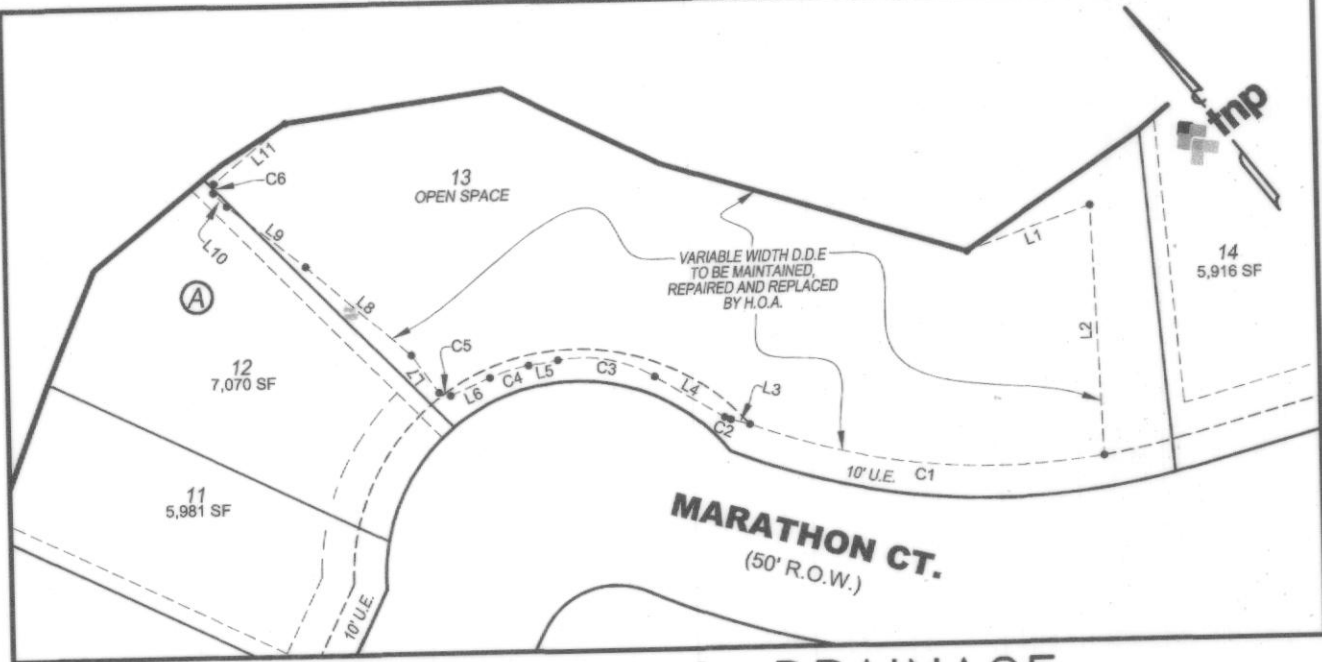


VICINITY MAP
NOT TO SCALE



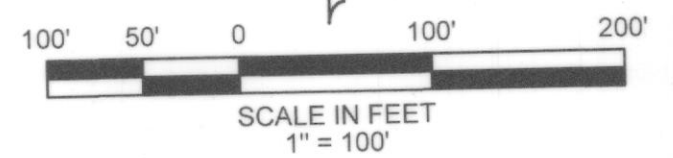
DETENTION & DRAINAGE EASEMENT DETAIL
NOT TO SCALE

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	215.00'	29°50'32"	N 45°46'01" W	110.72'
C2	2.13'	6.96'	17°32'21"	N 29°10'46" W	2.12'
C3	31.22'	43.04'	41°33'41"	N 41°11'26" W	30.54'
C4	12.58'	53.04'	13°35'05"	N 68°45'49" W	12.55'
C5	4.05'	2.96'	78°17'57"	N 36°24'23" W	3.74'
C6	3.29'	1.96'	96°05'15"	N 41°57'22" E	2.92'

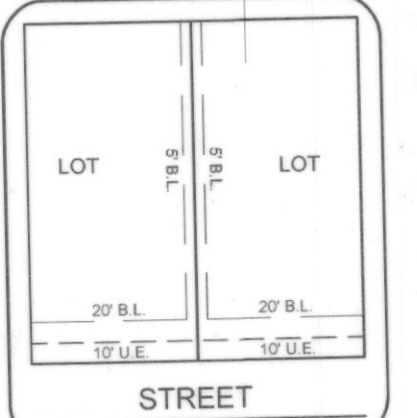
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°11'16" E	40.78'
L2	N 35°48'53" E	78.22'
L3	N 36°48'35" W	6.05'
L4	N 20°24'36" W	25.36'
L5	N 61°58'16" W	9.33'
L6	N 75°33'21" W	13.42'
L7	N 02°44'36" E	14.57'
L8	N 10°44'15" W	42.95'
L9	N 13°29'33" W	30.97'
L10	N 06°05'15" W	5.89'
L11	N 88°41'22" E	29.21'

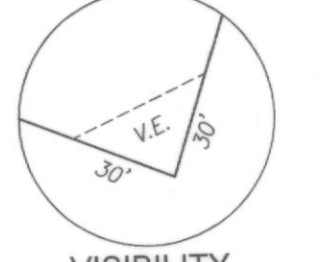


Legend of Symbols & Abbreviations
 (C.M.) = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD FOUND
 (TYP) = TYPICAL
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 D.D.E. = DETENTION & DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 E.A.E. = EMERGENCY ACCESS EASEMENT
 V.S.E. = VISIBILITY SITE EASEMENT
 M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 SF = SQUARE FEET
 VOL. = VOLUME
 PG. = PAGE
 INSTR. = INSTRUMENT
 NO. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

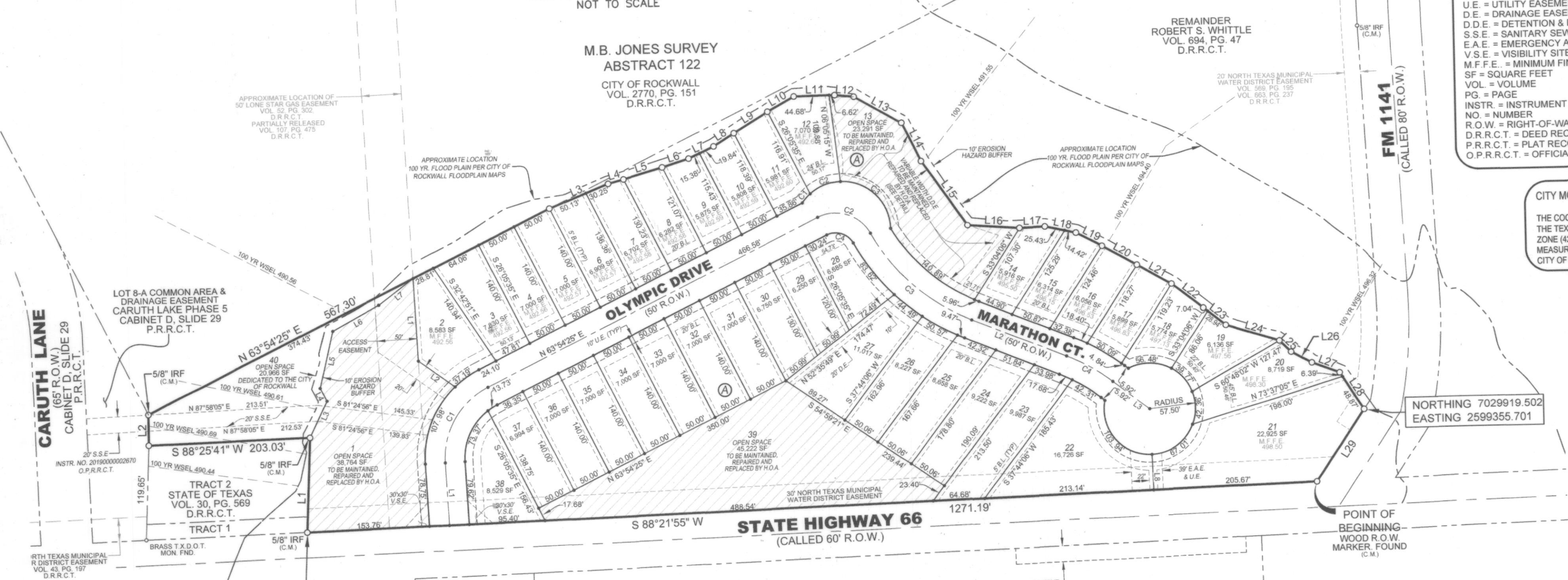
CITY MONUMENT NOTE
 THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



TYPICAL LOT DETAIL
NOT TO SCALE



VISIBILITY EASEMENT DETAIL
NOT TO SCALE



CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°38'04" W	79.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°29'37" E	104.41'
L2	S 53°45'42" E	56.25'
L3	S 25°50'53" W	50.81'
L4	S 26°24'21" E	18.19'
L5	S 13°28'33" W	73.59'
L6	S 61°41'09" W	66.39'
L7	S 53°16'33" W	54.87'
L8	S 01°38'05" E	45.00'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	39°40'15"	41.89'	N 68°49'03" E	41.06'
C3	60.50'	91°08'09"	96.23'	S 45°46'45" E	86.40'
C4	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	N 68°04'00" E	80.39'
L4	N 75°09'25" E	20.21'
L5	N 74°16'46" E	50.83'
L6	N 72°47'15" E	35.04'
L7	N 64°47'37" E	35.22'
L8	N 57°43'08" E	30.34'
L9	N 59°00'34" E	50.18'
L10	N 61°02'02" E	38.15'
L11	N 89°11'41" E	51.30'
L12	S 84°05'28" E	24.24'
L13	S 59°49'49" E	68.07'
L14	S 25°43'03" E	54.58'
L15	S 34°49'31" E	99.35'
L16	S 85°47'09" E	65.46'
L17	N 88°11'15" E	31.97'
L18	S 77°41'46" E	39.84'
L19	S 62°19'53" E	36.68'
L20	S 59°52'10" E	50.07'
L21	S 59°36'42" E	50.05'
L22	S 51°15'54" E	50.25'
L23	S 50°54'45" E	35.98'
L24	S 72°21'00" E	70.45'
L25	S 44°49'34" E	20.45'
L26	S 60°35'24" E	29.52'
L27	S 68°59'24" E	37.25'
L28	S 32°28'10" E	55.26'
L29	S 34°11'01" W	108.85'

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER
 ROBERT S. WHITTLE
 P.O. BOX 2109
 Rockwall, Texas 75087

ENGINEER
 F.C. CUNY CORP.
 #2 Horizon Court, Suite 100
 Heath, Texas 75032
 (469) 402-7700

FINAL PLAT
THE HIGHLANDS
 BLOCK A, LOTS 1-40
 36 RESIDENTIAL LOTS AND 4 OPEN SPACES
 11.003 ACRES
 SITUATED IN THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: FCU 18271
 Date: February 28, 2019
 Drawn By: JM
 Scale: 1"=100'
 SHEET 1 OF 2

SURVEYOR
 TEAGUE NALL & PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 CASE No. P2017-070



OWNERS 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 HIGHLANDS 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 HIGHLANDS addition 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 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's West 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 to 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.
7. Property owner is responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

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.

Robert S. Whittle
Owner

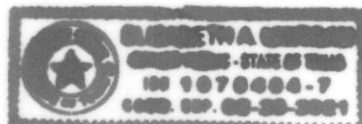
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, 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 10 day of

July, 2019.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-25-2021
My Commission Expires:



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

- BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.);
- THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas;
- THENCE North 02 degrees 49 minutes 40 seconds East, along the east line of said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes);
- THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas;
- THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas;
- THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 567.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances;
- THENCE North 68 degrees 04 minutes 00 seconds East, a distance of 80.39 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 75 degrees 09 minutes 25 seconds East, a distance of 20.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 74 degrees 16 minutes 46 seconds East, a distance of 50.83 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 72 degrees 47 minutes 15 seconds East, a distance of 35.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 64 degrees 47 minutes 37 seconds East, a distance of 35.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 57 degrees 43 minutes 08 seconds East, a distance of 30.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 59 degrees 00 minutes 34 seconds East, a distance of 50.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 61 degrees 02 minutes 02 seconds East, a distance of 38.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 89 degrees 11 minutes 41 seconds East, a distance of 51.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 84 degrees 05 minutes 28 seconds East, a distance of 24.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 59 degrees 49 minutes 49 seconds East, a distance of 68.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 25 degrees 43 minutes 03 seconds East, a distance of 54.58 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 34 degrees 49 minutes 31 seconds East, a distance of 99.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 85 degrees 47 minutes 09 seconds East, a distance of 65.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE North 88 degrees 11 minutes 15 seconds East, a distance of 31.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 77 degrees 41 minutes 46 seconds East, a distance of 39.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 62 degrees 19 minutes 53 seconds East, a distance of 36.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 59 degrees 52 minutes 10 seconds East, a distance of 50.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 59 degrees 36 minutes 42 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 51 degrees 15 minutes 54 seconds East, a distance of 50.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 50 degrees 54 minutes 45 seconds East, a distance of 35.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

- THENCE South 72 degrees 21 minutes 00 seconds East, a distance of 70.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 44 degrees 49 minutes 34 seconds East, a distance of 20.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 60 degrees 35 minutes 24 seconds East, a distance of 29.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 68 degrees 59 minutes 24 seconds East, a distance of 37.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- THENCE South 32 degrees 28 minutes 10 seconds East, a distance of 55.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the aforementioned west line of F.M. 1141;
- THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 108.85 feet to the POINT OF BEGINNING containing 479,278 square Feet, or 11.003 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 12th DAY OF March, 2019.

B. J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/18/2019 11:16:19 AM
\$100.00
2019000016375



Shein

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
APPROVED

11/9/18
Date

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10 day of Jan, 2019. 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 14th day of August, 2019.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



FINAL PLAT
THE HIGHLANDS
BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES
SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

ENGINEER
F. C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
CASE No. P2017-070

PROJECT INFORMATION
Project No.: FCU 18271
Date: February 28, 2019
Drawn By: JM
Scale: 1"=100'
SHEET 2 OF 2