

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712

201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012

TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 6/27/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact John Delin

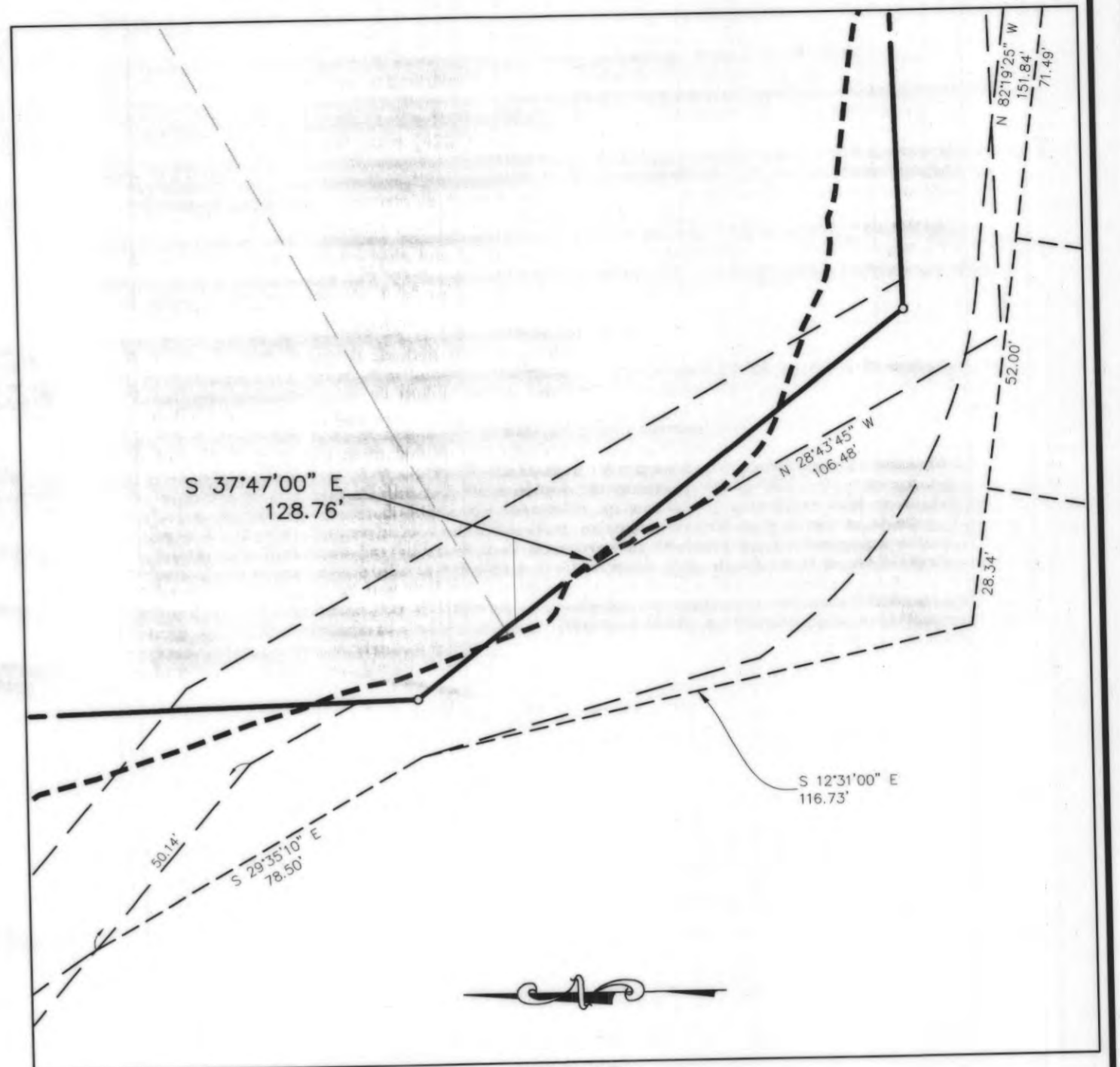
Case No. P2019-010

File: Z:\2017\17191\Drawings\17191_1/4 PLAT.dwg
 Printed: 7/16/2019 11:05 AM, by: C:\Users\jdelin
 Scale: 6/28/2019 11:18 PM, by: C:\Users\jdelin

| CURVE TABLE | | | | |
|-------------|----------|-------------|------------|------------------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C1 | 586.00' | 7°34'10" | 77.42' | N 24°47'26" W, 77.36' |
| C2 | 314.00' | 9°39'36" | 52.94' | S 25°50'09" E, 52.88' |
| C3 | 30.00' | 164°03'56" | 85.90' | S 08°32'01" E, 59.42' |
| C4 | 135.00' | 69°12'17" | 163.06' | S 38°53'48" W, 153.33' |
| C5 | 47.50' | 172°31'21" | 143.03' | N 89°26'40" W, 94.80' |
| C6 | 45.00' | 77°38'09" | 60.97' | N 41°43'04" E, 56.42' |
| C7 | 50.00' | 61°09'50" | 53.38' | S 51°47'05" E, 50.88' |
| C8 | 50.00' | 19°05'33" | 16.66' | S 11°39'24" E, 16.58' |
| C9 | 100.00' | 59°20'39" | 103.58' | N 31°46'57" W, 99.01' |
| C10 | 150.00' | 39°00'32" | 102.12' | S 41°57'01" E, 100.16' |
| C11 | 150.00' | 19°09'59" | 50.18' | S 12°51'45" E, 49.94' |
| C12 | 25.00' | 90°35'45" | 39.53' | S 42°01'07" W, 35.54' |
| C13 | 25.00' | 80°31'00" | 35.13' | N 52°25'30" W, 32.31' |
| C14 | 15.00' | 73°37'51" | 19.28' | N 54°52'45" W, 17.98' |
| C15 | 50.00' | 17°02'00" | 14.86' | N 74°31'15" W, 14.81' |
| C16 | 20.00' | 137°10'12" | 47.88' | N 02°34'51" E, 37.24' |
| C17 | 100.00' | 32°19'27" | 56.42' | S 55°00'14" W, 55.67' |
| C18 | 31.00' | 108°46'23" | 58.85' | S 69°01'49" E, 50.40' |
| C19 | 15.00' | 52°12'27" | 13.67' | S 11°27'36" W, 13.20' |
| C20 | 150.00' | 19°40'20" | 51.50' | N 27°43'40" E, 51.25' |
| C21 | 30.00' | 79°04'15" | 41.40' | S 57°25'37" W, 38.19' |
| C22 | 100.00' | 23°55'23" | 41.75' | S 10°16'01" W, 41.45' |
| C23 | 200.00' | 19°01'01" | 66.38' | S 78°47'50" W, 66.08' |
| C24 | 200.00' | 19°01'01" | 66.38' | N 78°47'50" E, 66.08' |
| C25 | 35.50' | 61°01'45" | 37.81' | S 61°10'48" E, 36.05' |
| C26 | 1879.50' | 4°26'24" | 145.64' | S 28°26'43" E, 145.61' |
| C27 | 500.00' | 28°07'41" | 245.46' | S 12°09'41" E, 243.01' |
| C28 | 200.00' | 16°58'40" | 58.28' | S 06°35'10" E, 59.05' |

| CURVE TABLE | | | | |
|-------------|----------|-------------|------------|------------------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | LONG CHORD |
| C29 | 200.00' | 19°31'14" | 68.14' | N 24°50'07" W, 67.81' |
| C30 | 500.00' | 28°20'27" | 247.32' | S 20°25'30" E, 244.81' |
| C31 | 1879.50' | 1°36'03" | 52.51' | S 05°27'15" E, 52.51' |
| C32 | 35.00' | 94°39'14" | 57.82' | S 02°18'15" W, 51.47' |
| C33 | 200.00' | 23°36'06" | 82.38' | N 78°11'57" W, 81.80' |
| C34 | 250.00' | 23°36'06" | 102.98' | S 78°11'57" E, 102.25' |
| C35 | 239.50' | 25°36'32" | 107.05' | S 79°12'10" E, 106.16' |
| C36 | 350.00' | 10°27'46" | 63.91' | N 84°46'07" E, 63.82' |
| C37 | 350.00' | 10°27'46" | 63.91' | S 84°46'07" E, 63.82' |
| C38 | 35.50' | 78°20'50" | 48.54' | N 50°49'35" W, 44.85' |
| C39 | 200.00' | 26°20'30" | 91.95' | S 24°49'25" E, 91.14' |
| C40 | 200.00' | 73°03'00" | 254.99' | N 01°28'10" W, 238.07' |
| C41 | 514.50' | 6°07'37" | 55.02' | N 38°07'09" E, 54.99' |
| C42 | 200.00' | 41°54'09" | 146.27' | N 62°08'02" E, 143.03' |
| C43 | 300.00' | 4°45'57" | 24.95' | N 04°04'39" W, 24.95' |
| C44 | 300.00' | 12°13'03" | 63.97' | S 00°21'06" E, 63.85' |
| C45 | 500.00' | 12°40'20" | 110.59' | N 00°34'44" W, 110.36' |
| C46 | 500.00' | 6°06'27" | 53.30' | N 09°58'07" W, 53.27' |
| C47 | 500.00' | 11°53'17" | 103.74' | S 07°04'43" E, 103.56' |
| C48 | 300.00' | 24°01'25" | 125.79' | N 13°08'47" W, 124.87' |
| C49 | 1000.00' | 4°55'30" | 85.96' | S 22°41'45" E, 85.93' |
| C50 | 1000.00' | 15°41'26" | 273.85' | S 12°23'17" E, 273.00' |
| C51 | 200.00' | 4°32'34" | 15.86' | S 02°16'17" E, 15.85' |
| C52 | 200.00' | 5°09'30" | 18.01' | N 72°20'45" E, 18.00' |
| C53 | 24.50' | 37°29'59" | 16.04' | S 20°26'39" E, 15.75' |
| C54 | 24.50' | 39°28'25" | 16.88' | N 18°02'33" E, 16.55' |

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | S 05°14'42" E | 119.42' | L23 | S 66°45'40" E | 23.94' | L45 | S 88°18'20" W | 262.85' | L67 | N 69°46'00" E | 10.99' |
| L2 | N 84°45'18" E | 20.00' | L24 | S 82°22'00" E | 49.46' | L46 | S 88°18'20" W | 114.67' | L68 | S 57°15'50" E | 8.84' |
| L3 | S 30°39'57" E | 32.25' | L25 | S 21°12'10" E | 55.37' | L47 | S 88°18'20" W | 236.64' | L69 | N 79°45'20" W | 24.17' |
| L4 | S 28°49'11" W | 60.93' | L26 | S 22°26'45" E | 50.94' | L48 | S 87°14'00" E | 51.43' | L70 | N 59°37'10" E | 37.50' |
| L5 | N 30°39'57" W | 19.44' | L27 | N 52°16'25" W | 40.00' | L49 | S 88°18'20" W | 89.61' | L71 | N 59°37'10" E | 37.42' |
| L6 | S 59°20'03" W | 21.30' | L28 | N 10°00'00" E | 52.75' | L50 | N 30°39'55" W | 72.41' | L72 | N 02°20'15" W | 115.92' |
| L7 | N 84°45'18" E | 20.00' | L29 | N 83°02'15" W | 23.90' | L51 | N 15°04'30" W | 20.00' | L73 | N 02°20'15" W | 117.56' |
| L8 | N 05°14'42" E | 138.88' | L30 | N 38°50'30" E | 35.47' | L52 | N 15°04'30" W | 20.00' | L74 | S 42°49'10" E | 80.16' |
| L9 | N 89°26'01" E | 15.52' | L31 | N 43°17'40" E | 103.29' | L53 | N 90°00'00" E | 32.81' | L75 | S 42°49'10" E | 86.72' |
| L10 | S 84°45'30" W | 44.16' | L32 | N 38°46'40" E | 41.89' | L54 | N 90°00'00" E | 45.27' | L76 | S 84°45'18" W | 37.58' |
| L11 | S 13°33'50" W | 104.66' | L33 | N 56°35'00" E | 32.01' | L55 | N 90°00'00" E | 62.99' | L77 | N 84°45'18" E | 20.70' |
| L12 | S 13°33'50" W | 122.24' | L34 | S 37°33'50" W | 80.00' | L56 | N 81°52'00" W | 50.52' | L78 | N 28°43'46" W | 25.65' |
| L13 | S 84°45'30" W | 58.48' | L35 | S 17°53'30" W | 81.24' | L57 | N 85°38'40" E | 50.16' | L79 | S 59°20'05" W | 22.00' |
| L14 | N 80°32'08" E | 59.21' | L36 | N 83°02'15" W | 18.50' | L58 | N 90°00'00" E | 49.86' | L80 | N 30°39'55" W | 10.00' |
| L15 | N 89°26'01" E | 100.40' | L37 | S 10°00'00" W | 53.40' | L59 | N 90°00'00" E | 26.24' | L81 | S 59°20'05" W | 21.95' |
| L16 | S 00°57'10" W | 37.69' | L38 | S 00°49'43" E | 5.95' | L60 | S 11°39'10" E | 129.43' | L82 | S 74°57'21" E | 69.13' |
| L17 | S 43°18'20" W | 36.30' | L39 | N 88°18'20" E | 20.00' | L61 | S 37°59'40" E | 64.63' | L83 | S 52°07'59" E | 31.31' |
| L18 | S 59°37'10" W | 12.24' | L40 | S 00°49'43" E | 25.65' | L62 | S 83°05'06" W | 58.72' | L84 | S 28°38'05" E | 104.56' |
| L19 | S 00°57'10" W | 42.23' | L41 | N 01°41'40" W | 161.58' | L63 | S 01°41'40" E | 32.68' | L85 | S 67°46'17" E | 29.00' |
| L20 | S 43°18'20" W | 13.20' | L42 | S 01°41'40" E | 14.97' | L64 | S 00°00'00" E | 16.98' | L86 | S 01°41'40" E | 29.00' |
| L21 | S 01°41'41" E | 25.00' | L43 | S 88°18'20" W | 44.70' | L65 | N 74°55'30" E | 116.59' | L87 | N 59°37'10" E | 37.50' |
| L22 | S 01°41'41" E | 30.00' | L44 | S 88°18'20" W | 10.39' | L66 | N 74°55'30" E | 207.70' | | | |



DETAIL "A"
Scale: 1"=30'

FINAL PLAT
 Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
 47.694 Acres
 Zoned: PD-85
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

2/4




The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 6/27/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON
 BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

Case No. P2019-010

Fig. 2 (06/27/2019) (1919) (McAdams) G&A & Co., Inc. (17191) FP BLS&E
 Printed: 7/10/2019 11:05 AM, by G&A Computer, "Sweet" 6/28/2019 11:18 PM, by code

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37,800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall 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 Ladera Rockwall 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:

- 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 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.

WITNESS OUR HAND this 22nd day of July, 2019.

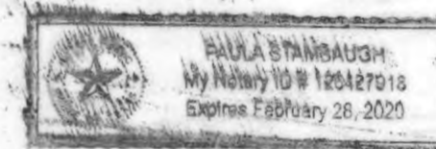

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

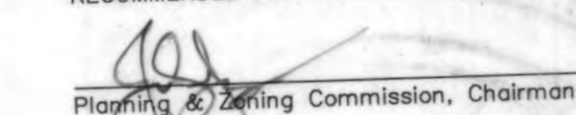
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of July, 2019.


Paula Stambaugh
Notary Public

My commission expires the 26th day of February, 2020.



RECOMMENDED FOR FINAL APPROVAL

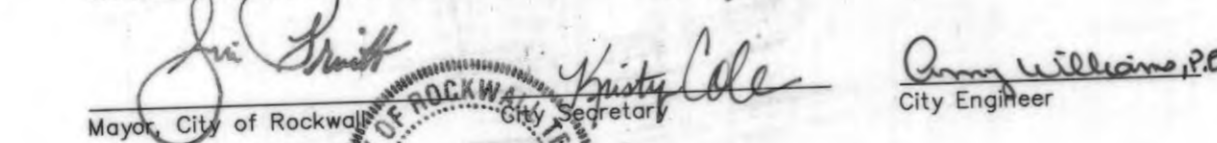

Planning & Zoning Commission, Chairman

8/19/19
Date

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

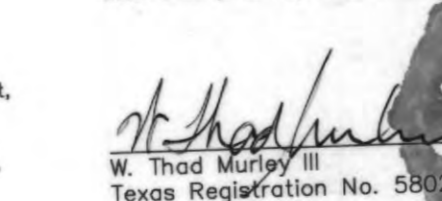
WITNESS OUR HANDS, this 14th day of August, 2019.

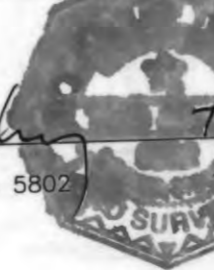

Mayor, City of Rockwall
City Engineer



SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.


W. Thad Murley III
Texas Registration No. 5802



NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
- All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- COA is to maintain open space, flood plain/ drainage easement.
- 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 such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

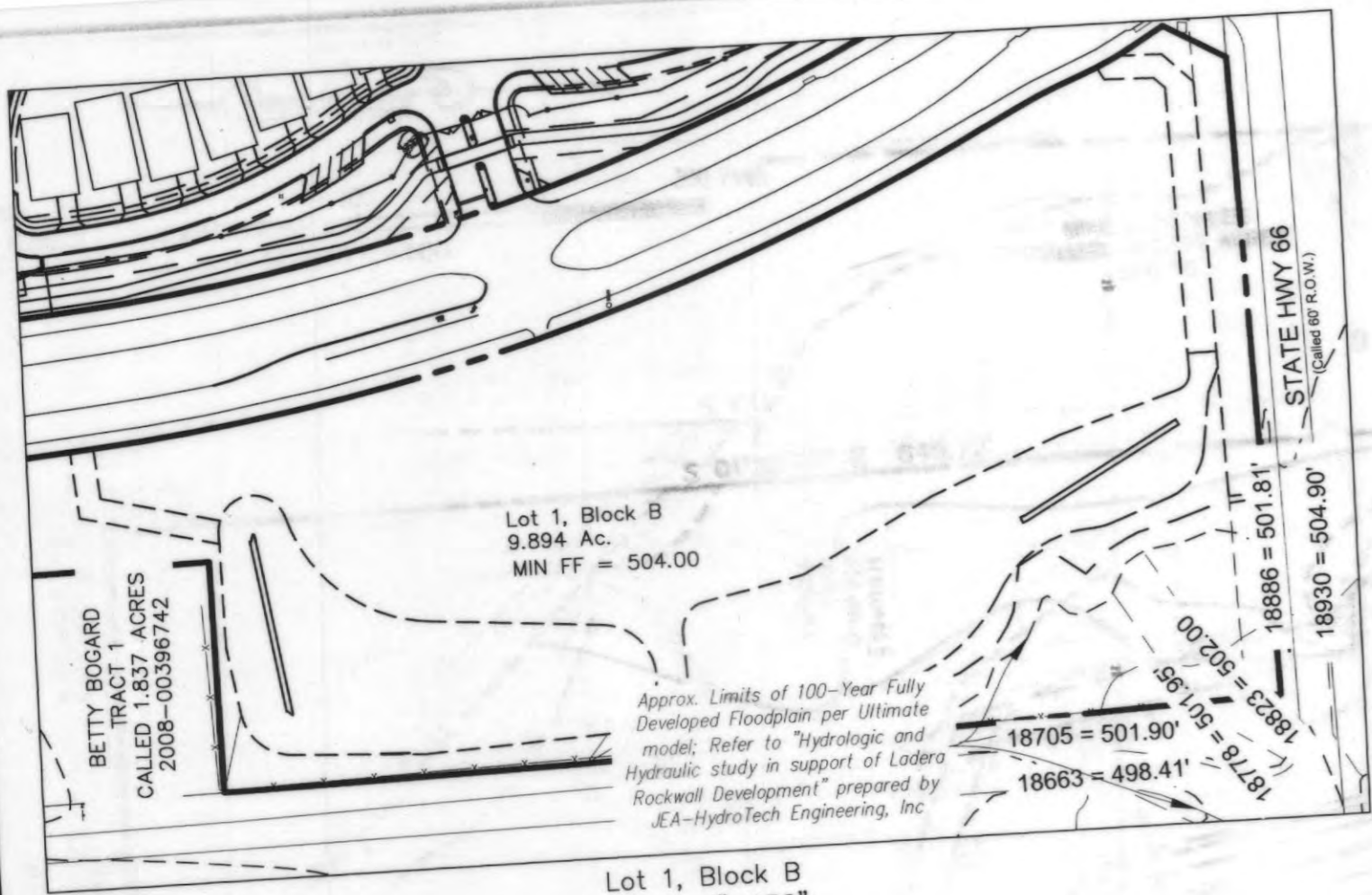


The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 6/27/2019 SCALE: N.T.S. JOB. No. 17191

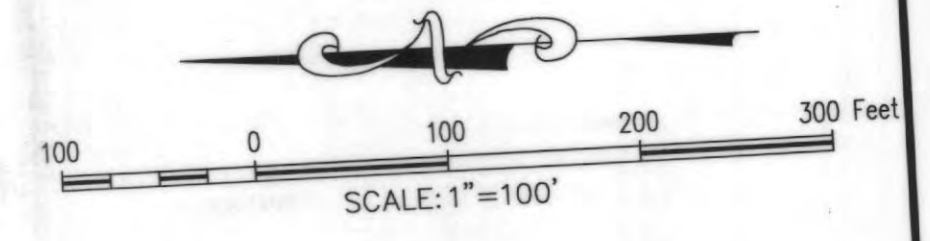
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010



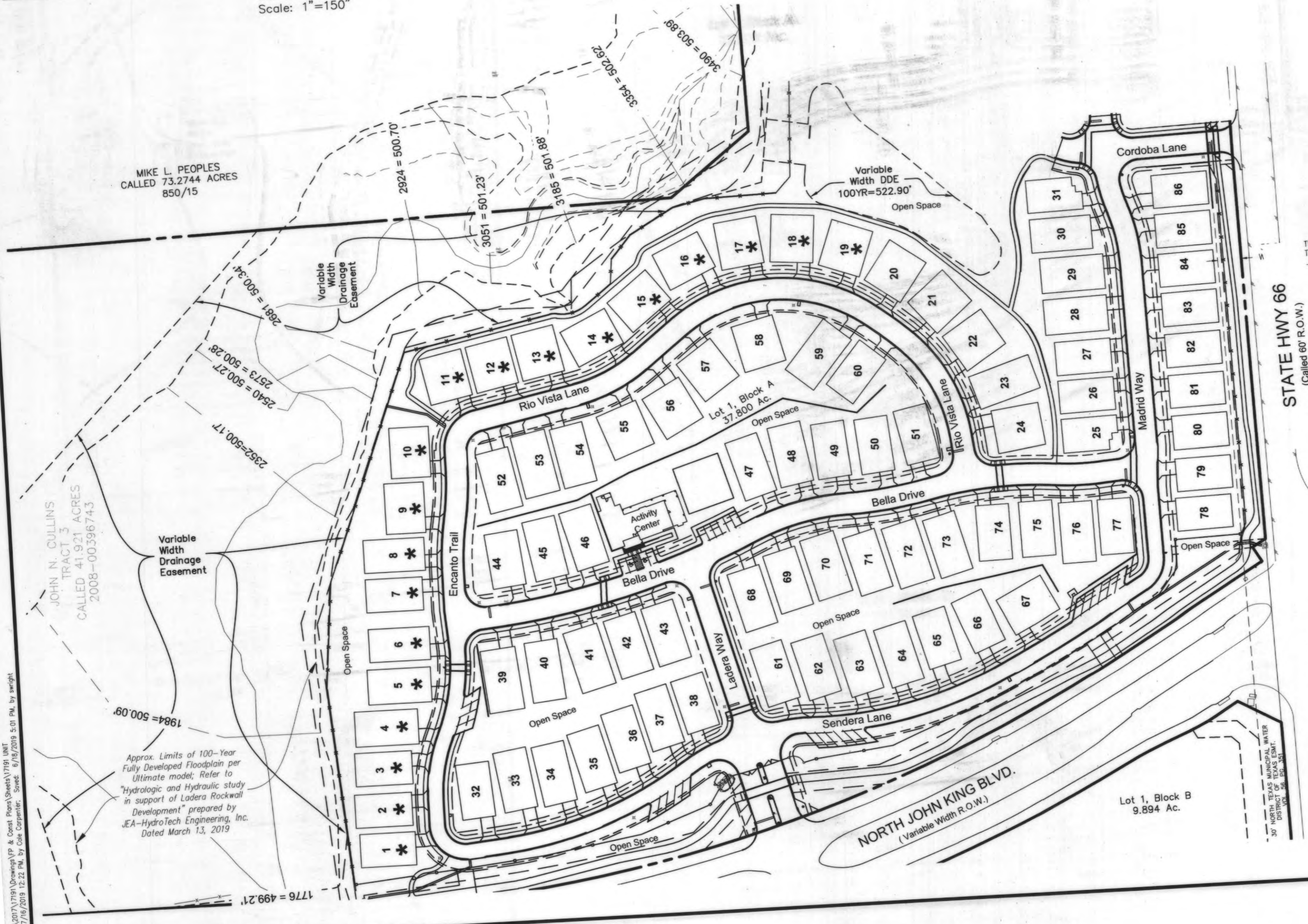
Lot 1, Block B
Scale: 1"=150'

| UNIT # | BFE | MIN FF |
|----------|--------|--------|
| 1 | 499.21 | 501.21 |
| 2 | 499.75 | 501.75 |
| 3 | 500.00 | 502.00 |
| 4 | 500.09 | 502.09 |
| 5 | 500.12 | 502.12 |
| 6 | 500.14 | 502.14 |
| 7 | 500.16 | 502.16 |
| 8 | 500.17 | 502.17 |
| 9 | 500.23 | 502.23 |
| 10 | 500.27 | 502.27 |
| 11 | 500.70 | 502.70 |
| 12 | 501.23 | 503.23 |
| 13 | 501.40 | 503.40 |
| 14 | 501.88 | 503.88 |
| 15 | 502.25 | 504.25 |
| 16 | 502.62 | 504.62 |
| 17 | 503.00 | 505.00 |
| 18 | 503.00 | 505.00 |
| 19 | 503.00 | 505.00 |
| Lot 1, B | 502.00 | 504.00 |



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
- OPEN SPACES TO BE MAINTAINED BY HOA.



TH TEXAS MUNICIPAL TRACT OF TEXAS ESMT. PG. 349

UNIT EXHIBIT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972. 436. 9712
 201 Country View Drive
 Roanoke, Texas 76262
 940. 240. 1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

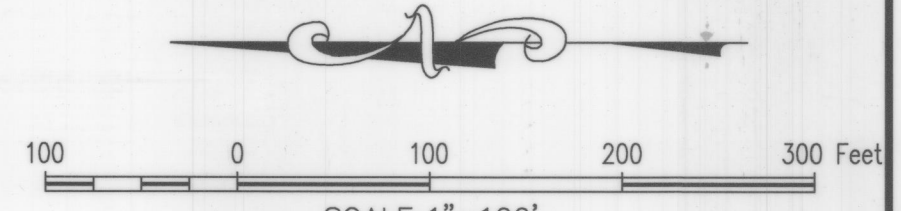
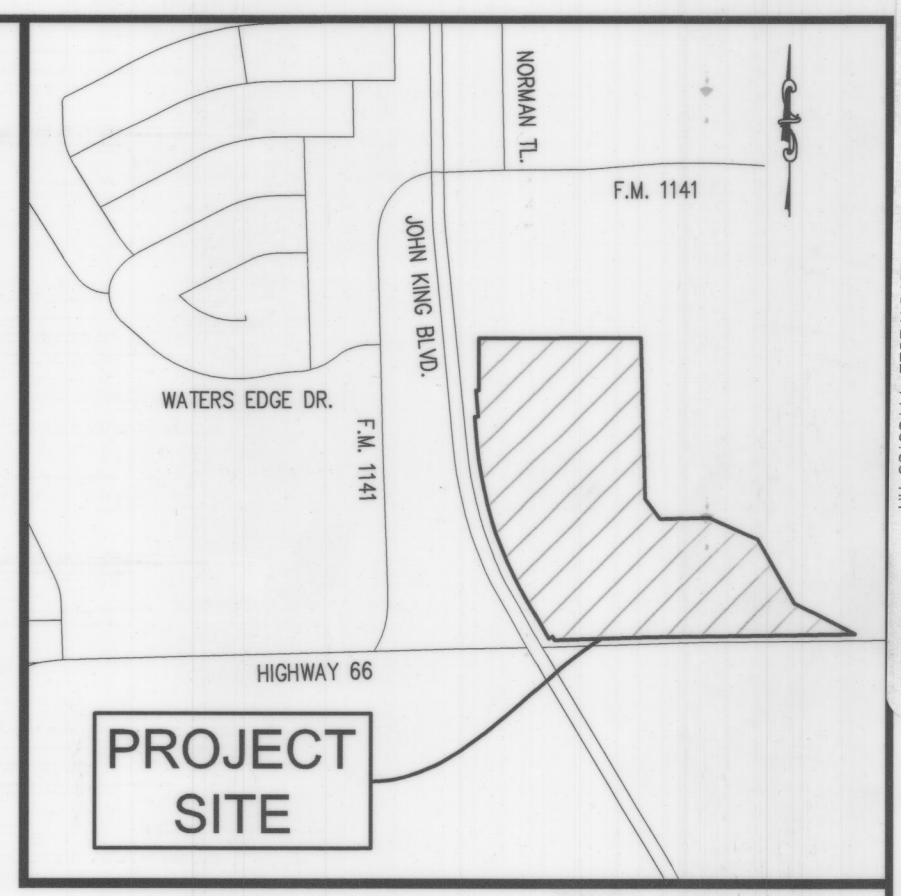
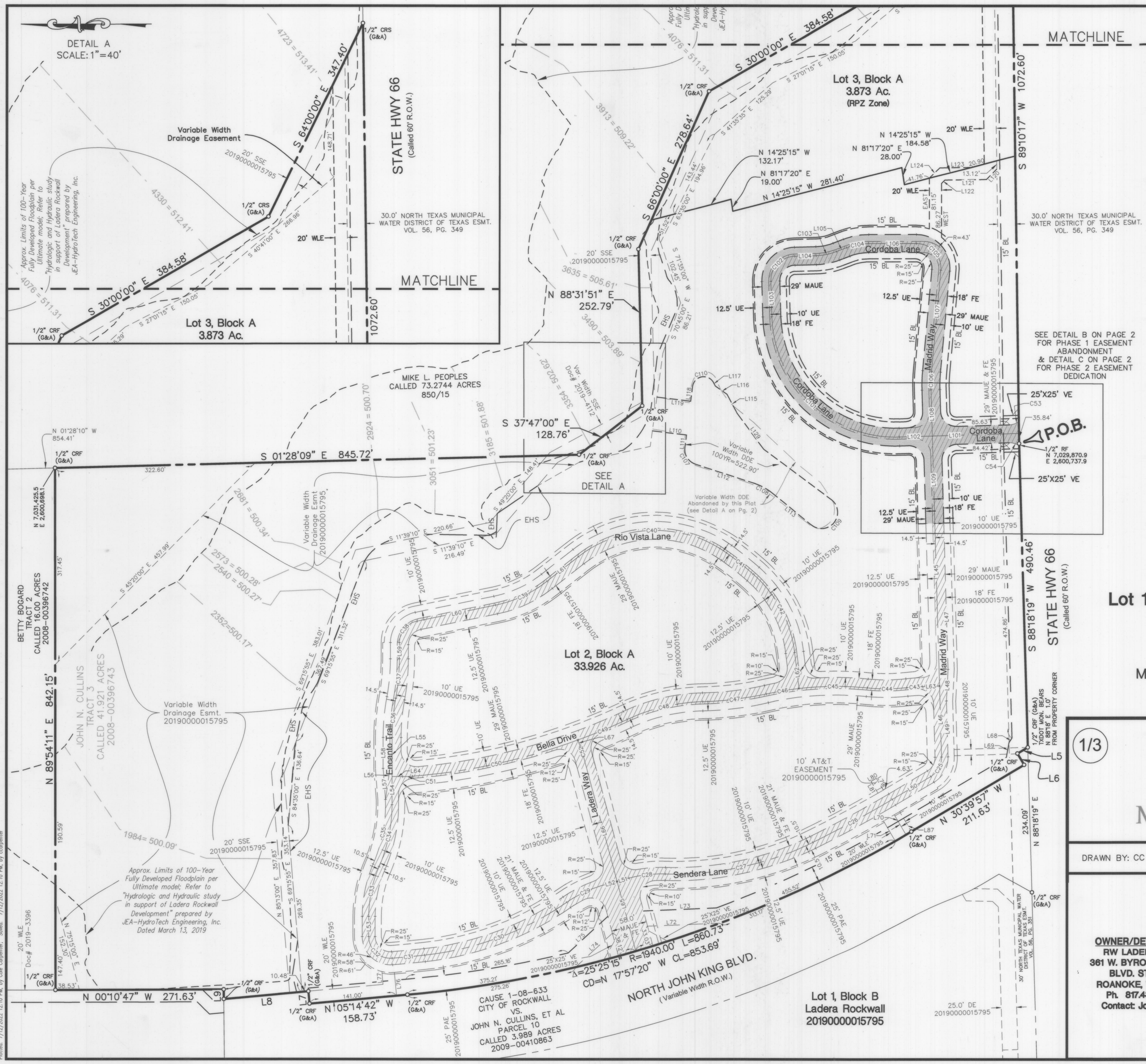
DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dell

Filed and Recorded
 Official Public Records
 Sheriff: Miller, County Clerk
 Rockwall County, Texas
 09/20/2019 11:03:39 AM
 \$200.00
 20190000016594

Case No. P2019-010

File: Z:\2019\17191\Drawings\VP & Const Plans\Sheets\17191 UNIT Plotlet: 7/16/2019 12:22 PM, by Cole Corporation, Scale: 6/18/2019 5:01 PM, by swglt



LEGEND

| | |
|--------|------------------------------------|
| RF | = REBAR FOUND |
| CRS | = CAPPED REBAR SET |
| BL | = CAPPED REBAR FOUND |
| BL | = BUILDING LINE |
| UE | = UTILITY EASEMENT |
| P.O.B. | = POINT OF BEGINNING |
| PAE | = PEDESTRIAN ACCESS EASEMENT |
| MAUE | = MUTUAL ACCESS & UTILITY EASEMENT |
| SSE | = SANITARY SEWER EASEMENT |
| LS | = LANDSCAPE |
| DDE | = DRAINAGE & DETENTION EASEMENT |
| EHS | = EROSION HAZARDOUS SETBACK |
| VE | = VISIBILITY EASEMENT |
| FL | = FIRELANE EASEMENT |
| MAE | = MUTUAL ACCESS EASEMENT |

FINAL PLAT
Lot 2 & 3, Block A
LADERA ROCKWALL
 Being a Replat of
Lot 1, Block A, LADERA ROCKWALL
 Creating 2 Lots
 on 37.800 Acres
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/3

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

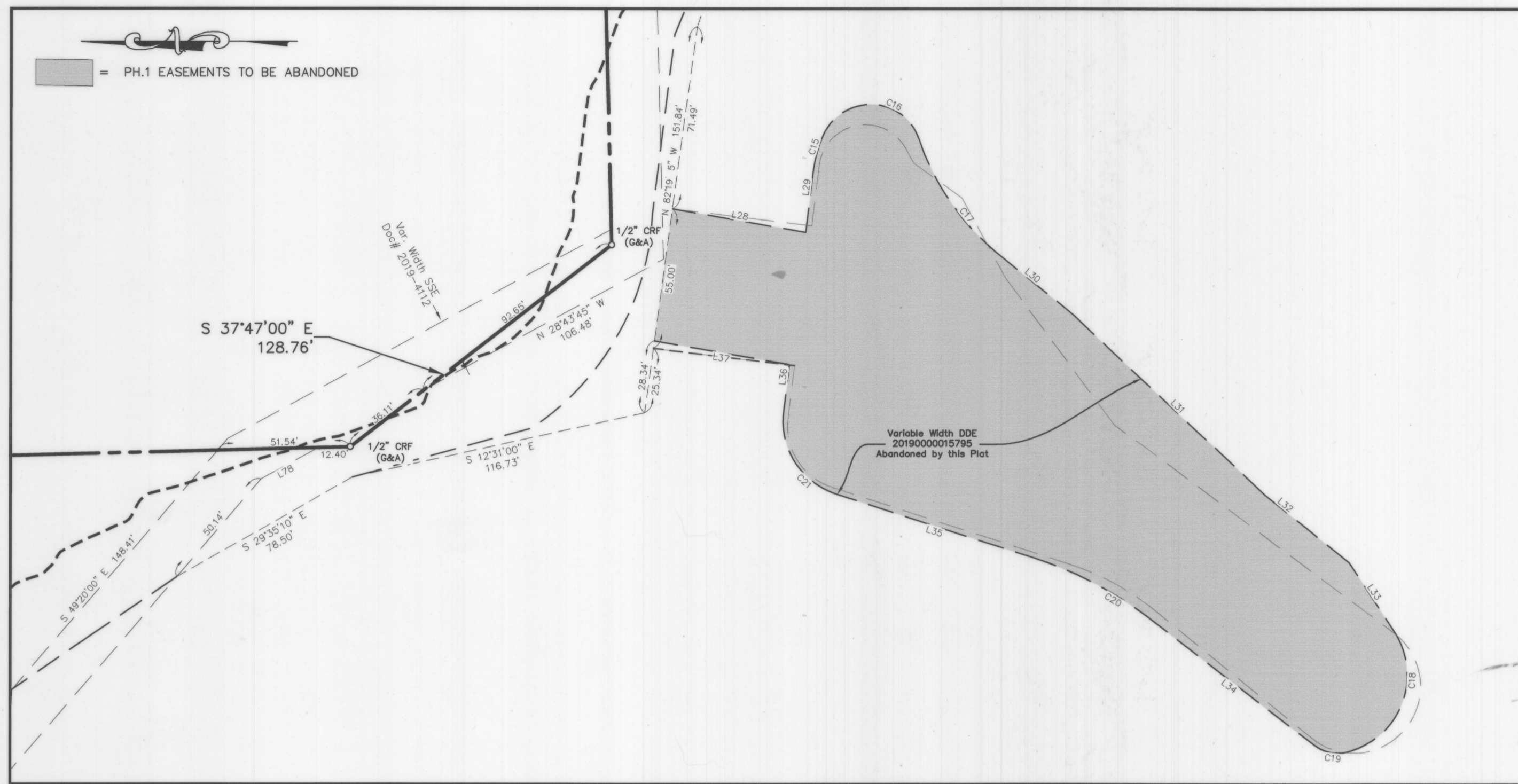
DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. **17191**

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

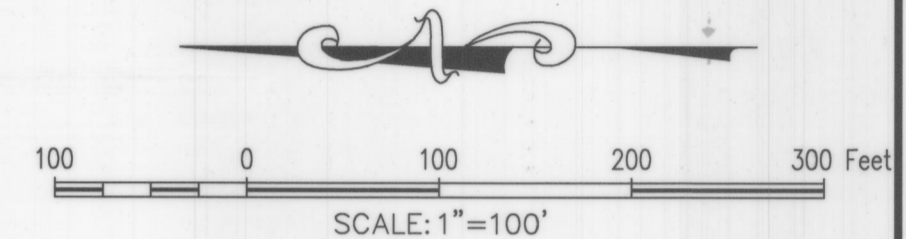
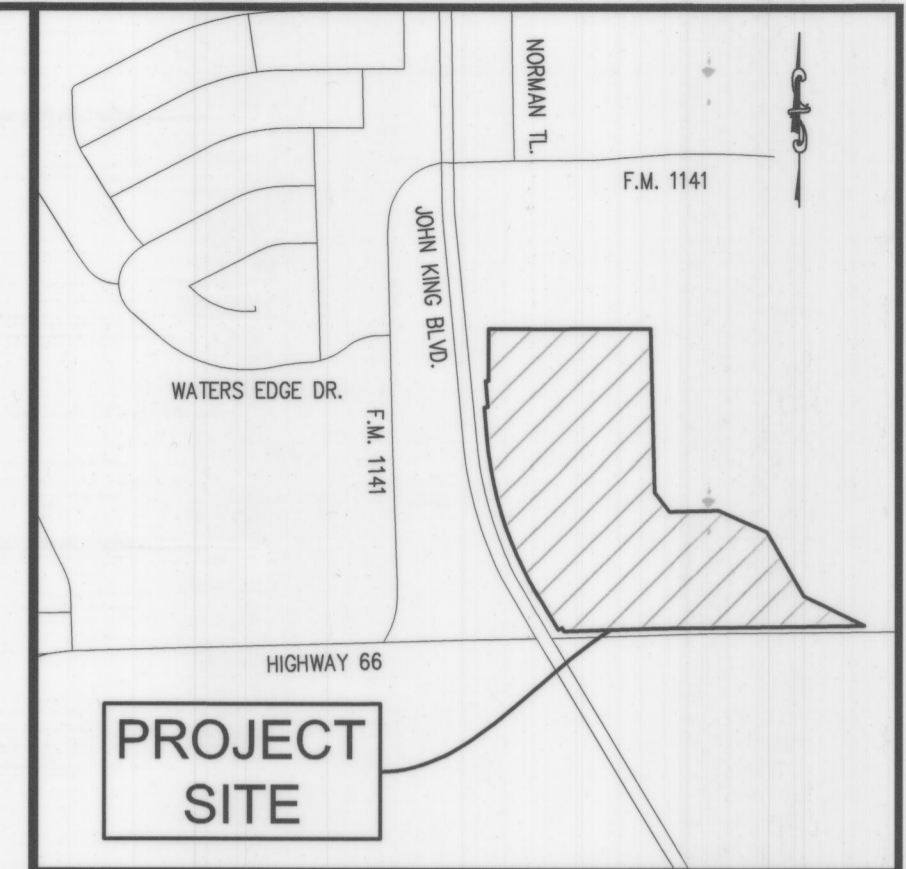
Case No. P2022-019

File: Z:\3\2017\17191\Drawings\FP & Cert\Plat\17191 FP PL2 BA12.dwg
 Plotted: 7/12/2022 12:10 PM by Cole Carpenter, Sued: 7/12/2022 12:10 PM by ccporter

Z:\3\2017\17191\Drawings\FP & Cert\Plat\17191 FP PL2 BA12.dwg
 Plotted: 7/12/2022 12:10 PM by Cole Carpenter, Sued: 7/12/2022 12:10 PM by ccporter



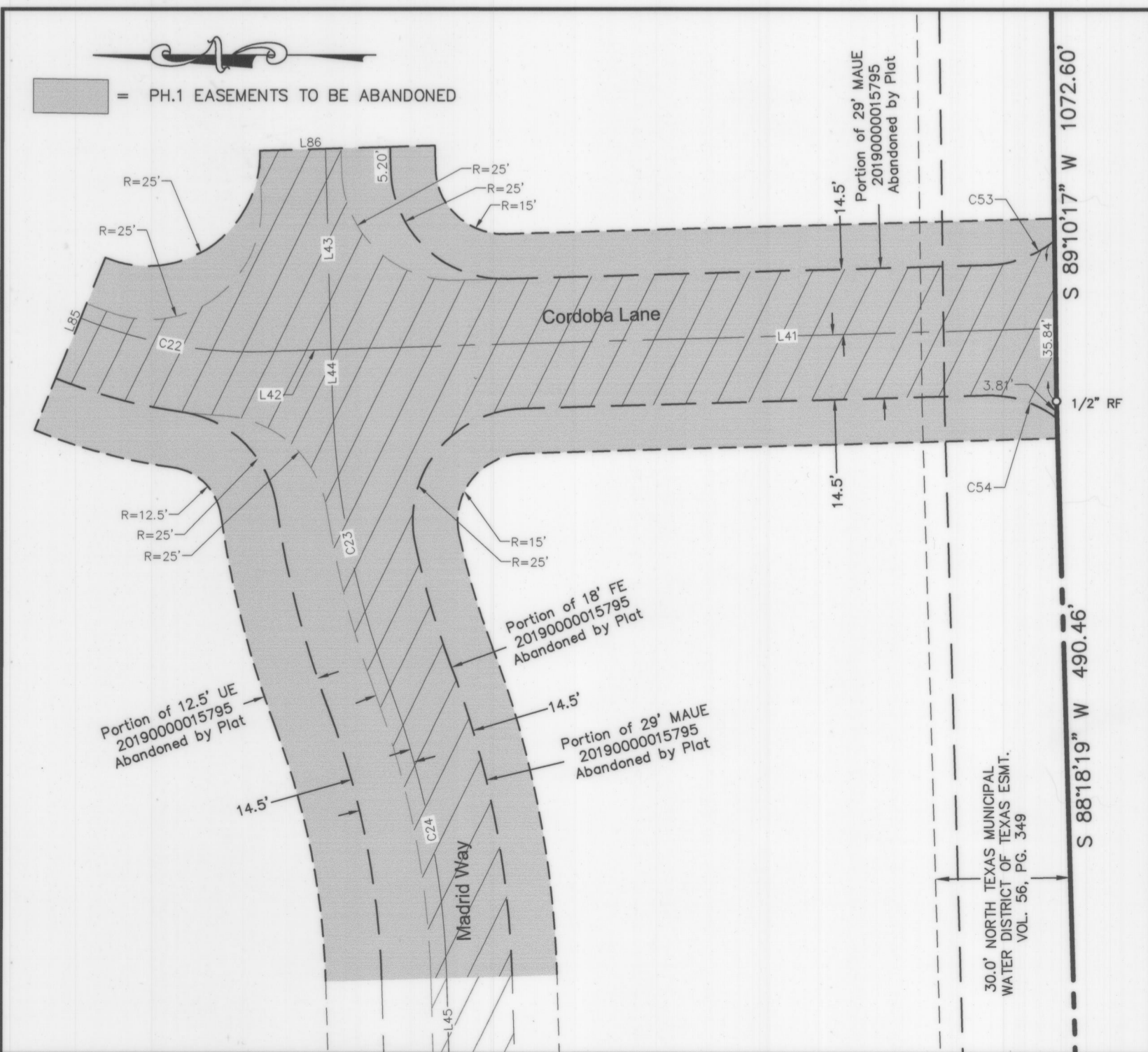
DETAIL A
SCALE: 1"=40'



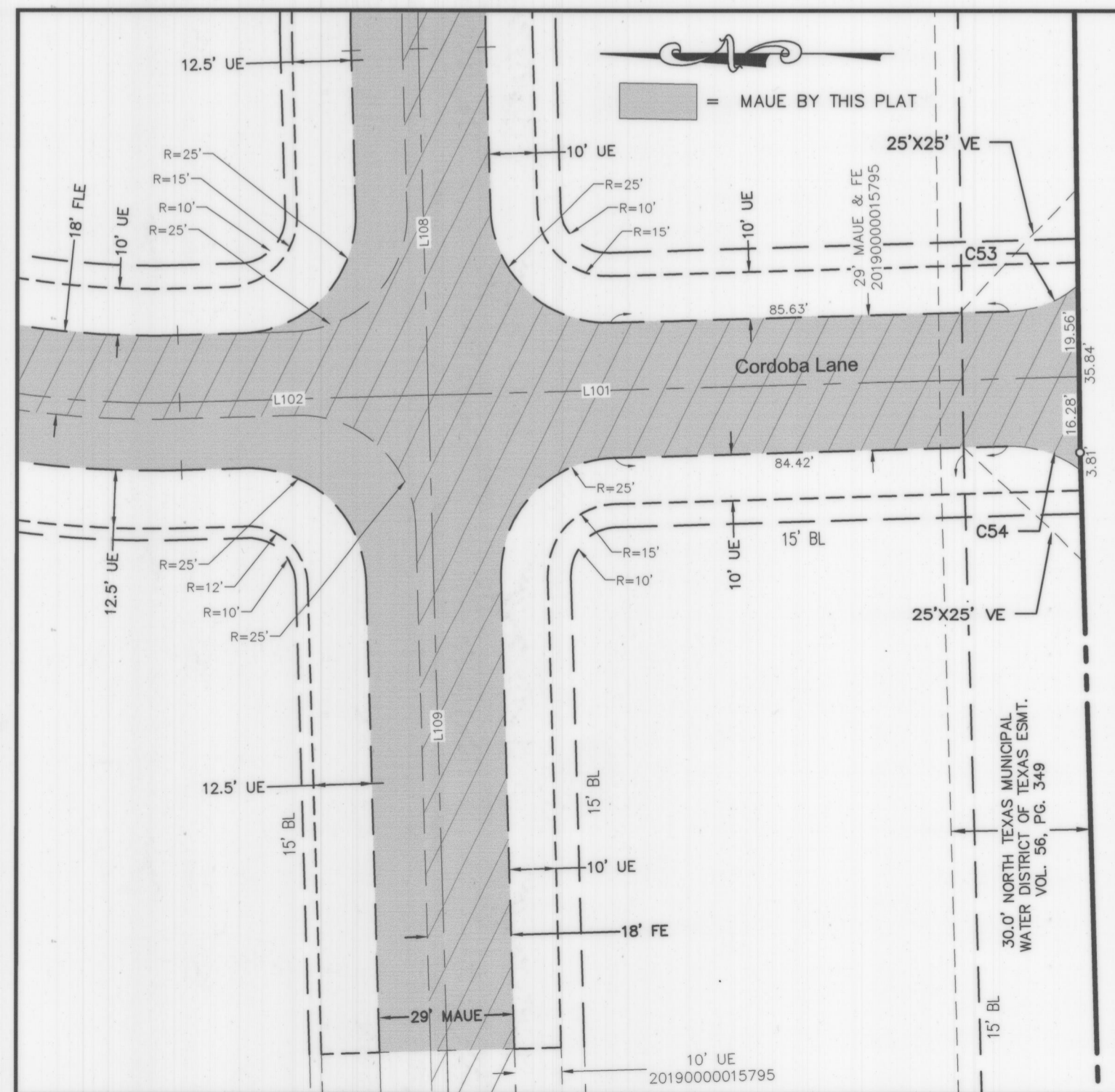
LEGEND

| | |
|--------|------------------------------------|
| RF | = REBAR FOUND |
| CRS | = CAPPED REBAR SET |
| CRF | = CAPPED REBAR FOUND |
| BL | = BUILDING LINE |
| UE | = UTILITY EASEMENT |
| P.O.B. | = POINT OF BEGINNING |
| PAE | = PEDESTRIAN ACCESS EASEMENT |
| MAUE | = MUTUAL ACCESS & UTILITY EASEMENT |
| SSE | = SANITARY SEWER EASEMENT |
| LS | = LANDSCAPE |
| DDE | = DRAINAGE & DETENTION EASEMENT |
| EHS | = EROSION HAZARDOUS SETBACK |
| VE | = VISIBILITY EASEMENT |
| FE | = FIRELANE EASEMENT |
| MAE | = MUTUAL ACCESS EASEMENT |

FINAL PLAT
Lot 2 & 3, Block A
LADERA ROCKWALL
 Being a Replat of
Lot 1, Block A, LADERA ROCKWALL
 Creating 2 Lots
 on 37.800 Acres
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



DETAIL B
Phase 1 Easement Abandoned by this Plat
SCALE: 1"=30'



DETAIL C
Easement Dedication by this Plat
See Page 1
SCALE: 1"=30'

2/3



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
 361 W. BYRON NELSON
 BLVD. STE 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

Case No. P2022-019

File: Z:\2021\17191\Drawings\17191_P1.dwg
 Plotter: 7/12/2022, 12:10 PM, by Cole Carpenter, Sheet: 1/12/2022, 12:10 PM, by Cole Carpenter

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. 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 plot shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plot, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.

STATE OF TEXAS

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall 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 Ladera Rockwall subdivision have been notified and signed this plat. I (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. 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.

WITNESS OUR HAND this 20th day of July, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of July, 2022.

Elena Lucia Parker, Notary Public

My commission expires the 15th day of September, 2022.



PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 34 rows of curve data.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 34 rows of curve data.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 10 rows of curve data.

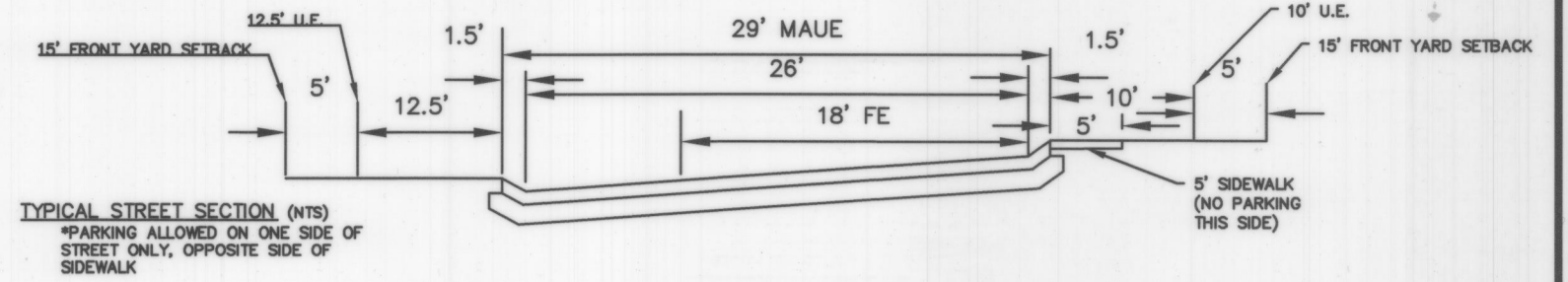
PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 15 rows of line data.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 15 rows of line data.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 15 rows of line data.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 12 rows of line data.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 12 rows of line data.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date 8/30/22

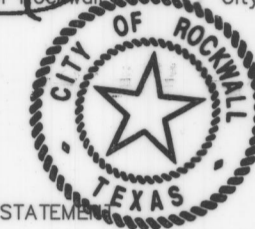
APPROVED:

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 this 2 day of May, 2022.

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 30th day of August, 2022

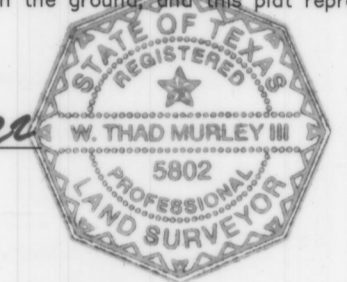
Signatures for Mayor, City Secretary, and City Engineer.



SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

Signature of W. Thad Murley III, dated 7/28/2022.



W. Thad Murley III, RPLS, Texas Registration No. 5802

FINAL PLAT Lot 2 & 3, Block A LADERA ROCKWALL Being a Replat of Lot 1, Block A, LADERA ROCKWALL Creating 2 Lots on 37.800 Acres in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 08/31/2022 11:56:56 AM \$150.00 20220000019637

Case No. P2022-019