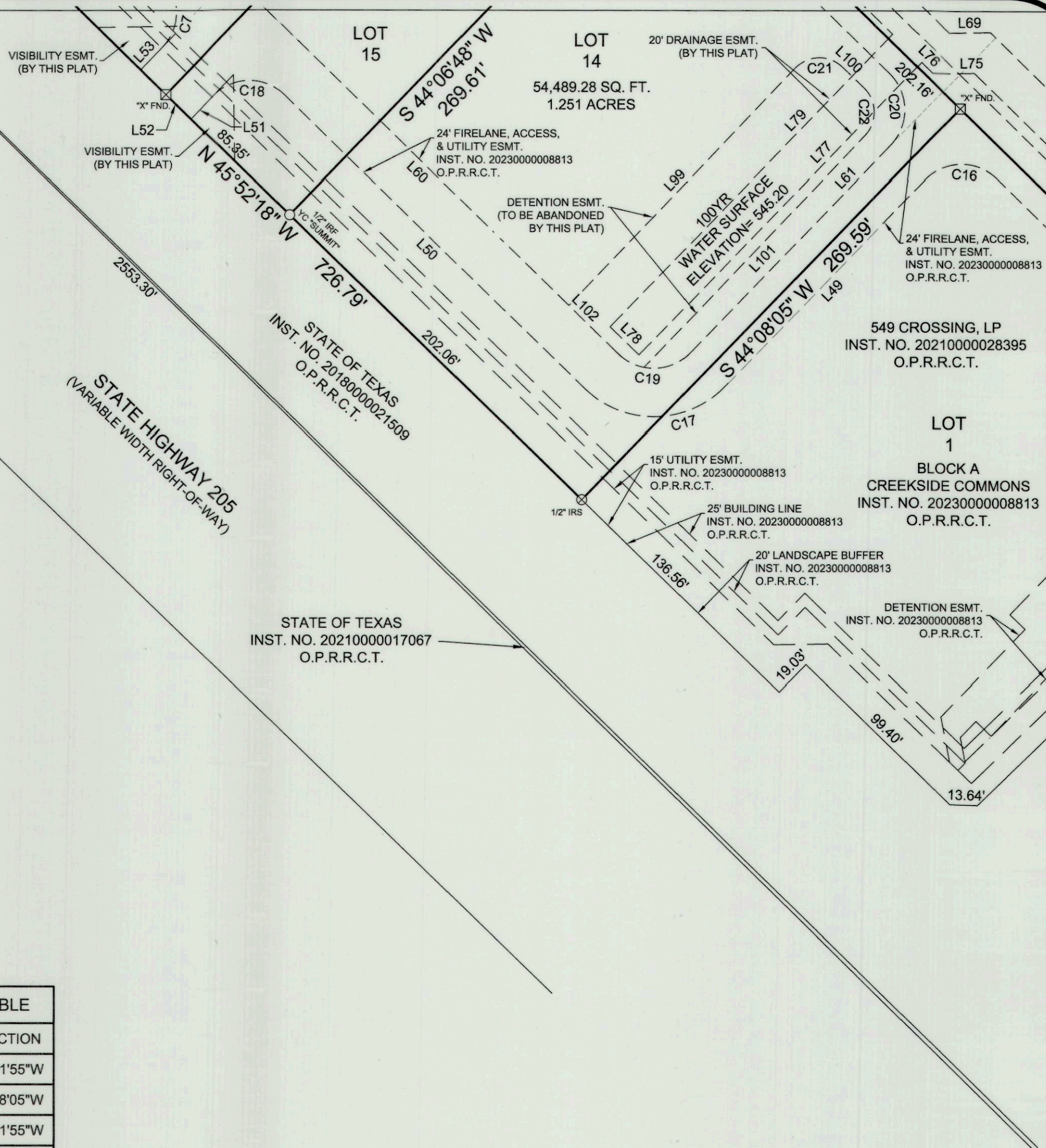
EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	77.03'	49.00'	90°04'02"	N89° 09' 38"E 69.34'
C6	39.29'	25.00'	90°03'22"	N89° 09' 23"E 35.37'
C7	39.25'	25.00'	89°56'38"	S00° 50' 37"E 35.34'
C8	39.04'	50.00'	44°44'04"	N23° 29' 53"W 38.05'
C9	20.30'	26.00'	44°44'04"	S23° 29' 53"E 19.79'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	07°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	01°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	04°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C20	39.27'	25.00'	90°00'00"	N00° 51' 55"W 35.36'
C21	25.92'	16.50'	90°00'00"	N88° 44' 15"E 23.34'
C22	25.92'	16.50'	90°00'00"	S01° 15' 34"E 23.33'
C23	148.68'	1200.00'	07°05'57"	N57° 14' 04"E 148.59'
C24	163.09'	1180.00'	07°55'09"	S56° 49' 28"W 162.96'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	607.70'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	143.09'	S44°08'02"W
L50	208.04'	N45°51'50"W
L51	15.54'	S44°08'19"W
L52	35.00'	N45°52'18"W
L53	15.54'	N44°06'49"E
L54	261.78'	N45°48'56"W
L55	15.78'	S44°07'42"W
L56	30.00'	N45°52'18"W
L57	15.78'	N33°07'42"E
L58	292.72'	S45°48'56"E
L59	152.95'	S44°08'05"W
L60	268.05'	S45°52'21"E

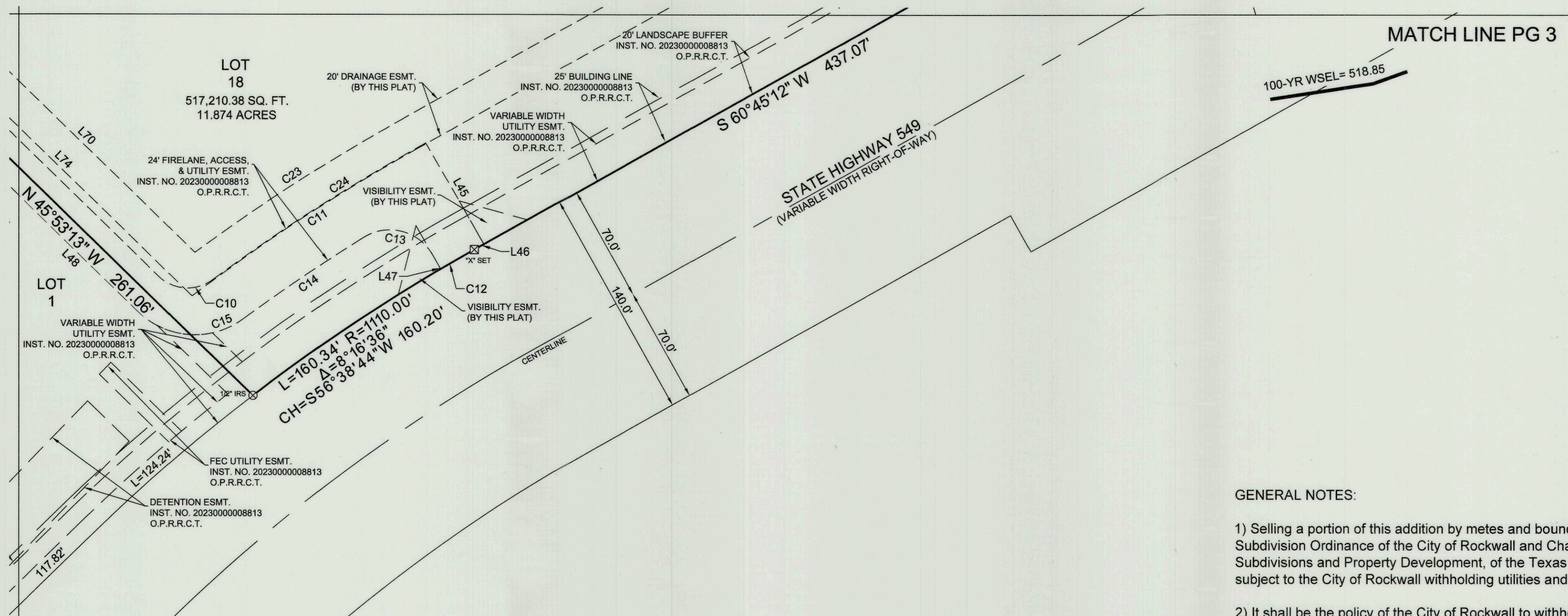
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	143.10'	N44°08'05"E
L62	400.48'	N45°51'55"W
L63	106.13'	N01°07'51"W
L64	24.00'	N88°45'13"E
L65	106.18'	S01°07'51"E
L66	74.46'	N10°06'25"E
L67	208.50'	N00°05'08"E
L68	392.99'	S45°51'55"E
L69	20.50'	N89°08'05"E
L70	191.46'	S45°53'11"E
L71	328.53'	N60°45'08"E
L72	20.00'	S29°14'52"E
L73	328.54'	S60°45'08"W
L74	200.21'	N45°53'11"W
L75	20.50'	S89°08'05"W
L76	7.68'	N45°51'55"W
L77	201.31'	S44°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	20.00'	N45°51'55"W
L79	201.31'	N44°08'05"E
L80	146.26'	N45°51'55"W
L81	18.07'	S44°08'05"W
L82	20.00'	N45°53'11"W
L83	18.08'	N44°08'05"E
L84	85.41'	N45°51'55"W
L85	9.67'	S44°08'05"W
L86	37.58'	S46°00'53"E
L87	20.00'	S44°06'49"W
L88	37.59'	N46°00'53"W
L89	55.65'	S66°42'33"W
L90	8.11'	S44°11'04"W
L91	20.00'	N45°48'56"W
L92	12.09'	N44°11'04"E
L93	55.64'	S66°42'33"W
L94	178.63'	N44°08'05"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L95	93.63'	N45°51'55"W
L96	40.86'	S89°08'05"W
L97	20.00'	N00°51'55"W
L98	49.14'	N89°08'05"E
L99	162.36'	N43°47'26"E
L100	15.00'	S46°15'34"E
L101	158.64'	S43°43'24"W
L102	34.53'	N45°52'02"W
L103	169.02'	N54°13'54"W
L104	235.29'	N02°38'25"W
L105	15.09'	N29°13'46"W
L106	4.21'	N60°46'14"E

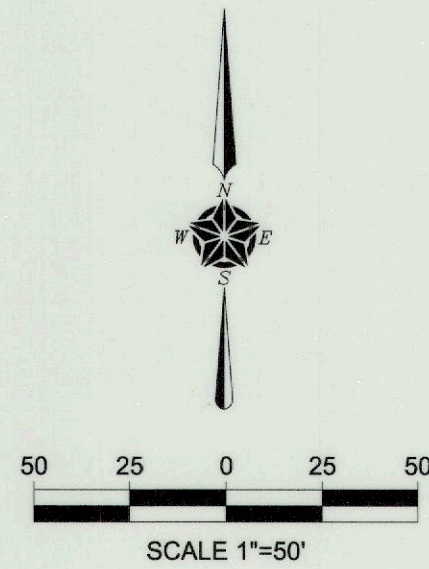


MATCH LINE PG 5



MATCH LINE PG 3

MATCH LINE PG 4



GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear liability of all systems within the drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change a lot boundary line.
- 7) Benchmarks:
 - COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N = 7,018,063.113; E = 2,609,533.682; Elevation = 600.48'
 - COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N = 7,020,550.132; E = 2,607,463.893; Elevation = 595.63'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 2-6, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2023000008813 of the Official Public Records of Rockwall County, Texas, and being that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of that tract of land described as Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" set for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the east corner of Lot 1, Block A of said Creekside Commons;

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" set for corner, said corner being the north corner of said Lot 1, Block A;

Thence South 44 degrees 08 minutes 05 seconds West, along the northwest line of said Lot 1, Block A, a distance of 269.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the west corner of said Lot 1, Block A, said corner also being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 726.79 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 43 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 728,274.55 square feet or 16.719 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS ADDITION subdivision have been notified and signed this plat. I 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 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 purposes 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 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, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

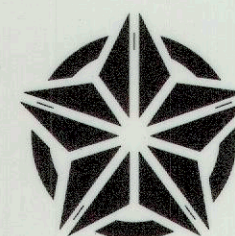
Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/22/2024 02:03:44 PM
\$294.00
2024000004925



Jennifer Fogg

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

SURVEYOR

CASE # P2024-004
DATE: 2/1/2024 / JOB # 2300816-2 / SCALE= 1" = 50' / DRAWN: JACOB

FINAL PLAT
LOTS 14-18, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 2-6, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 5 LOTS
16.719 ACRES / 728,274.55 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 6 OF 6

Creekside Commons Crossing, LP

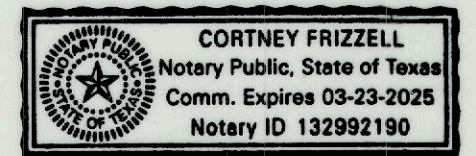
Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of February, 2024.

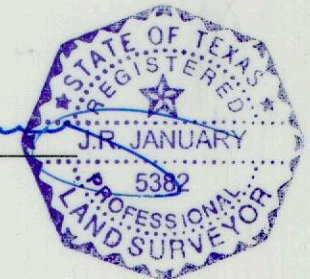
Cortney Frizzell
Notary Signature



SURVEYORS CERTIFICATE:

I, J. R. January, 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.

J. R. January
J. R. January, R.P.L.S. No. 5382



APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 5th day of February, 2024.

John R. January
Mayor of the City of Rockwall

Debra Williams
Planning and Zoning Chairman

Kristy League
City Secretary

Ann Williams, P.E.
City Engineer

