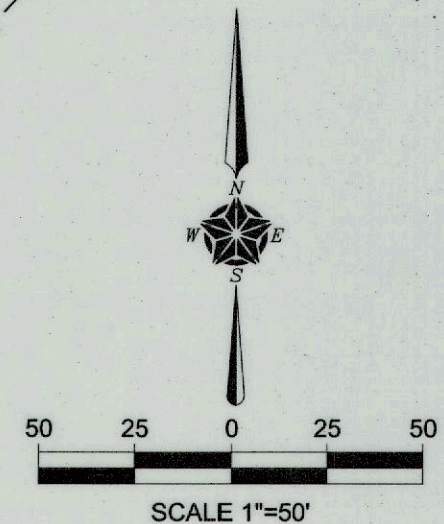


STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'



DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

  
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

CONVEYANCE PLAT  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-4 / SCALE = 1" = 50' / DRAWN: KO / 06/12/2023  
PAGE 1 OF 3

**CASE # P2023-008**



OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RIV ROCKWALL LLC, is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

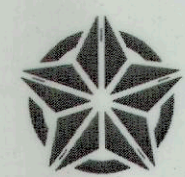
THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			
BOUNDARY CURVE TABLE						INSIDE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD		
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'		
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'		
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'		
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'		
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'							

DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**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

**CONVEYANCE PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 06/12/2023  
PAGE 2 OF 3

CASE # P2023-008



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK 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. I (we) further certify that all other parties who have a mortgage or lien interest in the GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

RIV ROCKWALL LLC

[Signature]
ASHER HAMILTON - PARTNER

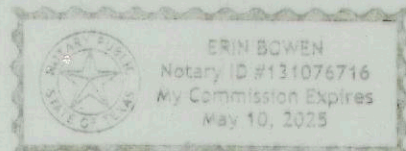
STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, 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 13th day of June, 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 5-10-2025



Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 05/14/2023 10:50:55 AM \$150.00 20230000009727 COPY [Signature]

GENERAL NOTES

- (1) Subdivider's Statement. 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) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings 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 of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. 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) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

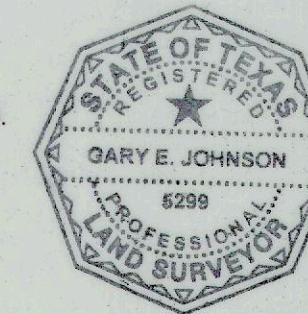
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, 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]
SURVEYOR

R.P.L.S. 5299
REGISTERED PUBLIC SURVEYOR NO.



CITY SIGNATURE BLOCK

[Signature]

6-13-2023
DATE

PLANNING AND ZONING COMMISSION

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 May, 2023.

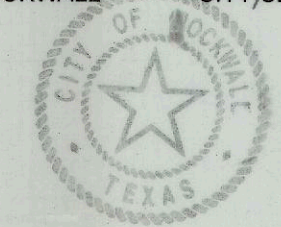
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 13th day of June, 2023.

[Signature]
MAYOR, CITY OF ROCKWALL

[Signature]
CITY SECRETARY

[Signature]
CITY ENGINEER



CONVEYANCE PLAT
GEORGE MORTON ESTATE
LOTS 1, 2 & 3, BLOCK A
221,408 SQUARE FEET OR
5.083 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

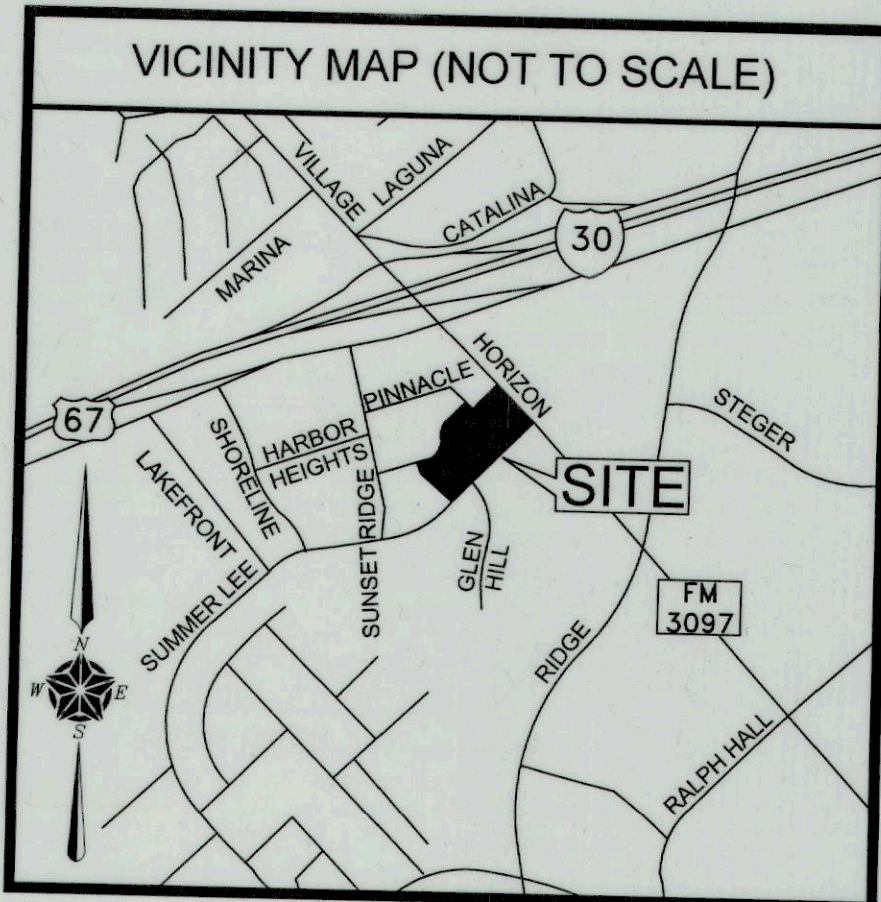
JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 06/12/2023
PAGE 3 OF 3

CASE # P2023-008

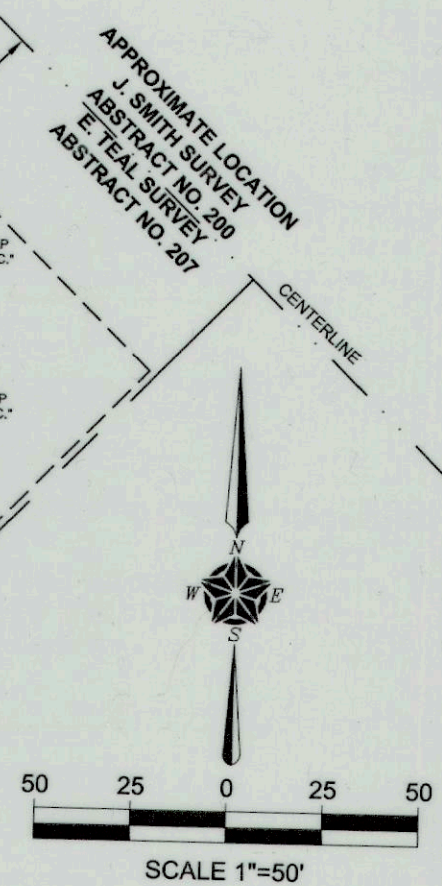
DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

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





POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

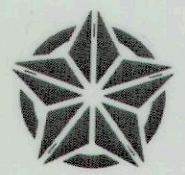


**BLOCK A**  
**GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

**LEGEND**  
P.R.D.C.T.  
D.R.R.C.T.  
O.P.R.R.C.T.  
INST. NO.  
VOL., PG.  
SQ. FT.  
IRF ⊗  
IRS ○  
X FND/SET ⊠  
BDS ⊠  
<CM>

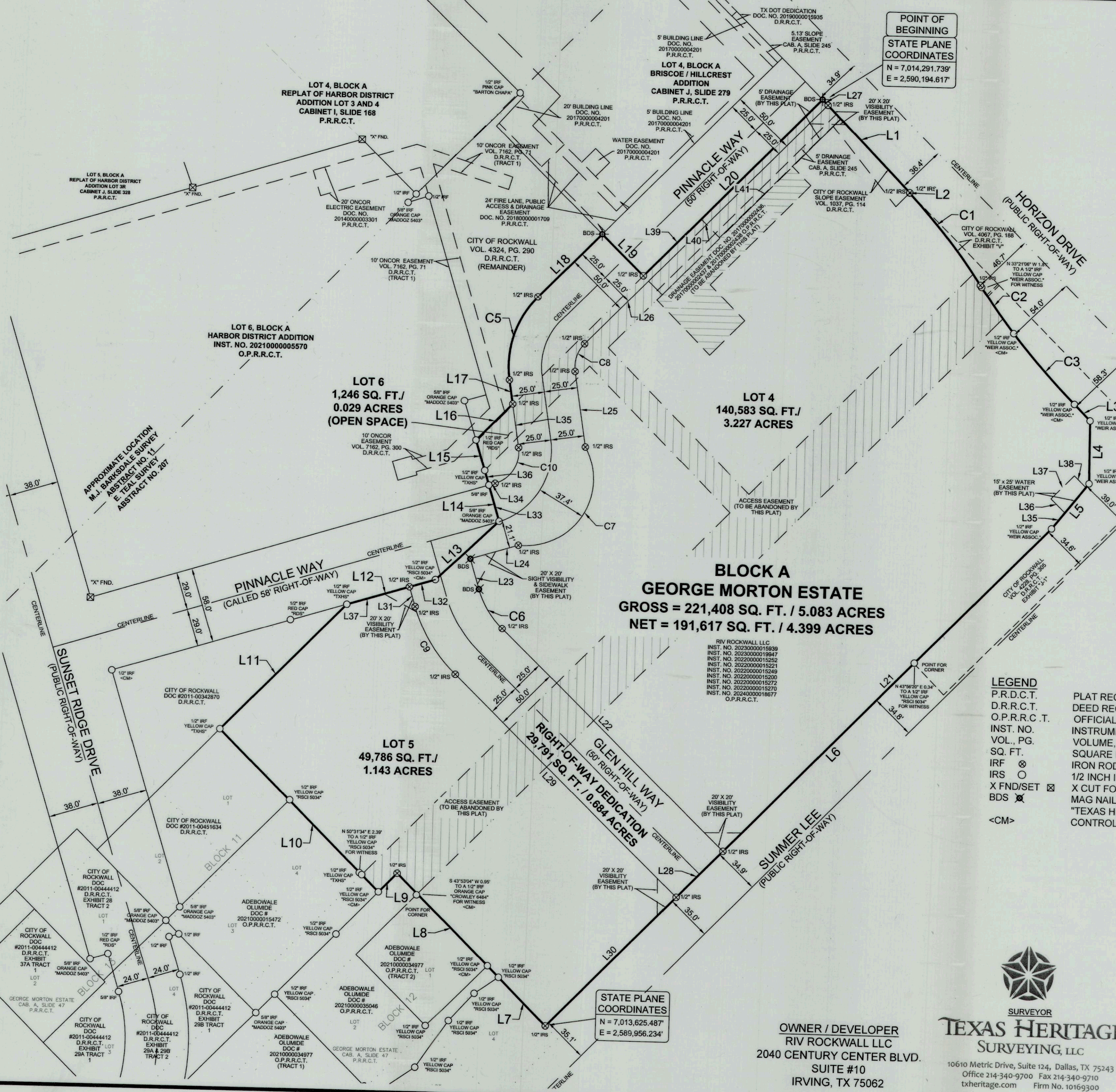
PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME, PAGE  
SQUARE FEET  
IRON ROD FOUND  
1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"  
X CUT FOUND/SET  
MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"  
CONTROL MONUMENT

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

  
SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
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**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'





OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RIV ROCKWALL LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas, along with that tract of land as described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20240000018677, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows;

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00

minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

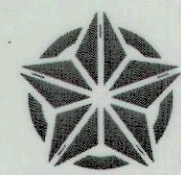
THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L33	28.54'	S17°11'09"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L34	4.92'	N72°48'50"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L35	33.63'	S8°59'29"E
L6	539.19'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	259.27'	S43°59'44"W	L36	11.59'	N17°11'07"W
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	6.00'	N44°18'46"W	L37	49.17'	N72°48'47"E
L8	97.78'	N45°30'04"W	L18	68.19'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**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

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK 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. I (we) further certify that all other parties who have a mortgage or lien interest in the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- (1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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 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; 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.

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

OWNER'S DEDICATION CONTINUED

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

RIV ROCKWALL LLC

Bradly Boswell - Manager

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bradly Boswell, 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 18th day of March, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

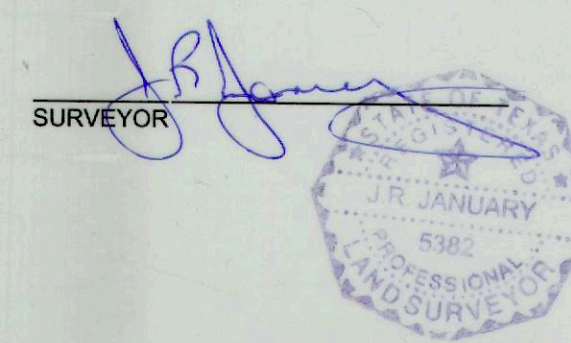
MY COMMISSION EXPIRES 5-2-2026



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, 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.



10-28-2024
REGISTERED PUBLIC SURVEYOR NO.
RPLS 5382

CITY SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT - BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS - WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THE

18th DAY OF March, 2024.

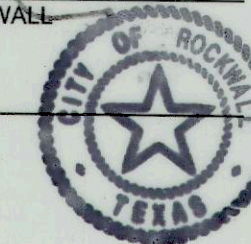
WITNESS OUR HANDS, THIS 31st day of October, 2024.

MAYOR, CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER



GENERAL NOTES

(1) Subdivider's Statement. 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) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings 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 of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. 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) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

THE STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2024000019254 PLAT
11/01/2024 09:39:38 AM Total Fees: \$147.00

Jennifer Fogg, County Clerk
Rockwall County, TX



OWNER / DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

Texas Heritage Surveying, LLC logo and address: 10610 Metric Drive, Suite 124, Dallas, TX 75243. Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm No. 10169300

FINAL PLAT
LOTS 4-6, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING THREE (3) LOTS
5.083-ACRES OR 221,408 SF
SITUATED WITHIN THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 10/25/2024
PAGE 3 OF 3

CASE # P2024-006