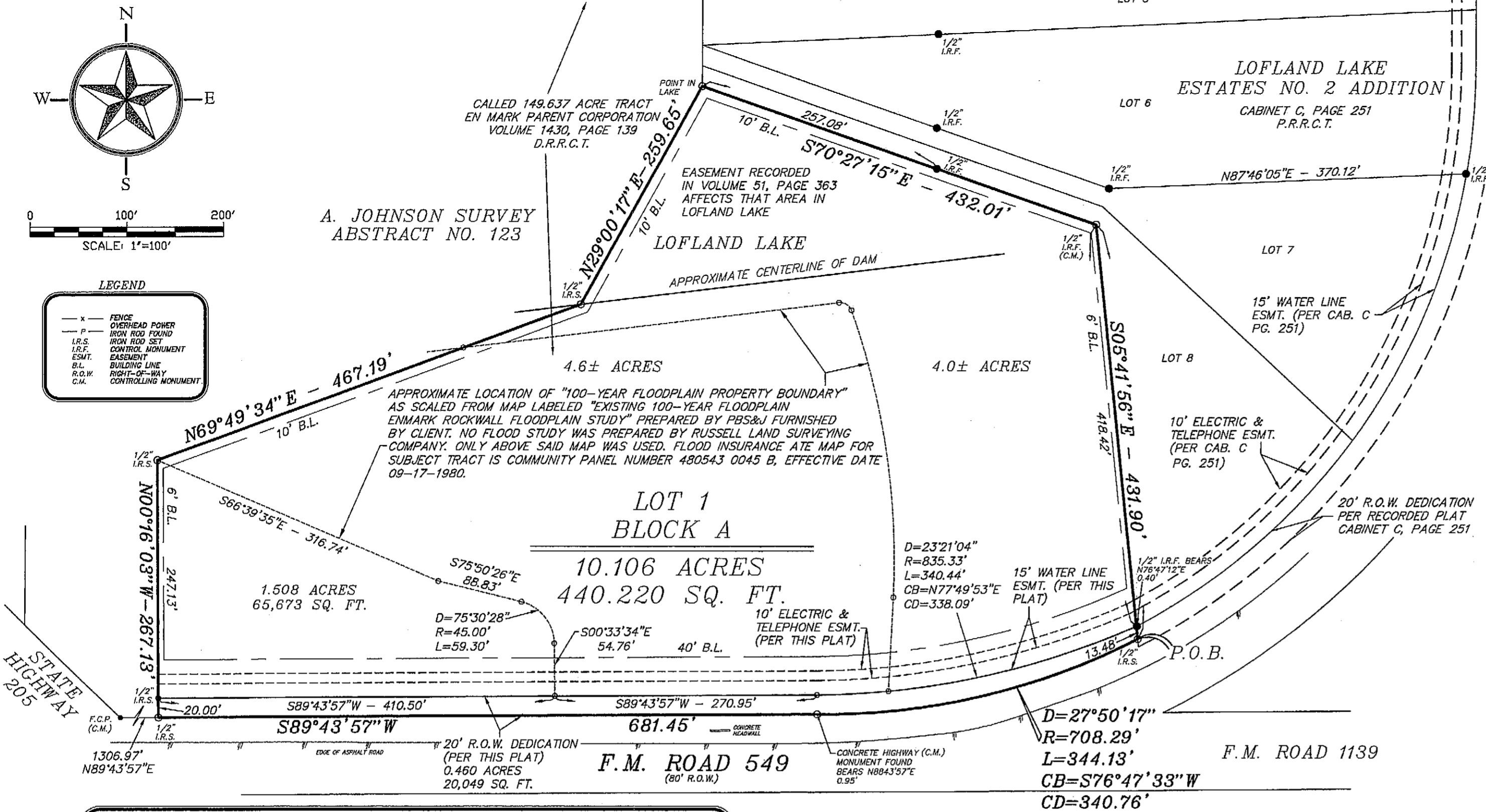


LEGEND

- x - FENCE
- P - OVERHEAD POWER
- I.R.S. - IRON ROD FOUND
- I.R.S. - IRON ROD SET
- I.R.S. - CONTROL MONUMENT
- ESM.T. - EASEMENT
- B.L. - BUILDING LINE
- R.O.W. - RIGHT-OF-WAY
- C.M. - CONTROLLING MONUMENT



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, nor shall 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.

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS En Mark Parent Corporation, Being the owner of a 10.106 acre tract of land situated in the A. Johnson Survey, Abstract number 123, Rockwall County, Texas, and being a portion of a called 149.637 acre tract of land as described in deed to EN MARK PARENT CORPORATION as recorded in Volume 1430, Page 139 of the Deed Records of Rockwall County, Texas, said 10.106 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap marked "R.P.L.S. 5305" for the easternmost southeast corner of the herein described tract, the easternmost southeast corner of said called 149.637 acre tract and being in the northerly right-of-way line of F.M. Road 549 (a variable width right-of-way), said iron rod also being the beginning of a non-tangent curve to the right having a central angle of 27 degrees 50 minutes 17 seconds, a radius of 708.29 feet, a chord bearing of South 76 degrees 47 minutes 33 seconds West, and a chord distance of 340.76 feet said iron rod also having a 1 1/2 inch iron rod found that bears North 76 degrees 47 minutes 12 seconds East, a distance of 0.40 feet;

THENCE along the south line of said called 149.637 acre tract and the northerly line of said F.M. Road 549 the following calls:

Along said non-tangent curve to the right an arc distance of 344.13 feet to a point from which a concrete highway monument found bears North 89 degrees 43 minutes 57 seconds East, a distance of 0.95 feet;

South 89 degrees 43 minutes 57 seconds West, a distance of 681.45 feet to a 1/2 inch iron rod set with yellow plastic cap marked "R.P.L.S. 5305" for the southwest corner of the herein described tract and being North 89 degrees 43 minutes 57 seconds East, a distance of 1306.97 feet from a fence corner post found for southernmost southwest corner of said called 149.637 acre tract and being the intersection of the north right-of-way line of said F.M. Road 549 with the northeast right-of-way line of State Highway 205;

THENCE over and across said called 149.637 acres tract the following calls:

North 00 degrees 16 minutes 03 seconds West, a distance of 267.13 feet to a 1/2 inch iron rod set with yellow plastic cap marked "R.P.L.S. 5305";

North 69 degrees 49 minutes 34 seconds East, a distance of 467.19 feet to a 1/2 inch iron rod set with yellow plastic cap marked "R.P.L.S. 5305";

North 29 degrees 00 minutes 17 seconds East, a distance of 259.65 to a point in lake, said point also being the westernmost southwest corner of Lot 8 of Lofland Lake Estates No. 2, an addition to the County of Rockwall, Texas, according to the map or plat thereof recorded in Cabinet C, Page 251 of the Plat Records of Rockwall County, Texas;

THENCE South 70 degrees 27 minutes 15 seconds East, along a southwest line of said Lot 8, passing at a distance of 257.08 feet a 1/2 inch iron rod found, in all a total distance of 432.01 feet to a 1/2 inch iron rod found for an ell corner of said Lot 8;

THENCE South 05 degrees 41 minutes 56 seconds East, along a west line of said Lot 8, passing at a distance of 418.42 feet a 1/2 inch iron rod found in the northerly right-of-way line of said F.M. Road 549 as dedicated by said Lofland Lake Estates No. 2, in all a total distance of 431.90 feet to the POINT OF BEGINNING and containing 10.106 acre or 440,220 square feet of land more or less and being subject to any and all easements that may affect.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Edwards Acres 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. (we) further certify that all other parties who have a mortgage or lien interest in the Edwards Acres subdivision have been notified and signed this plat.

(we) understand and do hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same. (we) also understand the following:

1. No building 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 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 established 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 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 Regulation of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the 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 the contractor and pay for the same out of the escrow deposit, should the developer and/or the owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City or obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progress in making such improvements by making certified requisitions to the city secretary, supported by evidence or 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 dedication and/or exaction's made herein are the 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), my 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.

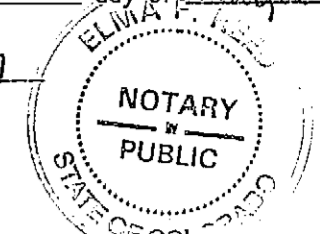
R.G. Miller
R.G. Miller
En Mark Parent Corporation

STATE OF Colorado)
COUNTY OF Trible)

Before me, the undersigned authority, on this day personally appeared R.G. Miller, 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 6th day of August, 2004

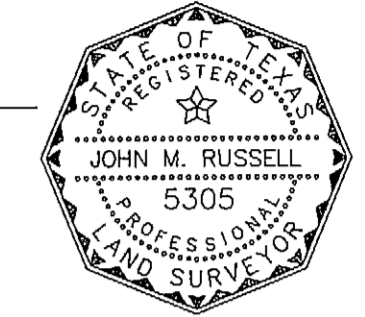
Elma F. Reed
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

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

John M. Russell
John M. Russell
Registered Professional Land Surveyor
No. 5305

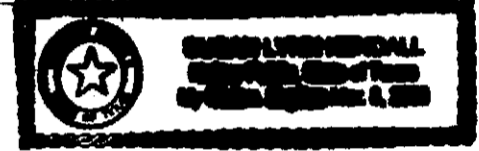


STATE OF TEXAS)
COUNTY OF Dallas)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared John M. Russell, 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 13th day of August, 2004.

Susan Lynn Russell
Notary Public, Rockwall County, Texas
MY COMMISSION EXPIRES: 3-8-2008



GENERAL NOTES

THE BASIS OF BEARING IS THE SOUTH LINE OF A CALLED 149.637 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO EN MARK PARENT CORPORATION AS RECORDED IN VOLUME 1430, PAGE 139 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

ALL MONUMENTS NOTED AS 1/2" I.R.S. WILL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. NO. 5305"

AREA NOTED AS 1.508 ACRES IS TO DELINEATE THAT AT LEAST 1.5 ACRES IS NOT IN FLOOD AREA. (LINE DETERMINED FROM FLOOD STUDY AS REFERENCED ON PLAT.)

RECOMMENDED FOR APPROVAL

[Signature] 8/25/04
Planning and Zoning Commission date:

APPROVED
I hereby certify that the above foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of July, 2004

WITNESS OUR HANDS, this 25th day of August, 2004

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall

[Signature] 8-25-04
City of Rockwall Engineer

FINAL PLAT
EDWARDS ACRES SUBDIVISION
LOT 1, BLOCK A

10.106 ACRES

A. JOHNSON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
En Mark Parent Corporation
4949 Westgrove Drive No. 200
Dallas, Texas 75248
214-368-5050
214-368-0999
CONTACT: Rod Miller

SURVEYOR:
RUSSELL LAND SURVEYING
309 N. GALLOWAY, SUITE 107
MESQUITE, TEXAS 75149
972-216-3334
972-216-9922 (FAX)
CONTACT: MIKE RUSSELL

Edwards Acres

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
AUG 26 AM 8:28
COUNTY CLERK

F 86

WHEREAS, JODY EDWARDS and TIFFANY EDWARDS, BEING the Owners of a tract of land in the A. JOHNSON SURVEY, ABSTRACT NO. 123, County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of EDWARDS ACRES SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 86 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of S. F.M. Road 549, a 100 foot right-of-way, and being at the southeast corner of said Lot 1, Block A, and being the south most corner of Lot 8, LOFLAND LAKE ESTATES NO 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 251 of the Plat Records of Rockwall County, Texas;

THENCE in a southwesterly direction along a curve to the right having a central angle of 23 deg. 21 min. 04 sec., a radius of 835.33 feet, a tangent of 172.62 feet, a chord of S. 77 deg. 49 min. 53 sec. W., 338.09 feet, along said right-of-way line, an arc distance of 340.44 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 43 min. 57 sec. W. along said right-of-way line, a distance of 681.45 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block A;

THENCE N. 00 deg. 16 min. 03 sec. W. along the west line of Lot 1, Block A, a distance of 247.13 feet to a 1/2" iron rod found for corner;

THENCE N. 69 deg. 49 min. 34 sec. E. along the northwest line of Lot 1, Block A, a distance of 467.19 feet to a 1/2" iron rod found for corner on the dam for Lofland Lake;

THENCE N. 29 deg. 00 min. 17 sec. E. a distance of 259.65 feet to a point in Lofland Lake for corner at the west most southwest corner of said Lot 8;

THENCE S. 70 deg. 27 min. 15 sec. E. along the common line between Lot 1, Block A and said Lot 8, a distance of 432.01 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 41 min. 56 sec. E. along the common line between Lot 1, Block A and said Lot 8, a distance of 418.42 feet to the POINT OF BEGINNING and containing 440,217 square feet or 10.11 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 herein as LOTS 1 AND 2, BLOCK A, EDWARDS ACRES SUBDIVISION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for streets, alleys, parks, water courses, easements and public places thereon shown on this plat and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- 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 development.
- No house dwelling unit, or other structure shall be constructed on any lot in this subdivision 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, curbs and gutters, 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 on his own behalf 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 a progress payment 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 we may have as a result of the dedication of exaction's made herein.

JODY EDWARDS
TIFFANY EDWARDS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JODY EDWARDS 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 8th day of May, 2014.

Brenda Crase
Notary Public in and for the State of Texas
My Commission Expires: 2/26/17



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, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TIFFANY EDWARDS 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 8th day of May, 2014.

Brenda Crase
Notary Public in and for the State of Texas

My Commission Expires: 2/26/17



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED:

I hereby certify that the above and foregoing plat of LOTS 1 AND 2, BLOCK A, EDWARDS ACRES SUBDIVISION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 28th day of April, 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 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.

Robert Johnson
Director of Planning & Zoning

Greg Williams
City Engineer

MINOR PLAT
LOT 1 AND 2, BLOCK A
EDWARDS ACRES SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK A
EDWARDS ACRES SUBDIVISION
10.11 ACRES OR 440,217 S.F.
(2 LOTS)

A. JOHNSON SURVEY, A-123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
JODY EDWARDS
TIFFANY EDWARDS
2994 S. FM 549
ROCKWALL, TEXAS 75032
972-333-7259

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV TELEVISION CABLE FEED	OAS GAS	TEL TEL	PHI PIPE	PP PIPE
ELEC ELECTRIC METER	BOX	WATER	LI LIGHT	IFC IRREGULAR CORNER
WATER	WATER	LI LIGHT	IFC IRREGULAR CORNER	IFC IRREGULAR CORNER
WATER	WATER	LI LIGHT	IFC IRREGULAR CORNER	IFC IRREGULAR CORNER

SURVEY DATE: MARCH 27, 2014
SCALE: 1" = 100' FILE # 20061547-RP
CLIENT: EDWARDS