26

Pebblebrook Apartments 2

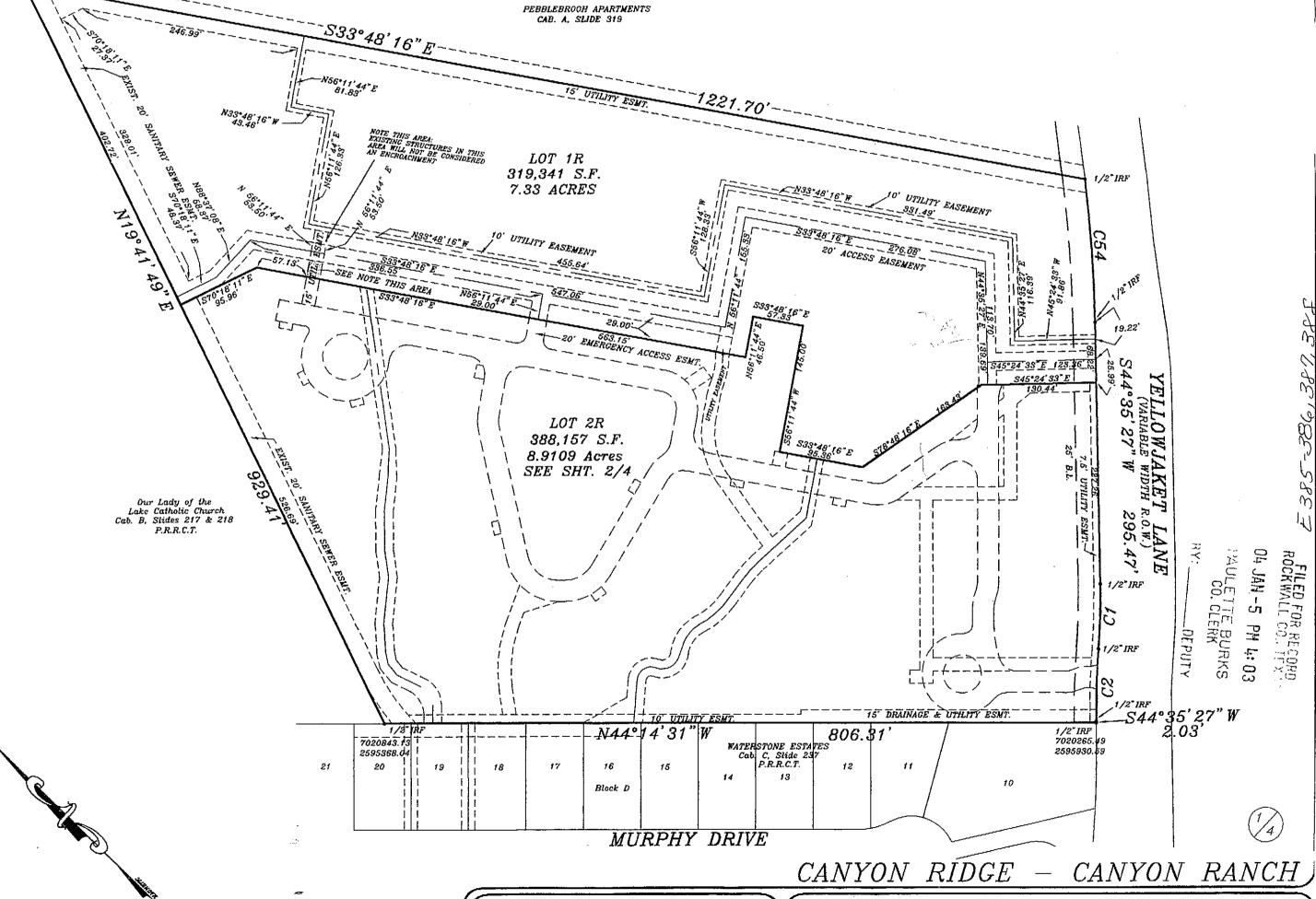
C2	5°02'58"	757.69	33.41	66.78	N47°06'57"E	66.75
~ .	1°52'14"	842.69	13.76	27.51	S47°59'22" W	27.51
СЗ	24°01'06"	20.50	4.36	8.59	S54°12'05"E	8.53
C4	26°07′32″	44.50	10.32	20.29	N55°15'18" W	20.12
C5	24°04'33"	20.50	4.37	8.61	S56*16'47"E	8.55
<i>C6</i>	49°52'37"	20.50	9.53	17.85	N43°22'45" W	17.29
C7	24°04'33"	44.50	9.49	18.70	S56°16'47"E	18.56
CB	69°29'04"	20.00	13.87	24.25	S09°29'59"E	22.80
C9		20.00	9.58	17.87		17.28
	51°11'50"				N69°50' 26" W	
C10	232°44′57″	45.50	91.76	184.83	S20°56'07"W	81.53
C11	91°41′50″	10.00	10.30	16.00	S88°32'20"E	14.35
C12	21°23′58"	40.00	7.56	14.94	S56°18'44"W	14.85
C13	21°23'58"	44.50	8.41	16.62	N56°18'44"E	16.52
C14	21°23′58"	64.00	12.09	23.90	S56°18'44" W	23.76
C15	21°23′58″	20.50	3.87	7.66	N56°18'44"E	7.61
C16	21°17'30"	20.00	3.76	7.43	S56°15'30" W	7.39
C17	90°26' 39"	20.00	20.16	31.57	S89°09'55"E	28.39
C18	34°51'40"	44.50	13.97	27.08	N61°22'26" #	26.66
C19	124°25'01"	20.50	38.90	44.52	N16°35'45" W	36.27
C20	45°00'00"	20.50	8.49	16.10	S56°18'16"E	85.45
C21	45°00' 00"	44.50	18.43	34.95	S56°18'16"E	87.16
C22	90°00'00"	20.50	20.50	32.20	S11°11'44" W	28.99
C23	69°24' 59"	20.50	14.20	24.84	N68°30'45" W	23.35
C24	27°00'28"	44.50	10.69	20.98	N89°43'00" W	20.78
C25	47°35'30"	20.00	8.82	16.61	N79°59'29" E	16.14
C26	90°00'00"	44.50	44.50	69.90		62.93
C27	90°00'00"	20.50	20.50	32.20	N11°11'44"E	28.99
C28		10.00	10.00	15.71	N11°11'44"E	
	90°00′01″				S11°11'45" W	14.14
C29	90°00'00"	10.00	10.00	15.71	S78°48'16"E	14.14
C30	90*00'00"	20.50	20.50	32.20	N78°48'16" W	28.99
C31	90°00'00"	20.50	20.50	32.20	N11°11'44"E	28.99
C32	94°35′31"	20.50	22.21	33.84	N81*06'01" W	30.13
C33	206°52'21"	50.00	209.29	180.53	S24°47'39"E	97.26
C34	112°26'47"	5.00	7.48	9.81	N22°25' 08" E	8.31
C35	22°51`56"	20.50	4.15	8.18	S44°45'46"W	8.13
C36	22°51'56"	44.50	9.00	17.76	S44°45′46″W	17.64
C37	77°34′ 19″	35.50	28.53	48.06	S05*27'21"E	44.48
C38	77°34' 19"	59.50	47.82	80.56	S05°27'21"E	74.54
C39	58°58'43"	35.50	20.08	36.54	S73°43'53"E	34.95
C40	58°58 ` 43"	59.50	33.65	61.25	S73°43'53"E	58.58
C43	46°11'29"	82.50	35.18	66.51	S33°06'00" W	64.72
C44	46°11'29"	97.50	41.58	78.60	S33°06'00" W	76.49
C45	10°21'45"	97.50	8.84	17.63	S61°22'36" W	17.61
C46	10°21'45"	82.50	7.48	14.92	S61°22'36" W	14.90
C47	21°12'34"	97.50	18.25	36.09	N55°57' 12" E	35.89
C48	23°12′46"	82.50	16.94	33.42	N54°57'06"E	33.20
C49	14°18`51"	254.12	31.91	63.49	S12°32'24" W	63.32
C50	18°37'03"	234.12	38.38	76.07	S10°23'18" W	75.74
C51	27°07'28"	142.50	34.37	67.46	S51°49'07" W	66.83
C52	27°07'28"	157.50	37.99	74.56		73.87
C53	20°22'12"	112.11	20.14	39.86	S51°49'07" W S35°25'39" W	39.65
C54	5°45'28"	1609.47	80.94	161.74		161.67
					N41°42'43"E	
C55	10°51'55"	124.28	11.82	23.57	S88°04'47" W	23.53
C56	28°46'48"	82.87	21.26	41.63	S85°10'12"E	41.19
C57	42°15'41"	41.59	16.07	30.67	S85°01'08"W	29.98
C58	93*08'16"	20.07	21.20	32.63	S69°32'34"E	29.15
C59	107°27'09"	15.23	20.75	28.56	N75°31'28" W	24.56
C60	64°28′04"	22.50	14.19	25,32	N13°31'27"E	24.00
C61	12°54' 26"	44.50	5. 0 3	10.02	N39°09'32"E	10.00
C62	25°50'13"	100.00	22.94	<i>45.09</i>	S45°37'26" W	44.71
	12°55' 47"	44.00	4.99	9.93	N52°04'39"E	9.91
C63 C64	64°28'04"	30.81	19.43	34.67	N13°31'27"E	32.87

RADIUS TARGENT LENGTH BEARING DISTANCE

	LINE TABLE	
LINE	DIRECTION	LENGTH
L1	S66°54'15" W	8.48
L2	N45°36'45" E	17.04
L3	N45°36'45"E	38.16
L4	N56°11'44"E	18.00
L5	N56°11'44" E	35.38
L6	N56*11 44"E	21.08
L7	N56°11'44"E	21.08
L8	S33°48'16"E	34.52
L9	N56°11'44"E	24.00
L10	S44°14'31"E	7.19
L11	S44°14'31"E	7.19
L12	S82°44'55"E	19.93
L13	S82°44'55"E	7.60
L14	S82°44'55"E	40.38
L15	S44°23'22"E	26.13
L16	S45°36'45" W	14.57
L17	S56°11'44" W	12.58
L18	S56°11'44" \	15.58
L19	S33°48'16"E	5.78
L20	N10°00'15"E	87.97
L21	N10°00'15"E	89.76
L22	S47°57'34" W	31.79
L23	N56°11'44"E	24.68
L24	N56°11'44"E	24.68

LINE TABLE				
LINE	DIRECTION	LENGTH		
L25	N56°11'44"E	7.90		
L26	N33°48'16" W	15.00		
L27	N56°11'44"E	7.90		
L28	N56°11'44"E	7.90		
L29	N33°48'16" W	15.00		
L30	N56°11'44"E	7.90		
L31	N08°55'15"E	9.25		
L32	S81°04'45"E	15.00		
L33	N08°55'15"E	9.25		
L34	S56°40'12"E	7.50		
L35	N33°19'48"E	15.00		
L36	S56°40'12"E	7.50		
L37	N33°48'16" W	11.36		
L38	S56°11'44" W	15.00		
L39	N33°48′16" W	7.11		
L40	N31°22'19" E	7.90		
L41	N58°37'41" W	15.00		
L42	N31°22'19"E	7.90		
L43	S71°05'10"E	7.90		
L44	N18°54'50"E	15.00		
L45	S71°05'10"E	7.90		
L46	S56°11'44" W	7.63		
L47	N33°48'16" W	15.00		
L48	S56°11'44" W	7.63		

LINE TABLE				
LINE	DIRECTION	LENGTH		
L49	S78°48' 16" E	25.48		
L50	N08°54'58"E	15.01		
L51	S78°48'16"E	25.10		
L52	N38°15'23"E	32.92		
L53	N38°15'23"E	30.94		
L54	N45°36'45"E	13.62		
L55	S44°14`31"E	26.49		
L56	S45°45'29" W	15.00		
L57	S44°23'15" E	11.45		
L58	N45°36'45"E	17.66		
L59	N65°22'51"E	17.46		
L60	N13°13'14" W	8.00		
L61	N76°46'46"E	15.00		
L62	N13°13'14" W	8.00		
L63	S42°14'20" W	32.08		
L64	S34°23′29" W	14.39		
L65	S06°07'00" W	15.57		
L66	S18°42'35"E	30.88		
L67	N45°45'29"E	21.54		
L68	N45°36' 45" E	26.72		
L70	S63°53'17" W	14.38		



LOCATION MAP

GRAPHIC SCALE (IN FEET)

1 inch = 100 ft.

HAROLD L. EVANS

CONSULTING ENGINEER P.O. BOX 28355 2331 GUS THOMASSON ROAD, SUITE 102

DALLAS, TEXAS 75228, (214) 328-8133

DATE JOB No. SCALE 8/26/02 02001 1'' = 100'

A REPLAT OF LOT 1, BLOCK A PEBBLEBROOK APARTMENTS - PHASE TWO

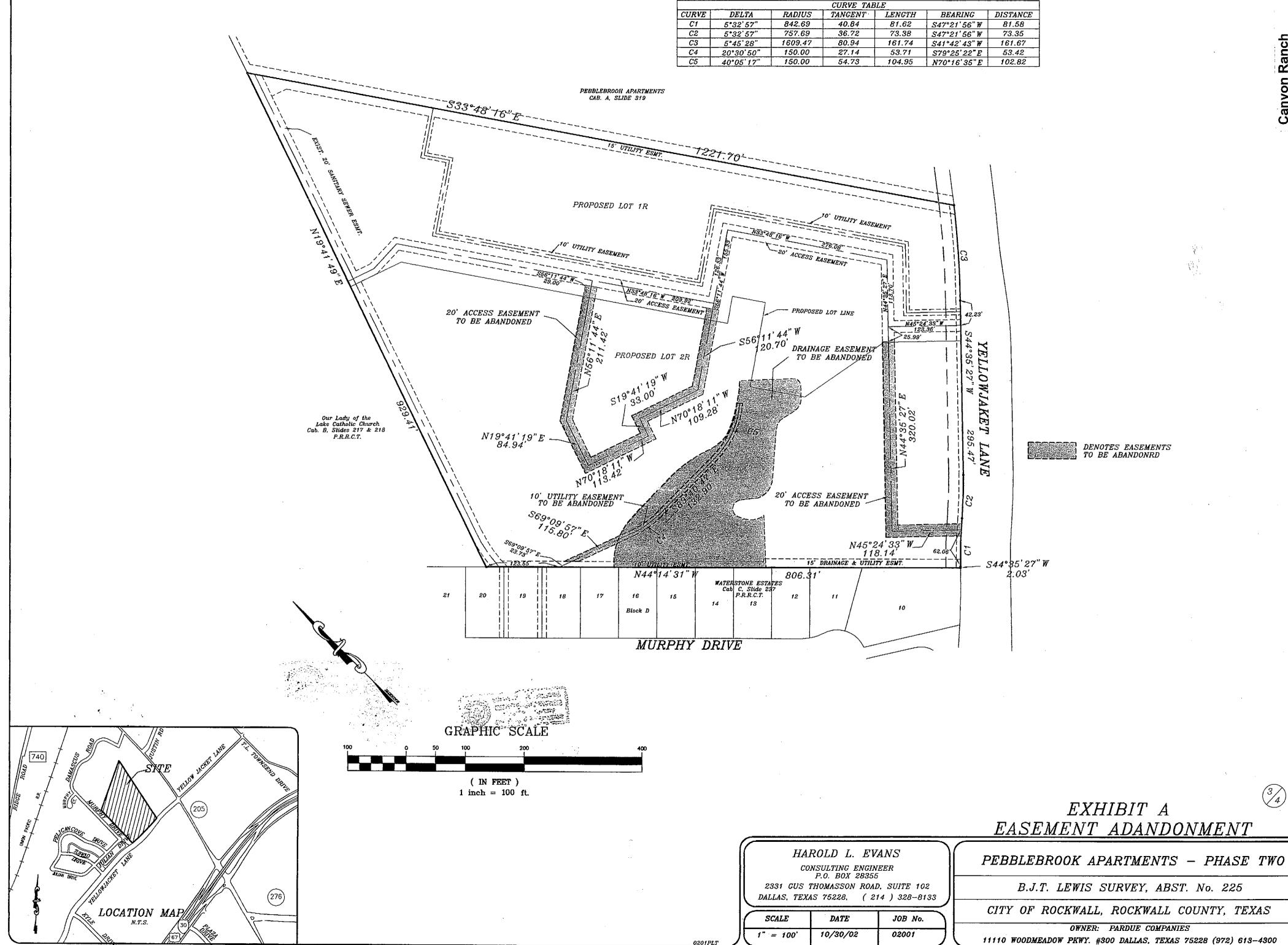
B.J.T. LEWIS SURVEY, ABST. No. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: PARDUE COMPANIES

11110 WOODMEADOW PKWY. #300 DALLAS, TEXAS 75228 (972) 613-4300

APROJECTS/0201/0201PLT.DWG, 05/01/03 10:52:38 AN



C:\PROJECTS\0201\0201\ABANDONMENT.dwg 05\01\03 12:22-08

WHEREAS, WDOP SUB 1, being the owner of proposed Lot 1R, and PARDUE COMPANIES, being the owner of proposed Lot 2R, are the owners of a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225. Rockwall County, Texas, and said tract being all of Lot 1, block of the Pebblebrook Apartments Phase Two, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 45, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner at the Western most corner of said Pebblebrook Apartment Phase Two tract, said point also being the Southeast corner of Our Lady of the Lake Catholic Church, an addition to the City of Rockwall as recorded in Cabinet B, Slide 217 & 218 of the Plat Records of Rockwall County, Texas;

THENCE: North 19°41'49" East along the common line of said Our Lady of the Lake Catholic Church tract and said Pebblebrook Apartments tract, a distance of 929.41' to a 1/2" iron rod found for a cornerat the north corner of said Pebble Brook Apartments Phase Two and the Southwest corner of Pebblebrook Aparlments, an addition to the City of Rockwall recorded in Cabinet A. Slide 319, Plat Records, Rockwall County, Texas; THENCE: South 33° 48' 16' East a distance of 1221.70' to a 1/2" iron rod found for a corner at the South corner of said Pebble Brook Apartments and on the Northwest line of yellowjacket Lane, a variable width right-of-way (70' at this point), said point being a central angle of 5° 45' 28", a radius of 1,609.47', and 3 chard that have South 418' 42' 42" What all the said 1845' 45' 28". and a chord that bears South 41° 42' 43" West a distance of 161.74';

THENCE: Along said curve and said Northwest line an arc distance of 161.74' to a 1/2" iron rod found for a corner:

THENCE: South 44°35'27" West along said right-of-way line, a distance of 295.47' to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 5°32'57", a radius of 757.69' and a chord that bears

South 47°21'56" West a distance of 73.35';

THENCE continuing along said right-of-way line and said curve an arc distance of 73.38' to a 1/2" iron rod found for a corner at the point of reverse curve having a central angle of 5°32'57", a radius of 842.69' and a chord that bears South 47°21'56" West a distance of 81.58';

THENCE containing along said right-of-way line and said curve an arc distance of 81.62' to a 1/2" iron rod found for a corner:

THENCE: South 44°35'27" West continuing along said right-of-way line, a distance of 2.03' to a 1/2" iron rod found for corner, said point being the East corner of Waterstone Estates, an addition to the City of Rockwall as recorded in Cabinet C. Slide 237 of the Plat Records of Rockwall County, Texas;

THENCE: North 44°14'31" West along the West line of said Pebblebrook Apartment tract and the East line of said Waterstone Estates tract a distance of 806.29' to the POINT OF BECINNING and containing 707,498 square feet or 16.24 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WDOP SUB I, owner of all the land included in proposed Lot 1R, Block A, as shown on this plat, does hereby designates this plat as CANYON RIDGE - CANYON RANCH, a Replat of Lot 1. Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet B, Slide 45 & 46, Plat Records, Rockwall County, Texas, and does hereby adopt this Replat with the understanding that all conditions and requirements shown on the plat of said Pebblebrook Apartments Phase 2 remain the same with two exceptions.

1. A portion of the Drainage Easement is being relocated. 2. a 15 foot wide utility easement is being added.

We further certify that all parties who have a mortgage or lien interest in this property have been notified and signed this plat.

WDOP Sub I LP, a Delaware limited partnership

By: WDOP Sub I GP LLC. a Delaware limited liability company, its general partner

By: Oly Hightop Parent GP, LLC. a Delaware Mmited figibility company, its manager

Robin K. Minick Vice President

STATE OF TEXAS

COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared Robin K. Minick, known to me to be the person whose name is subscribed in the foregoing instrument. and acknowledged to me that they executed the same for the purpose and consideration

2003.

Notary Public in and for the State of Texas

Signature of Party with Mortgage, or Lien Interest Fannie Mae by: The last Palmer

Name: Michael Palmer

Title: Vice President

COUNTY OF MONIGOREN

Before me, the undersigned authority, on this day personally appeared

\[\lambda \text{NAU} \text{-10 me} \], known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated

Given upon my hand and seal of office this

and for the State of _ Maryland SUZANNE M. COLLINS

Notary Public, State of Maryland Prince George's County My Commission Expires November 1, 2006

PARDUE COMPANIES, owner of all the land included in proposed Lot 2R, Block A, as shown on this plat, does hereby designate this plat as CANYON RIDGE - CANYON RANCH, a Replat of Lot 1, Block A of PEBBLEBROOK APARTMENTS PHASE TWO, an addition to the city of Rockwall, Texas, as recorded in Cabinet B, Slide 45 & 46, Plat Records, Rockwall County, Texas, and does hereby abandon a portion of the easements as depicted on Exhibit A (sheet 3 of 4), whose name is subscribed hereto, hereby dedicates to the use of the public forever all street, alleys, parks, water courses, drains, easements and public places thereon shown and for the purpose and consideration therein expressed. We further certify that all parties who have a mortgage or lien interest in this property have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as
- 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
- 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.

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.

We further acknowledge that the dedications and/or exactions inade 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

PARDUE COMPANIES

STATE OF TEXAS COUNTY OF ROCKWALL DALLAS

YOLANDA D. NUNCIO Notary Public, State of Texas My Comm. Expires 03/20/04

Before me, the undersigned authority, on this day personally appeared RAWDY PARTICE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the received and consideration the same for the received and consideration. that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 20th

Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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 _____ day of _____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

HAROLD L. EVANS. P.E., RECISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS This instrument was acknowledged before me on the _ 20th COUNTY OF DALLAS by Harold L. Evans. my Turmon Amy Thurmona-Bush Notary Public My Commission Expires RECOMMENDED FOR FINAL APPROVAL Fabruary 13, 2005 Drea Burgama Planning and Zoning Commission

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

City Secretary, City of Rockwall SEAL

CANYON RIDGE - CANYON RANCH

HAROLD L. EVANS CONSULTING ENGINEER

P.O. BOX 28355 2331 GUS THOMASSON ROAD, SUITE 102

DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 60'	8/26/02	02001

A REPLAT OF LOT 1, BLOCK A PEBBLEBROOK APARTMENTS - PHASE TWO

B.J.T. LEWIS SURVEY, ABST. No. 225

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: PARDUE COMPANIES

11110 WOODMEADOW PKWY. #300 DALLAS, TEXAS 75228 (972) 613-4300