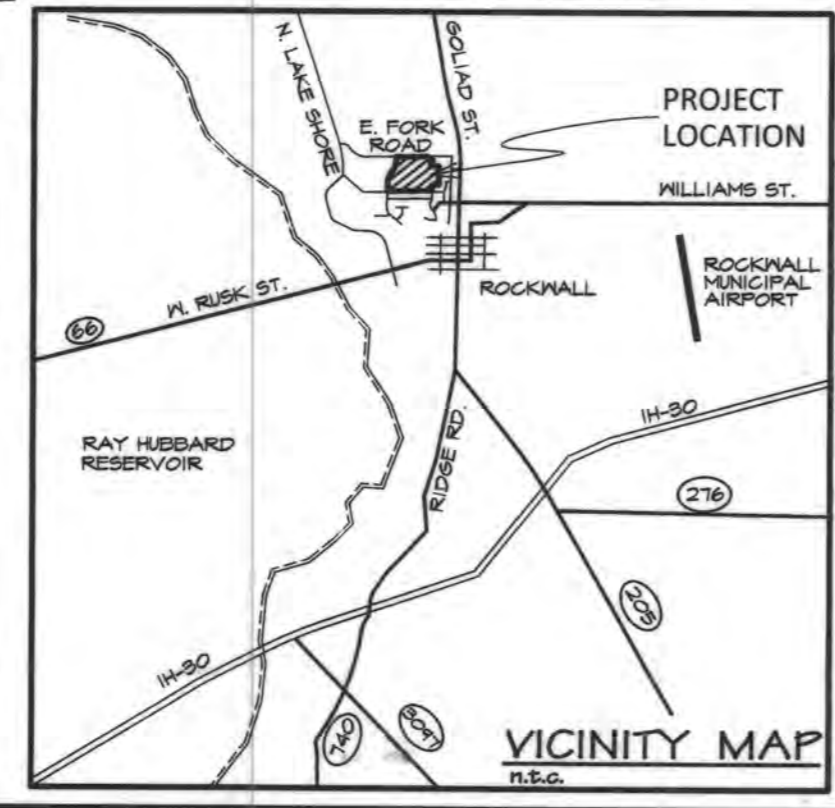
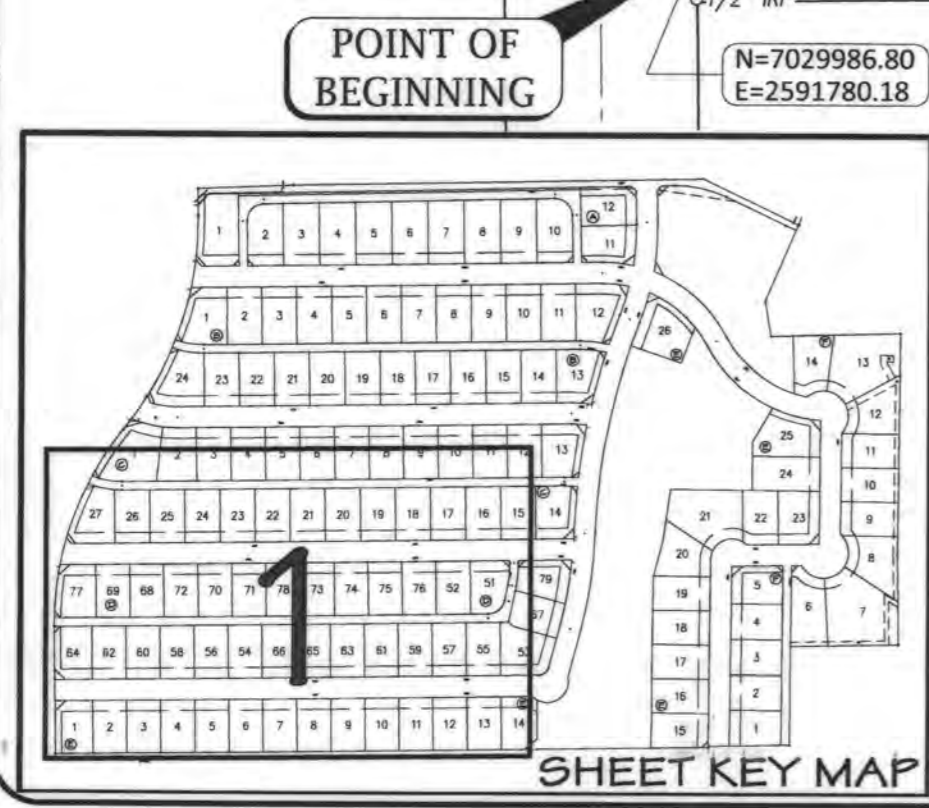


1 inch = 60 ft.

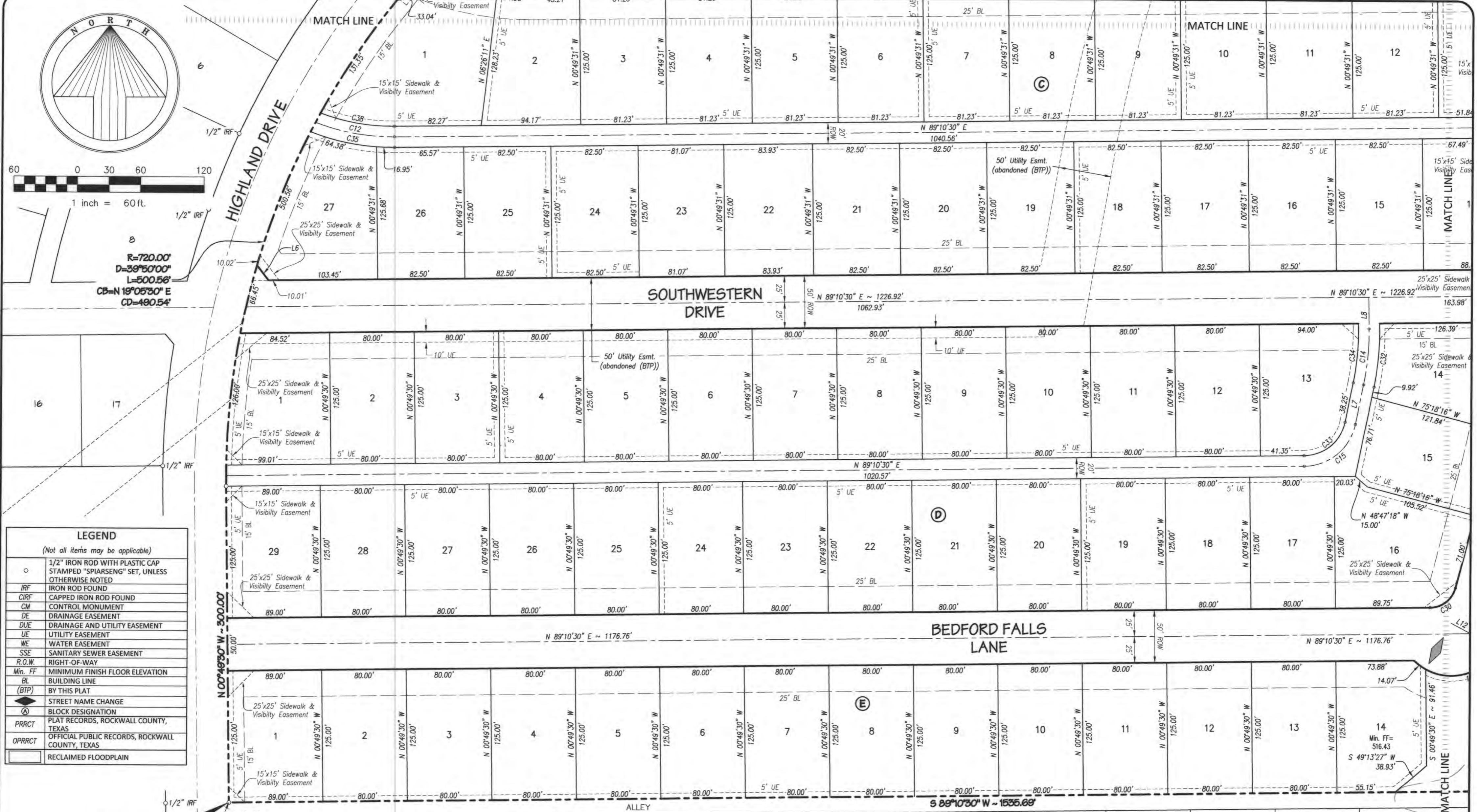
$R=720.00'$   
 $D=39^{\circ}50'00''$   
 $L=500.56'$   
 $CB=N 19^{\circ}06'30'' E$   
 $CD=490.54'$

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
□	RECLAIMED FLOODPLAIN



NOTES:

1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276



**NORTHSHORE PHASE ONE**  
 Cab. A, Sld. 181 PRRCT

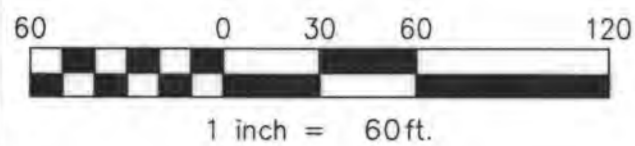


CASE NO. P2015-042  
**FINAL PLAT** I.345  
 Being a replat of  
**THE PRESERVE PHASE 1**  
 Being a replat of 12.45 acres and totaling 52.525 acres - 132 lots  
 A. HANNA SURVEY, ABSTRACT NO. 98  
 J.H.B. JONES SURVEY, ABSTRACT NO. 124  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 Being a replat of 12.45 acres filed as North Shore Phase Three  
 recorded in Cabinet A, Page 337

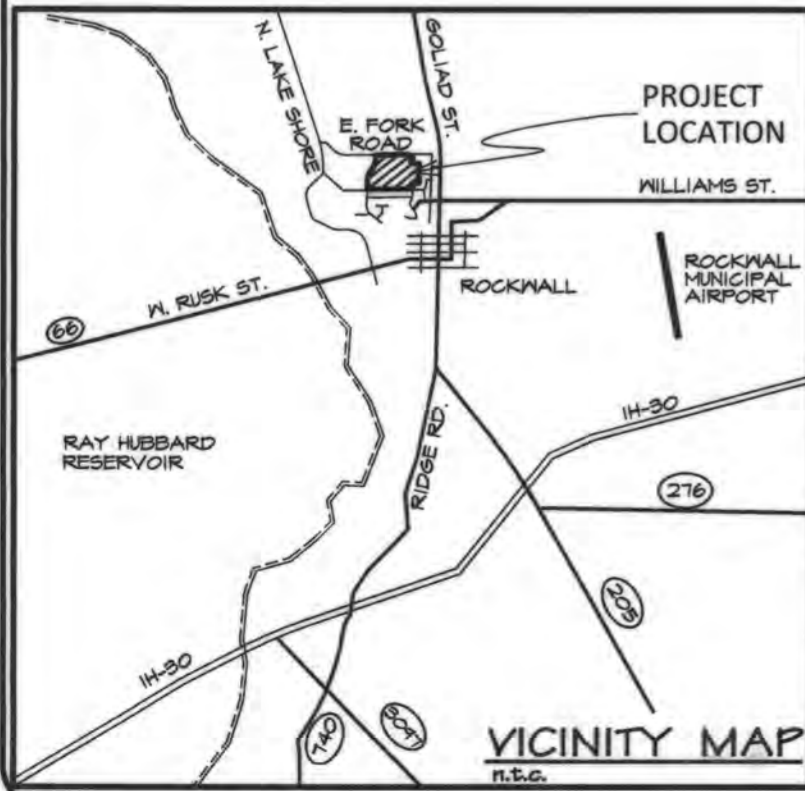
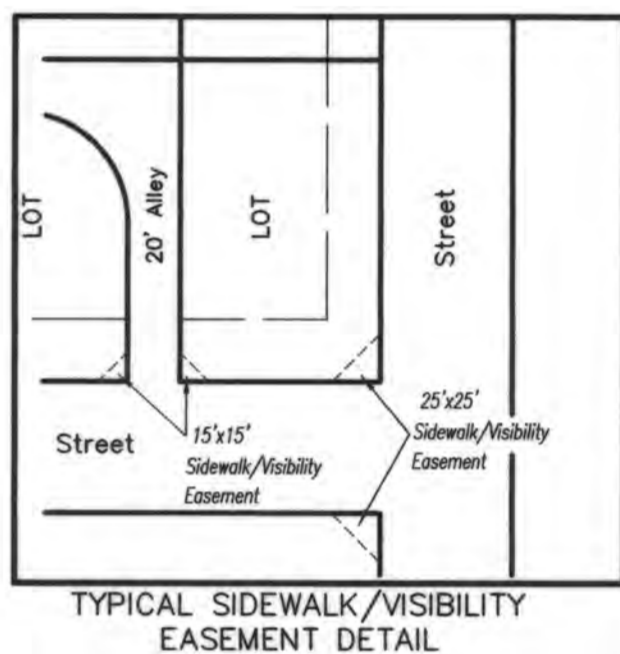
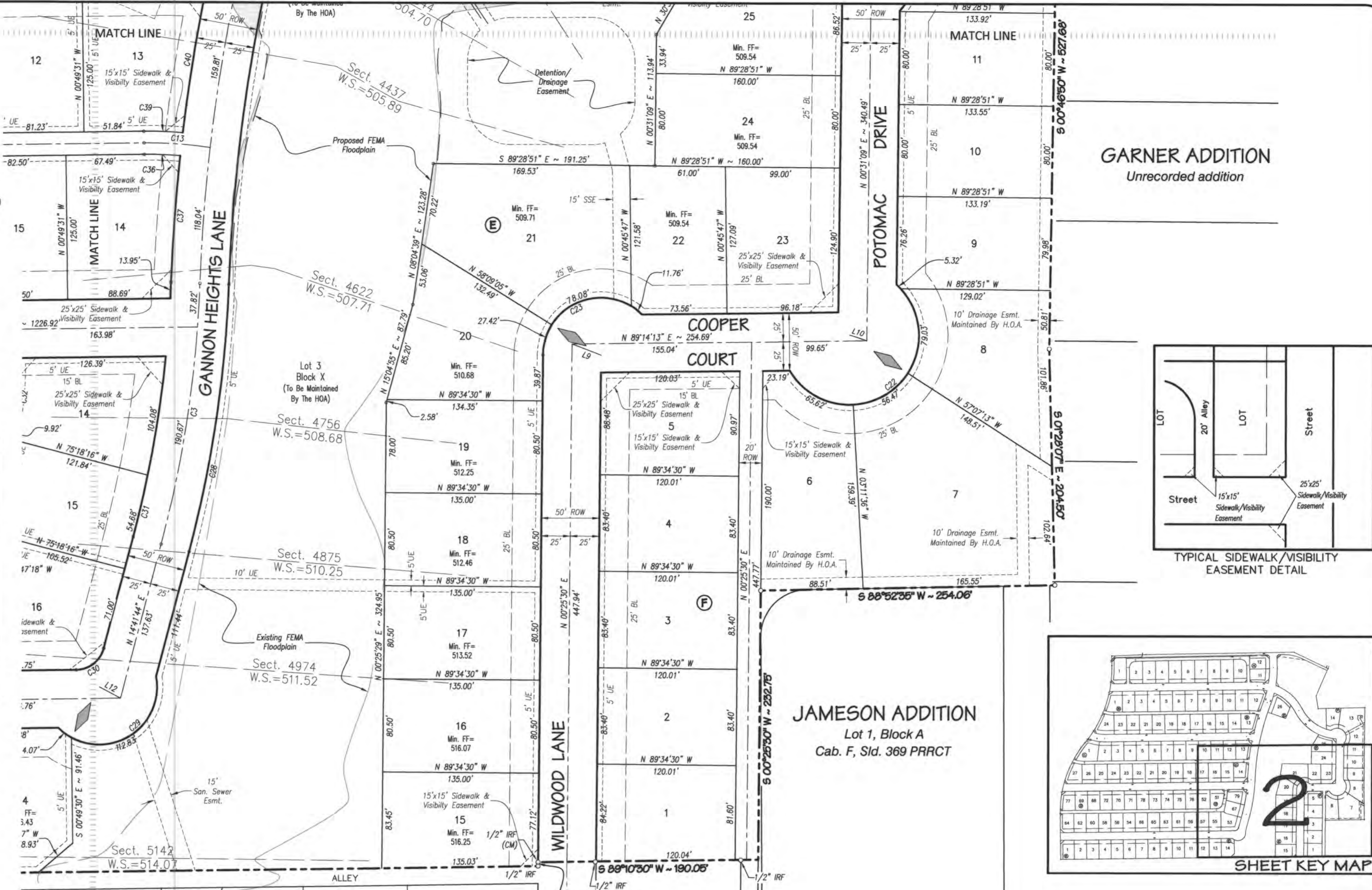
**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPE No. F-2121  
 Contact: Greg Helsel

**OWNER / APPLICANT**  
 MASTER DEVELOPERS-SNB, LLC  
 2400 Dallas Parkway, Suite 560  
 Plano, Texas 75093  
 Telephone: (972) 985-5505  
 Contact: Will Shaddock

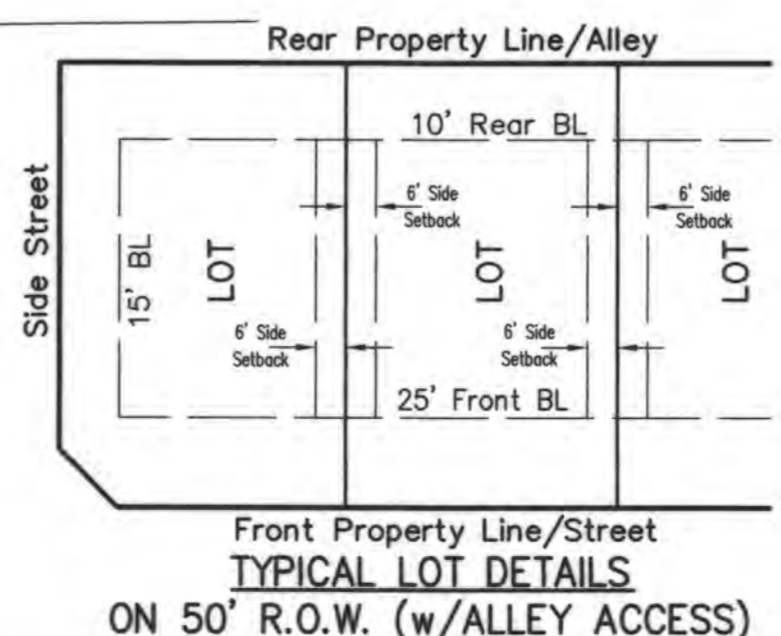
The Preserve Phase 1 Replat



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▭	RECLAIMED FLOODPLAIN



- NOTES:
1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276



**GARNER ADDITION**  
Unrecorded addition

**JAMESON ADDITION**  
Lot 1, Block A  
Cab. F, Sld. 369 PRRCT

**NORTHSHORE PHASE ONE**  
Cab. A, Pg. 181 PRRCT

CASE NO. P2015-042  
**FINAL PLAT** I 326  
Being a replat of  
**THE PRESERVE PHASE 1**  
Being a replat of 12.45 acres and totaling 52.525 acres - 132 lots  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEX  
Being a replat of 12.45 acres filed as North Shore Phase Three  
recorded in Cabinet A, Page 337

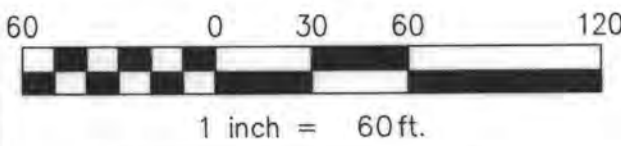
ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock

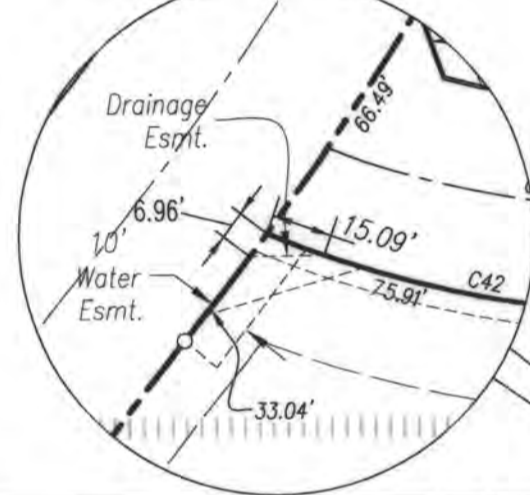


**NOTES:**

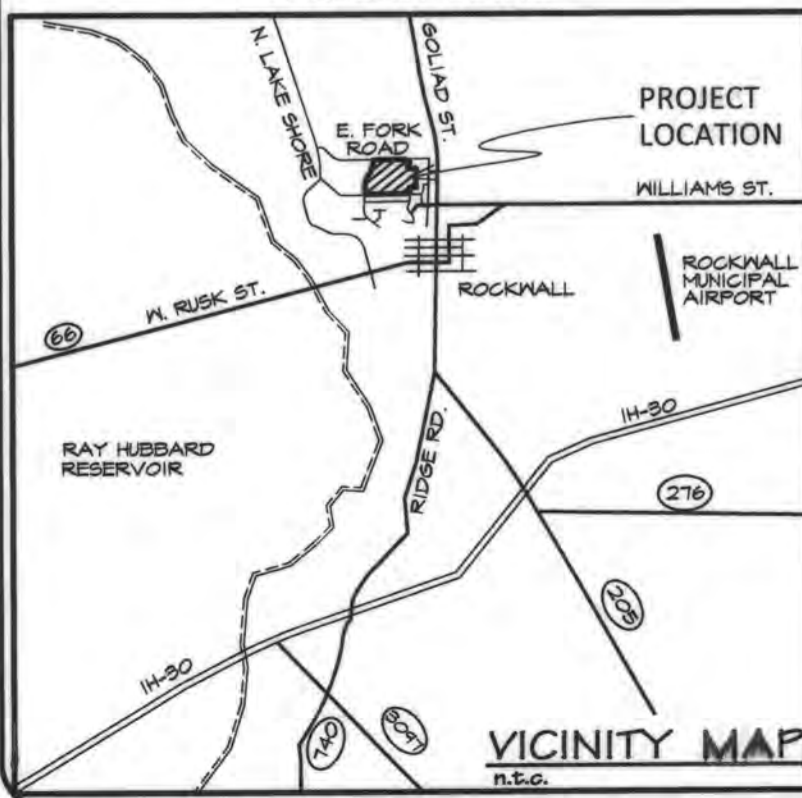
1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276



Line #	Bearing	Distance
L1	S 43°48'30" W	14.17'
L2	S 46°11'30" E	14.12'
L3	N 43°48'51" E	14.17'
L4	S 41°49'49" E	19.68'
L5	N 20°07'01" W	18.32'
L6	N 37°40'12" W	17.96'
L7	N 11°24'29" E	38.25'
L8	N 00°49'30" W	30.24'
L9	N 68°47'18" W	26.74'
L10	S 72°56'25" E	15.65'
L11	S 53°56'32" E	24.90'
L12	N 61°59'30" W	20.74'

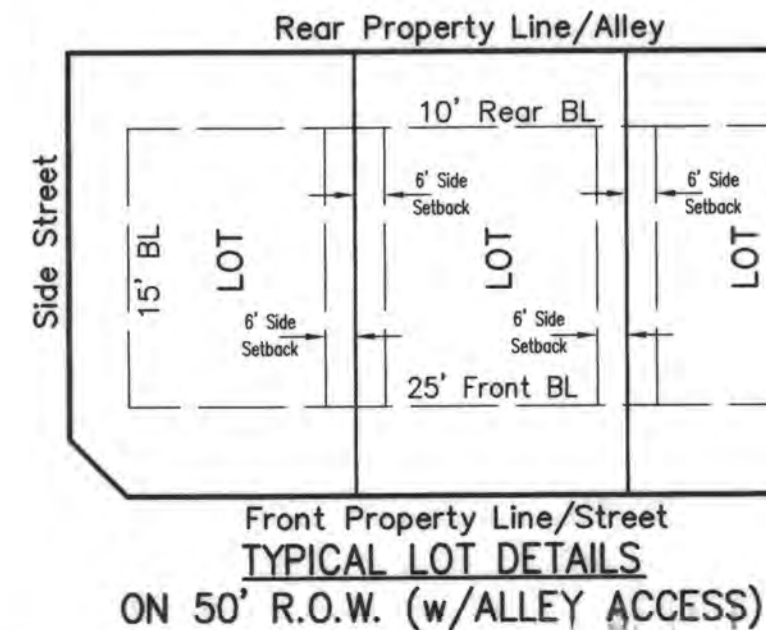


TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL

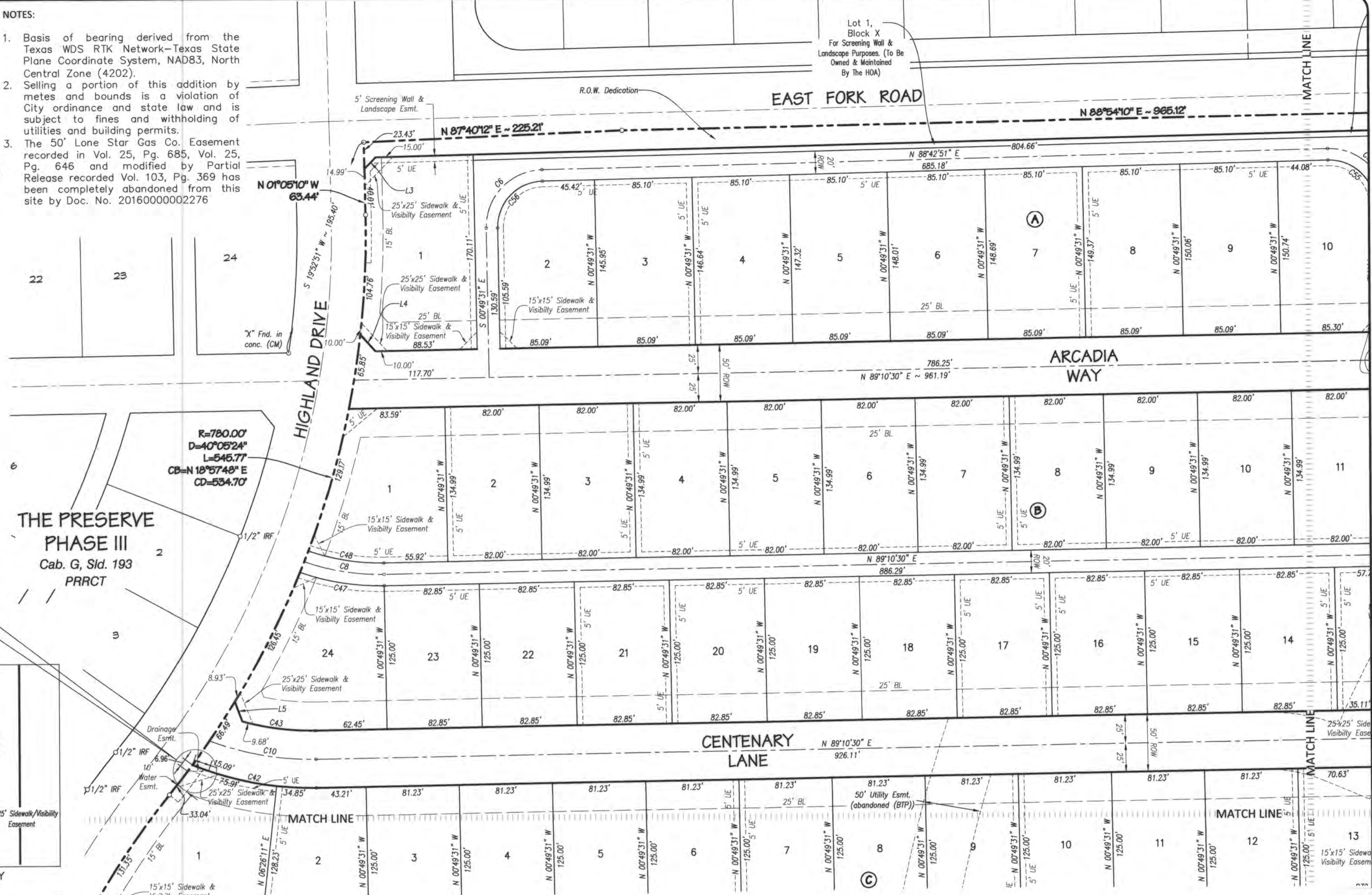


SHEET KEY MAP

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
■	RECLAIMED FLOODPLAIN



Front Property Line/Street  
TYPICAL LOT DETAILS  
ON 50' R.O.W. (w/ALLEY ACCESS)



**THE PRESERVE  
PHASE III**  
Cab. G, Sld. 193  
PRRCT

R=780.00'  
D=40°05'24"  
L=545.77'  
CB=N 18°57'48" E  
CD=534.70'

Lot 1,  
Block X  
For Screening Wall &  
Landscape Purposes, (To Be  
Owned & Maintained  
By The HOA)

CASE NO. P2015-042  
FINAL PLAT I 317  
Being a replat of

**THE PRESERVE PHASE 1**

Being a replat of 12.45 acres and totaling 52.525 acres - 132 lots  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Being a replat of 12.45 acres filed as North Shore Phase Three  
recorded in Cabinet A, Page 337

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock

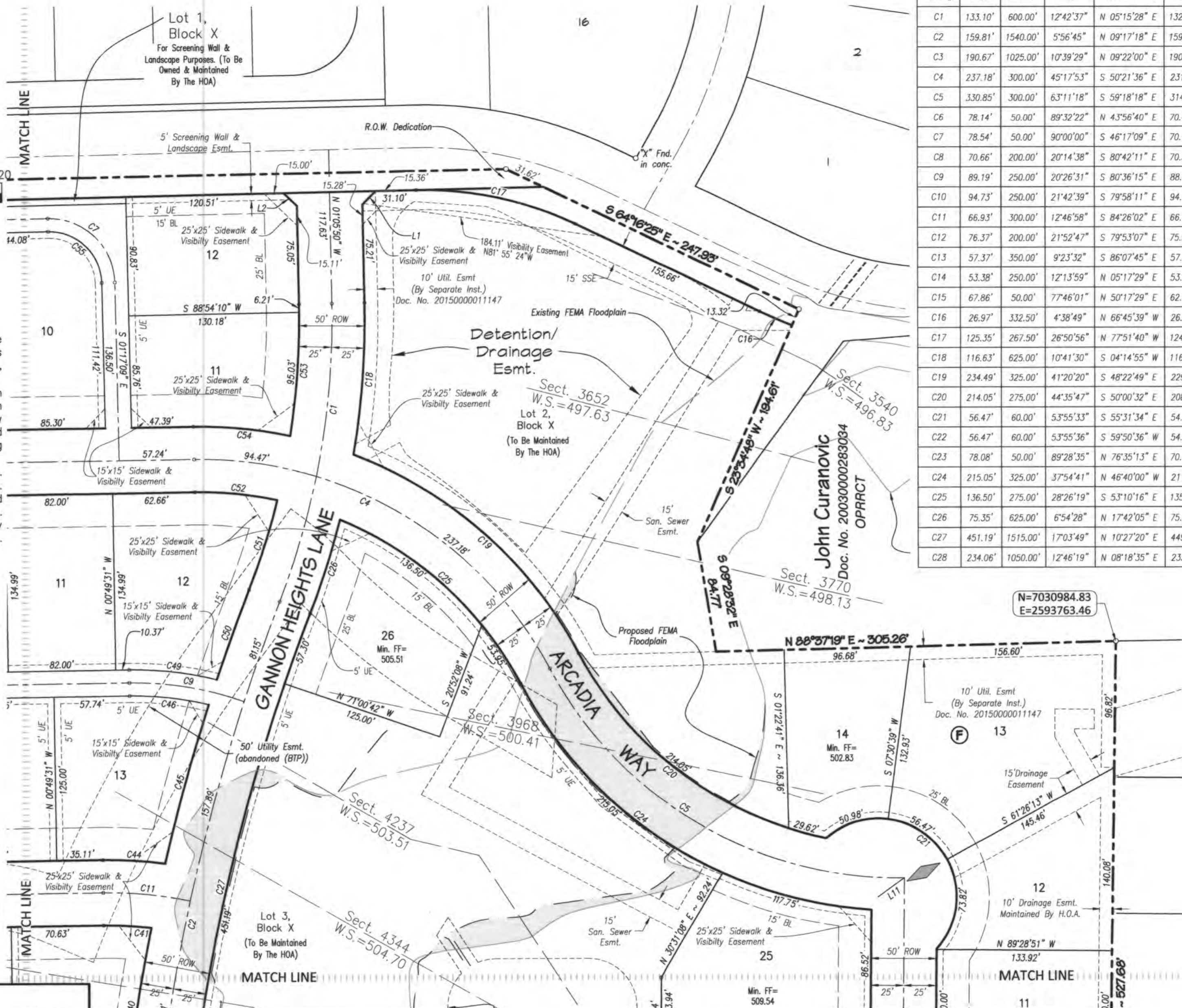


60 0 30 60 120  
1 inch = 60ft.

**NOTES:**

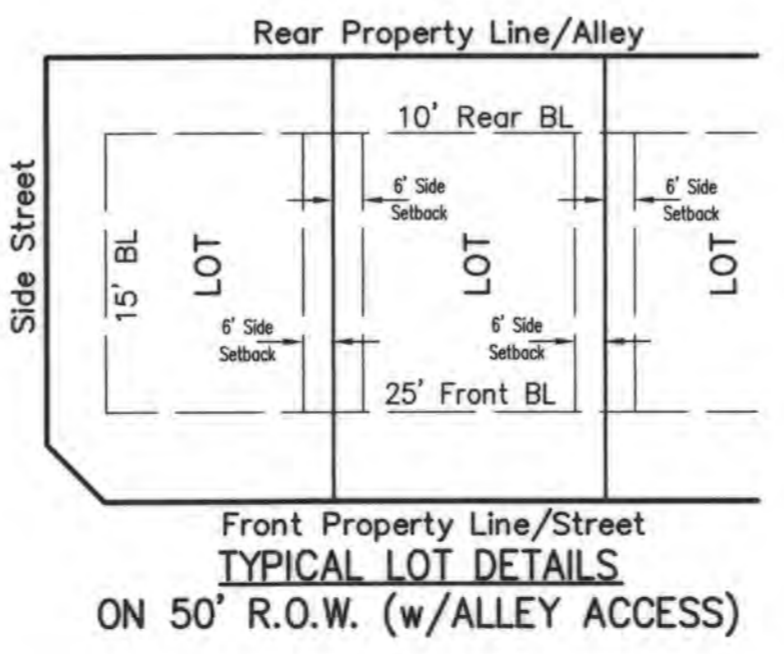
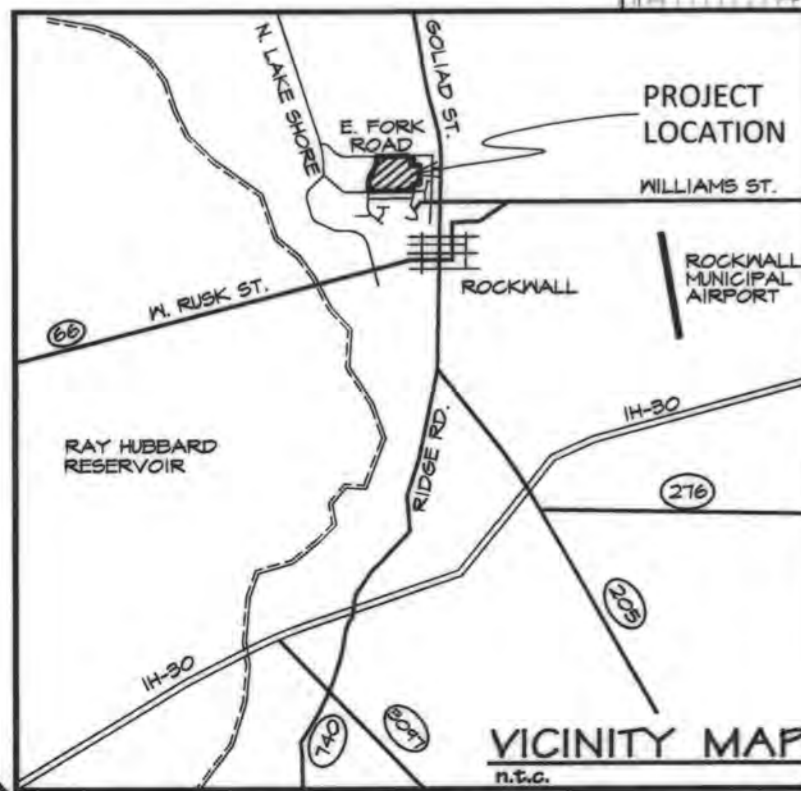
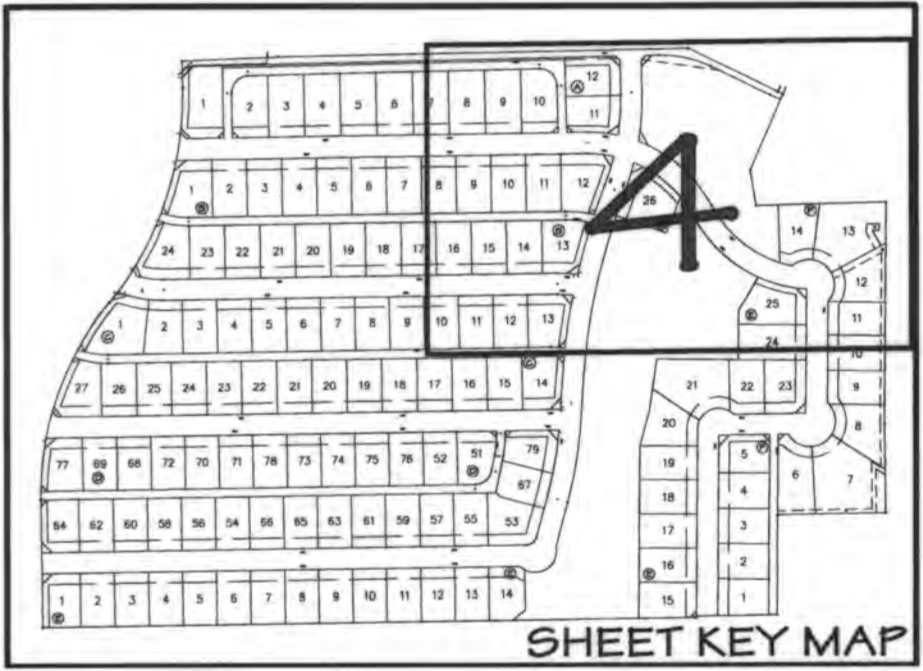
1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
↔	STREET NAME CHANGE
ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPPRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▭	RECLAIMED FLOODPLAIN



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	133.10'	600.00'	12°42'37"	N 05°15'28" E	132.83'
C2	159.81'	1540.00'	5°56'45"	N 09°17'18" E	159.74'
C3	190.67'	1025.00'	10°39'29"	N 09°22'00" E	190.39'
C4	237.18'	300.00'	45°17'53"	S 50°21'36" E	231.05'
C5	330.85'	300.00'	63°11'18"	S 59°18'18" E	314.34'
C6	78.14'	50.00'	89°32'22"	N 43°56'40" E	70.43'
C7	78.54'	50.00'	90°00'00"	S 46°17'09" E	70.71'
C8	70.66'	200.00'	20°14'38"	S 80°42'11" E	70.30'
C9	89.19'	250.00'	20°26'31"	S 80°36'15" E	88.72'
C10	94.73'	250.00'	21°42'39"	S 79°58'11" E	94.17'
C11	66.93'	300.00'	12°46'58"	S 84°26'02" E	66.79'
C12	76.37'	200.00'	21°52'47"	S 79°53'07" E	75.91'
C13	57.37'	350.00'	9°23'32"	S 86°07'45" E	57.31'
C14	53.38'	250.00'	12°13'59"	N 05°17'29" E	53.28'
C15	67.86'	50.00'	77°46'01"	N 50°17'29" E	62.77'
C16	26.97'	332.50'	4°38'49"	N 66°45'39" W	26.96'
C17	125.35'	267.50'	26°50'56"	N 77°51'40" W	124.21'
C18	116.63'	625.00'	10°41'30"	S 04°14'55" W	116.46'
C19	234.49'	325.00'	41°20'20"	S 48°22'49" E	229.43'
C20	214.05'	275.00'	44°35'47"	S 50°00'32" E	208.68'
C21	56.47'	60.00'	53°55'33"	S 55°31'34" E	54.41'
C22	56.47'	60.00'	53°55'36"	S 59°50'36" W	54.41'
C23	78.08'	50.00'	89°28'35"	N 76°35'13" E	70.39'
C24	215.05'	325.00'	37°54'41"	N 46°40'06" W	211.14'
C25	136.50'	275.00'	28°26'19"	S 53°10'16" E	135.10'
C26	75.35'	625.00'	6°54'28"	N 17°42'05" E	75.31'
C27	451.19'	1515.00'	1°03'49"	N 10°27'20" E	449.53'
C28	234.06'	1050.00'	12°46'19"	N 08°18'35" E	233.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C29	112.83'	50.00'	129°17'31"	N 53°59'00" E	90.37'
C30	32.50'	25.00'	74°28'45"	S 51°56'07" W	30.26'
C31	54.68'	1000.00'	3°07'59"	S 13°07'45" W	54.68'
C32	55.51'	260.00'	12°13'59"	S 05°17'29" W	55.41'
C33	54.29'	40.00'	77°46'01"	N 50°17'29" E	50.22'
C34	51.24'	240.00'	12°13'59"	N 05°17'29" E	51.14'
C35	64.38'	210.00'	17°33'54"	S 77°25'09" E	64.13'
C36	31.15'	340.00'	5°14'59"	S 88°12'01" E	31.14'
C37	110.04'	1565.00'	4°01'44"	S 03°56'17" W	110.02'
C38	71.34'	190.00'	21°30'45"	N 80°04'08" W	70.92'
C39	33.65'	360.00'	5°21'18"	N 88°08'51" W	33.63'
C40	126.05'	1565.00'	4°36'53"	S 08°59'33" W	126.01'
C41	36.40'	275.00'	7°35'02"	S 87°02'00" E	36.37'
C42	75.91'	275.00'	15°49'00"	S 75°39'20" E	75.67'
C43	64.53'	225.00'	16°25'59"	N 82°36'31" W	64.31'
C44	47.79'	325.00'	8°25'31"	N 86°36'45" W	47.75'
C45	125.89'	1565.00'	4°36'33"	S 15°26'34" W	125.86'
C46	60.90'	240.00'	14°32'21"	S 83°33'20" E	60.74'
C47	74.66'	210.00'	20°22'08"	S 80°38'26" E	74.26'
C48	66.80'	190.00'	20°08'41"	N 80°45'10" W	66.46'
C49	67.51'	260.00'	14°52'41"	N 83°23'10" W	67.33'
C50	73.04'	1565.00'	2°40'26"	S 19°49'06" W	73.03'
C51	72.07'	575.00'	7°10'52"	S 17°33'54" W	72.02'
C52	63.46'	275.00'	13°13'20"	S 84°27'01" E	63.32'
C53	95.03'	575.00'	9°28'10"	S 04°15'20" W	94.92'
C54	74.30'	325.00'	13°05'56"	N 84°29'35" W	74.14'
C55	62.83'	40.00'	90°00'00"	S 46°17'09" E	56.57'
C56	62.51'	40.00'	89°32'22"	N 43°56'40" E	56.34'



CASE NO. P2015-042  
**FINAL PLAT I 328**  
 Being a replat of  
**THE PRESERVE PHASE 1**  
 Being a replat of 12.45 acres and totaling 52.525 acres - 132 lots  
 A. HANNA SURVEY, ABSTRACT NO. 98  
 J.H.B. JONES SURVEY, ABSTRACT NO. 124  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 Being a replat of 12.45 acres filed as North Shore Phase Three  
 recorded in Cabinet A, Page 337

ENGINEER / SURVEYOR  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPE No. F-2121  
 Contact: Greg Helsel

OWNER / APPLICANT  
 MASTER DEVELOPERS-SNB, LLC  
 2400 Dallas Parkway, Suite 560  
 Plano, Texas 75093  
 Telephone (972) 985-5505  
 Contact: Will Shaddock

OWNER'S CERTIFICATE

WHEREAS, MASTER DEVELOPERS SNB, LCC is the owner of a tract of land situated in the J. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being a portion of a tract conveyed as "Tract III" to Master Developers-SNB, LLC, according to the deed recorded in Instrument No. 2011-00448460 of the Official Public Records, Rockwall County, Texas (OPRRCT), and also being all of Northshore Phase Three, an addition recorded in Cabinet A, Slide 337 of the Plat Records, Rockwall County, Texas (PRRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the east line of Highland Drive, created by the final plat of The Preserve Phase III, an addition recorded in Cabinet G, Slide 193 PRRCT, with the south line of East Fork Drive, a variable width public right-of-way, from which an "X" found in concrete for the southeast corner of Lot 24, Block Q, The Preserve Phase III, bears S 19°52'51" W, 195.40 feet;

THENCE N 87°40'12" E, 225.21 feet along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°54'10" E, 965.12 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 64°16'25" E, 247.93 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 23°34'48" W, 194.61 feet departing the south line thereof to a point for corner, and being a westerly corner of a tract conveyed to John Curanovic, recorded in Instrument No. 20030000283034 OPRRCT;

THENCE S 09°28'32" E, 84.77 feet along the west line thereof to a point for corner;

THENCE N 88°37'19" E, 305.26 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Garner Addition, an unrecorded addition to the City of Rockwall;

THENCE S 00°46'50" W, 527.68 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°28'07" E, 204.50 feet continuing along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 88°52'35" W, passing along the north line of North West Street and Lot 1, Block A, Jameson Addition, an addition recorded in Cabinet F, Page 369 PRRCT, and along the north line of a right-of-way dedication created by said plat, total distance of 254.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°25'30" W, 232.75 feet along the west line of said right-of-way dedication and Lot 1, Block A, Jameson Addition, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Northshore Phase One, an addition recorded in Cabinet A, Slide 181 PRRCT;

THENCE S 89°10'30" W, 190.05 feet along the north line thereof to a 1/2" iron rod found;

THENCE S 00°30'30" W, 3.38 feet continuing along the north line thereof to a 1/2" iron rod found;

THENCE S 89°10'30" W, 1535.69 feet continuing along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Highland Drive;

THENCE along the east line of Highland Drive, the following:

N 00°49'30" W, 300.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 39°50'00", a radius of 720.00 feet a chord of N 19°05'30" E - 490.54 feet an arc length of 500.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 40°05'24", a radius of 780.00 feet, a chord of N 18°57'48" E - 534.70 feet, an arc length of 545.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°05'10" W, 63.44 feet to the POINT OF BEGINNING with the subject tract containing 2,287,985 square feet or 52.525 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MASTER DEVELOPERS SNB, LCC, do hereby adopt this plat designating the hereinabove described property as THE PRESERVE PHASE I, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at Collin County, Texas, this 22<sup>nd</sup> day of FEBRUARY, 2016.

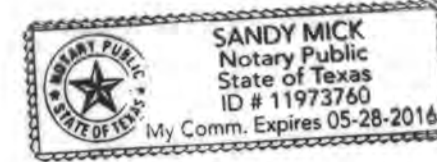
MASTER DEVELOPERS SNB, LCC

By: [Signature]  
William C. Shaddock, Manager

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22<sup>nd</sup> day of February, 2016.

[Signature]  
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the 18 day of FEBRUARY, 2016.

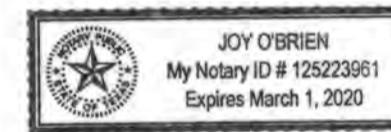
[Signature]  
DARREN K. BROWN, R.P.L.S. NO. 5252



BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of February, 2016.

[Signature]  
Notary Public, State of Texas



CERTIFICATE OF APPROVAL

[Signature]  
Planning and Zoning Commission

1/12/2016  
Date

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of January, 2016.

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 the said date of final approval.

WITNESS OUR HANDS this the 11 day of March, 2016.

[Signatures]  
Mayor, City of Rockwall      City Secretary      City Engineer



Note:  
Property Owner/HOA Is Responsible For  
Maintaining, Repairing And Replacing All  
Detention Systems.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
03/16/2016 11:21:25 AM  
\$250.00  
2016000004030



[Signature]

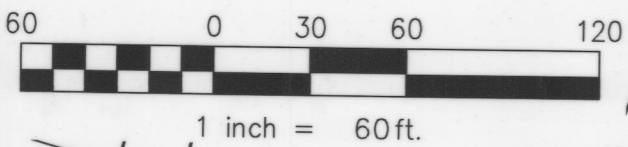
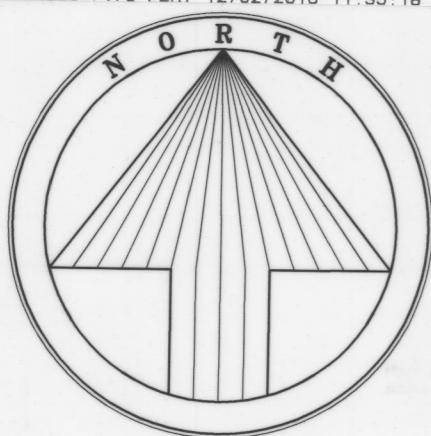
CASE NO. P2015-042  
FINAL PLAT I 329

Being a replat of  
**THE PRESERVE PHASE I**

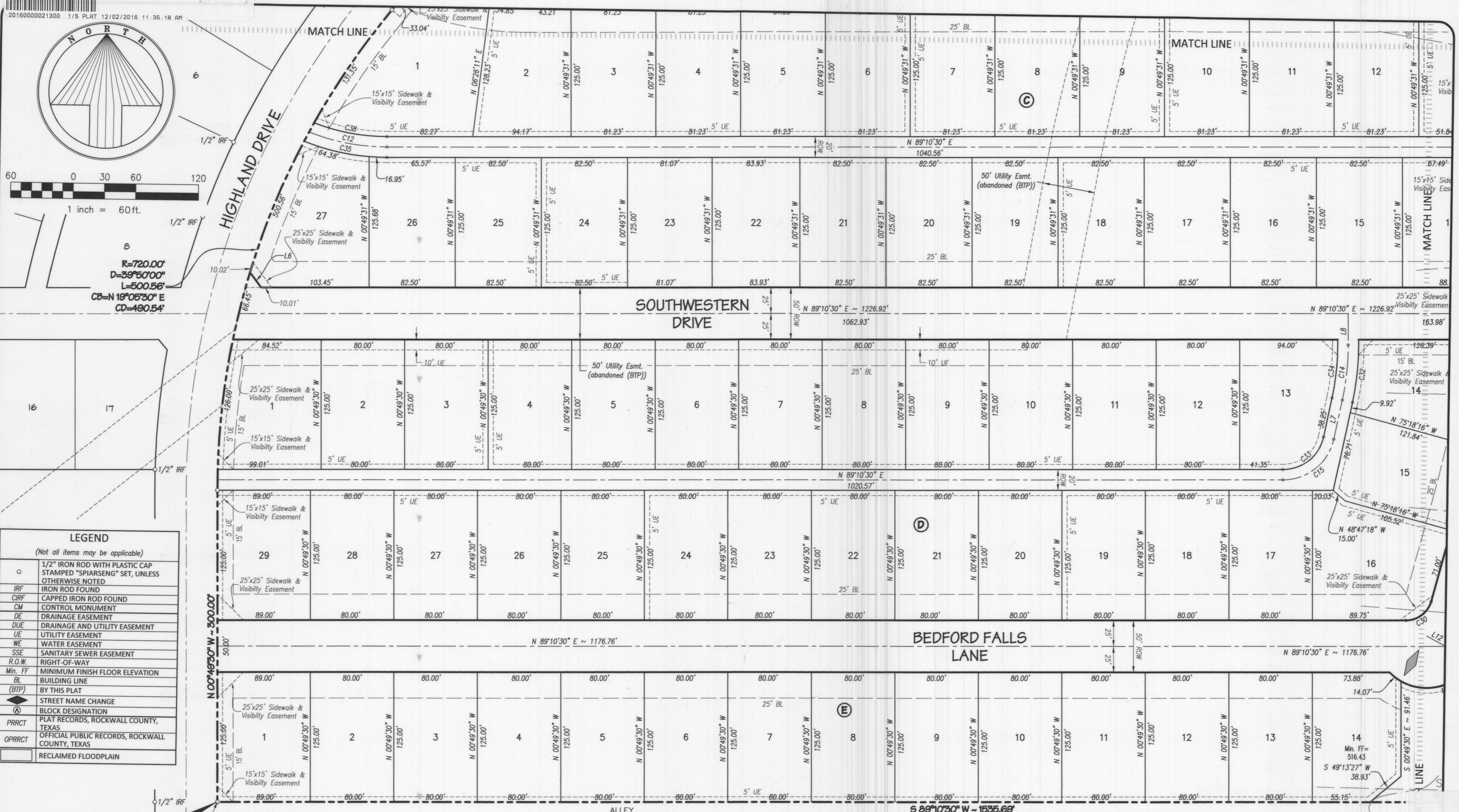
Being a replat of 12.45 acres and totaling 52.525 acres - 132 lots  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Being a replat of 12.45 acres filed as North Shore Phase Three  
recorded in Cabinet A, Page 337

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

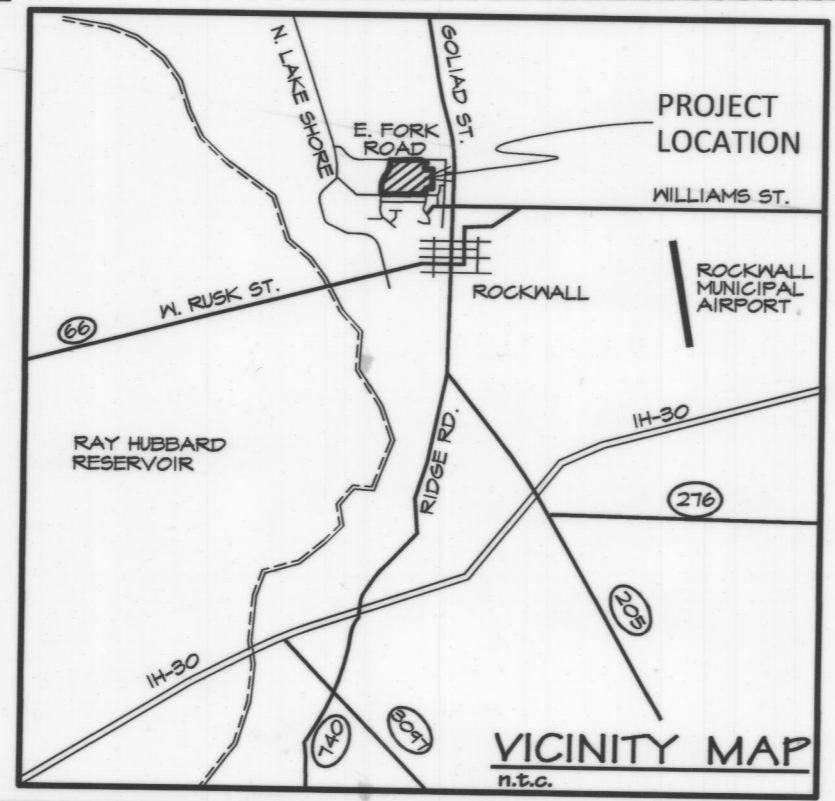
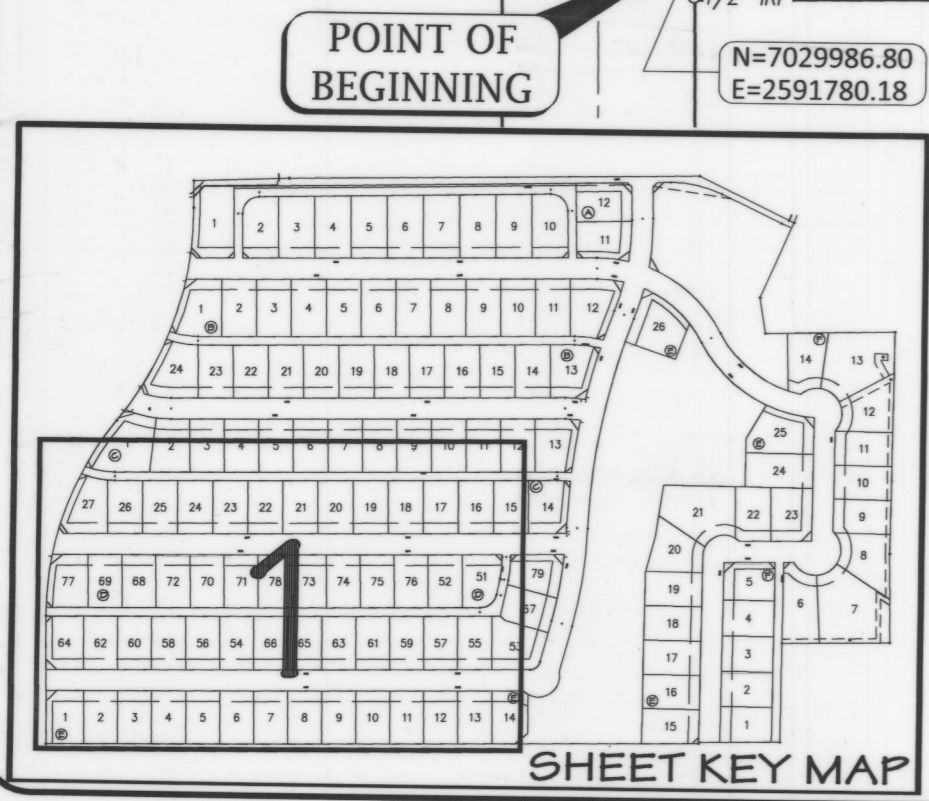
OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock



R=720.00'  
D=39°50'00"  
L=500.56'  
CB=N 19°05'30" E  
CD=490.54'



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
□	RECLAIMED FLOODPLAIN

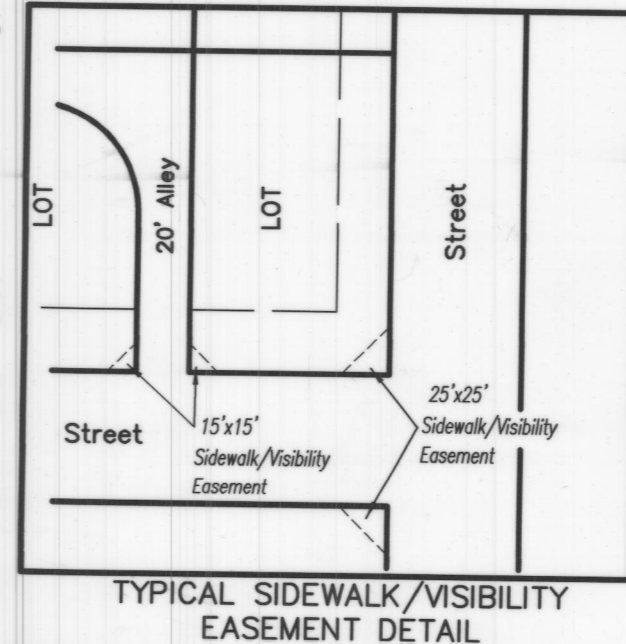


### NORTHSHORE PHASE ONE

Cab. A, Sld. 181 PRRCT

Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot II, Block A from 25' to 15' per zoning ordinance.

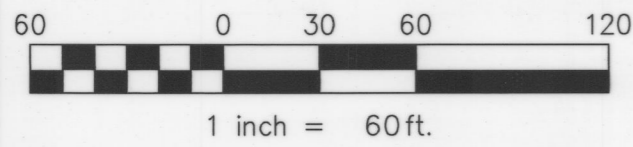
- NOTES:
1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276
  4. Property Owner/HOA is Responsible For Maintaining, Repairing And Replacing All Drainage/Detention Systems.



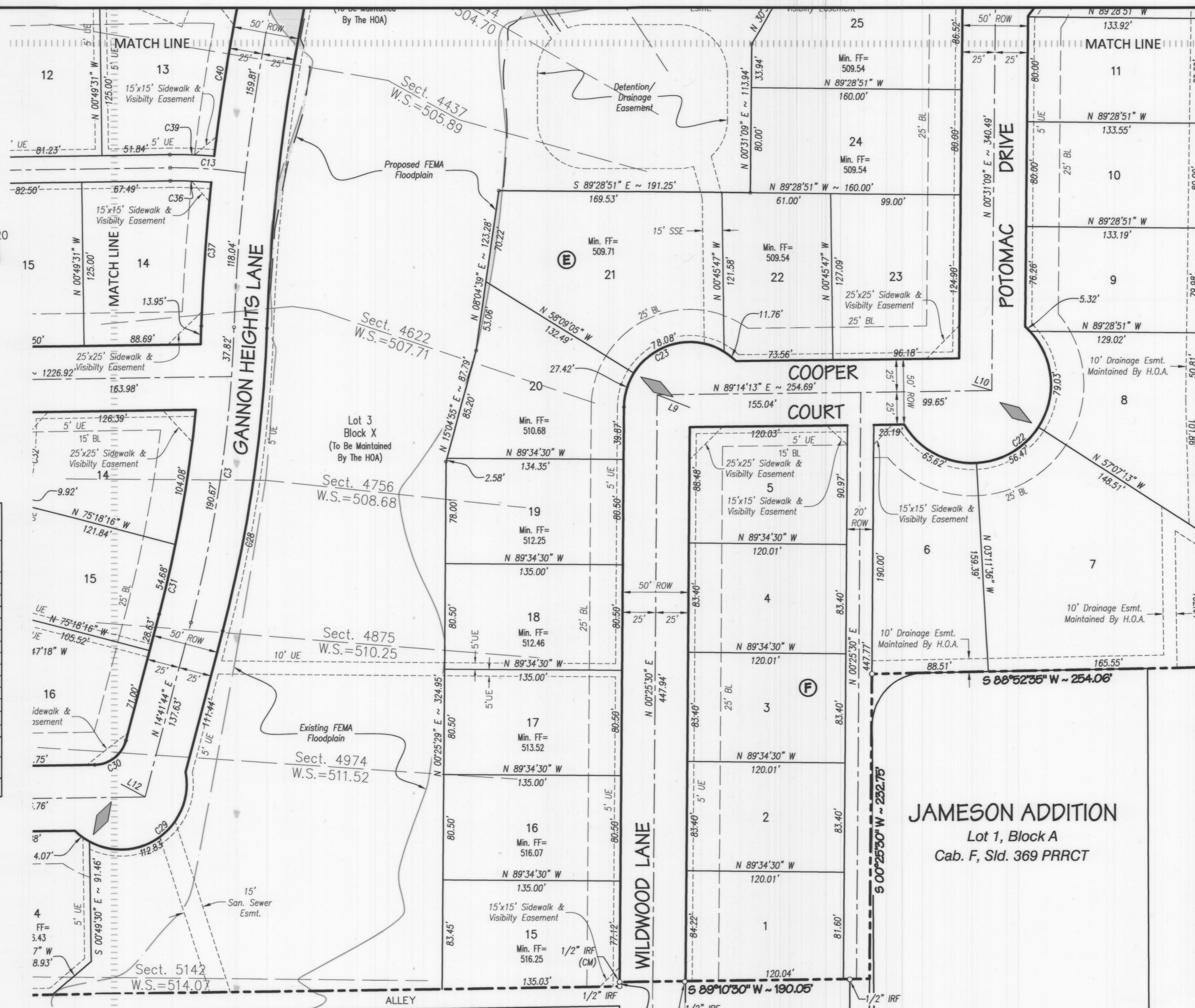
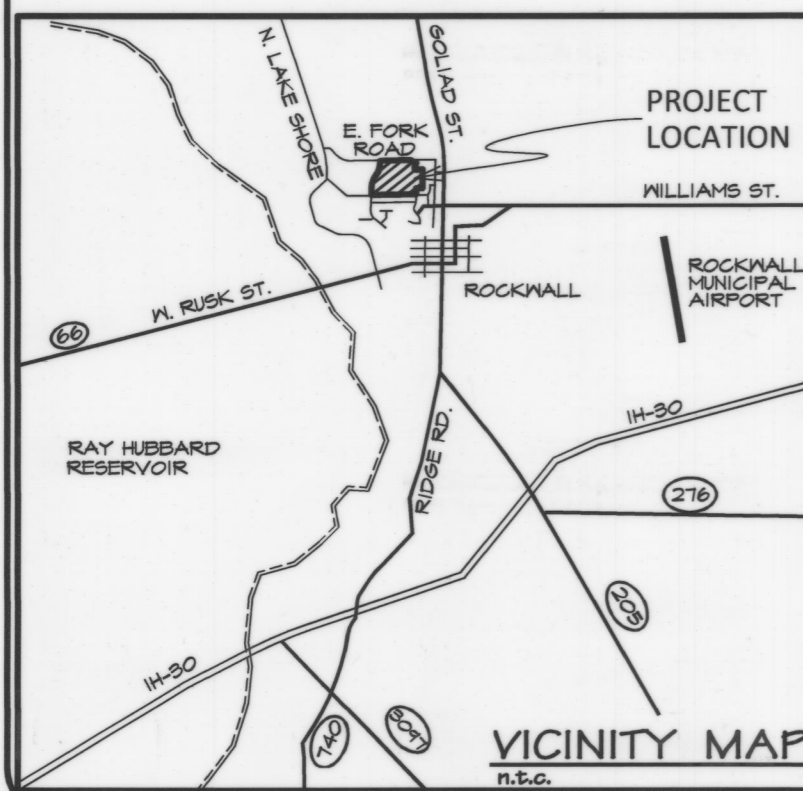
J 043  
CASE NO. P2016-042  
AMENDING PLAT  
**THE PRESERVE PHASE 1**  
Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Te  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

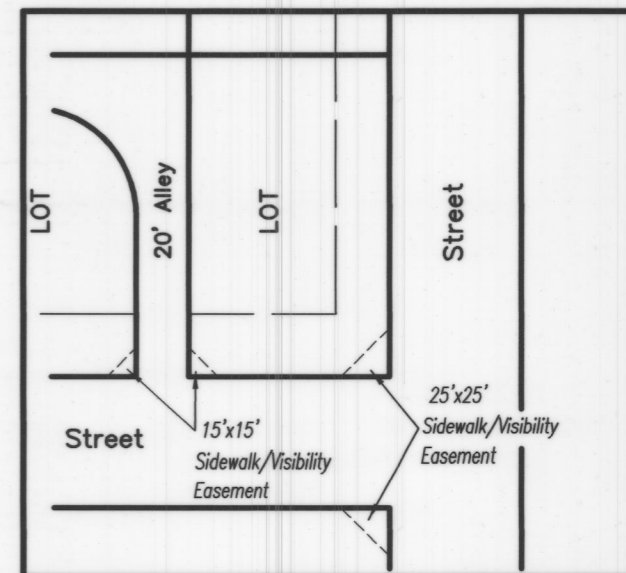
OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock



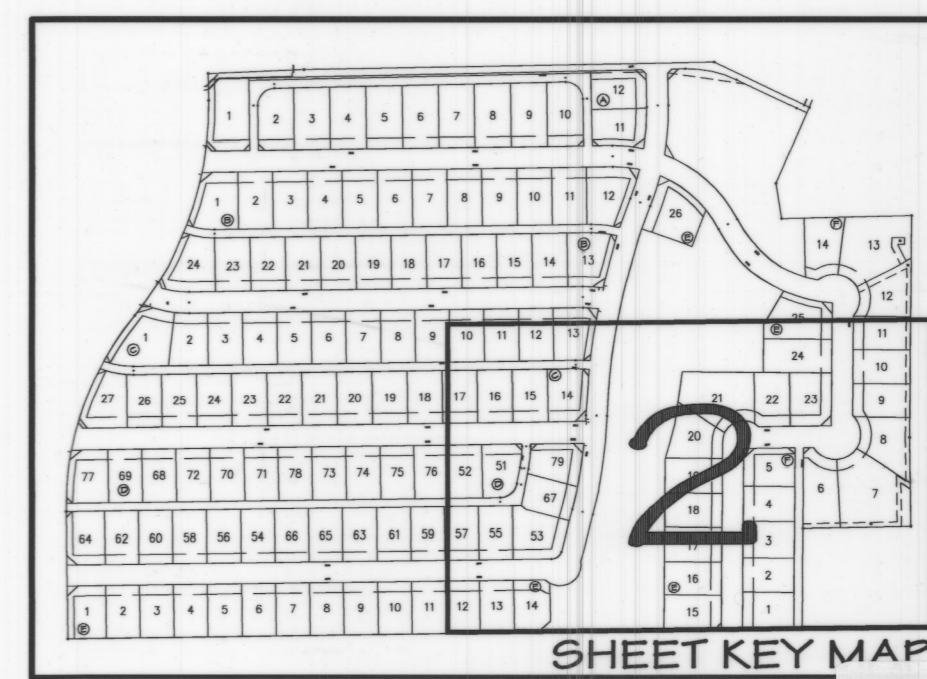
LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
↔	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
■	RECLAIMED FLOODPLAIN



**GARNER ADDITION**  
Unrecorded addition



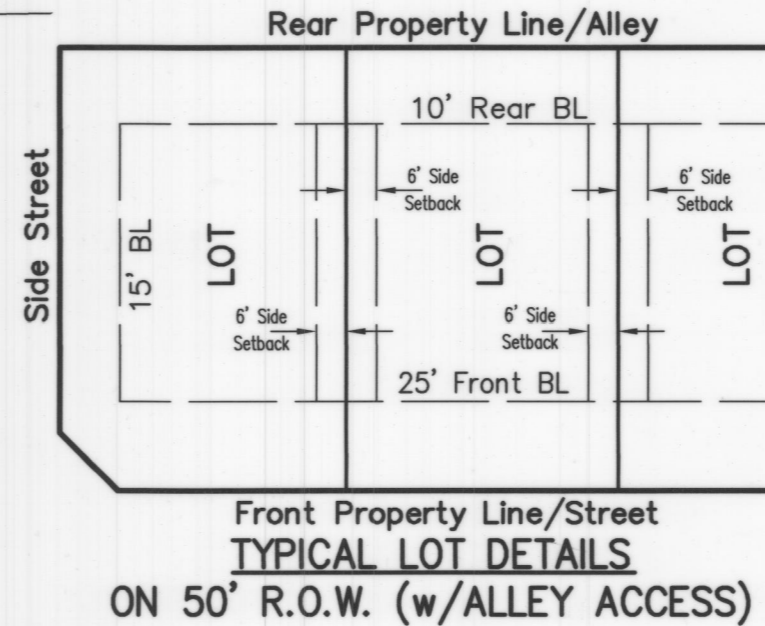
TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL



SHEET KEY MAP

**NORTHSHORE PHASE ONE**  
Cab. A, Pg. 181 PRRCT

**JAMESON ADDITION**  
Lot 1, Block A  
Cab. F, Sld. 369 PRRCT



Front Property Line/Street  
**TYPICAL LOT DETAILS**  
ON 50' R.O.W. (w/ALLEY ACCESS)

- NOTES:
- Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276
  - Property Owner/HOA is Responsible For Maintaining, Repairing And Replacing All Drainage/Detention Systems.

Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

J 044  
CASE NO. P2016-042  
**AMENDING PLAT**  
**THE PRESERVE PHASE 1**  
Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas:  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

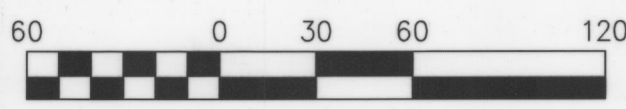
OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock



NOTES:

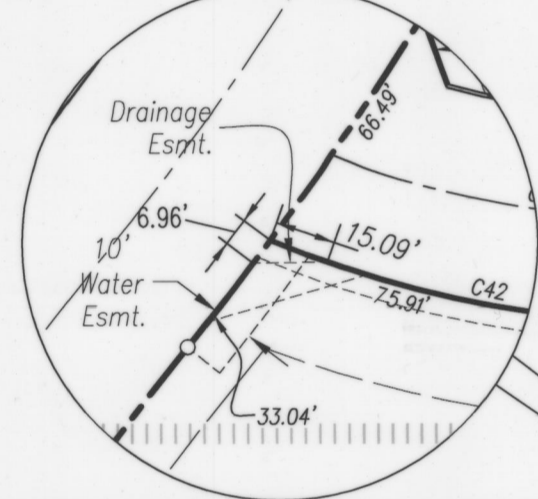
1. Basis of bearing derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276
4. Property Owner/HOA is Responsible For Maintaining, Repairing And Replacing All Drainage/Retention Systems.

Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

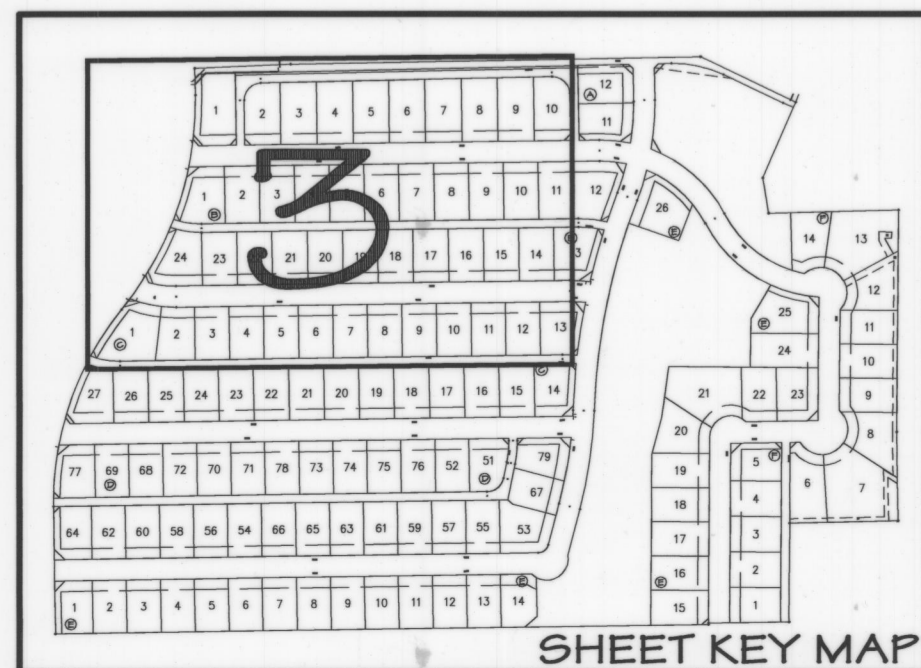
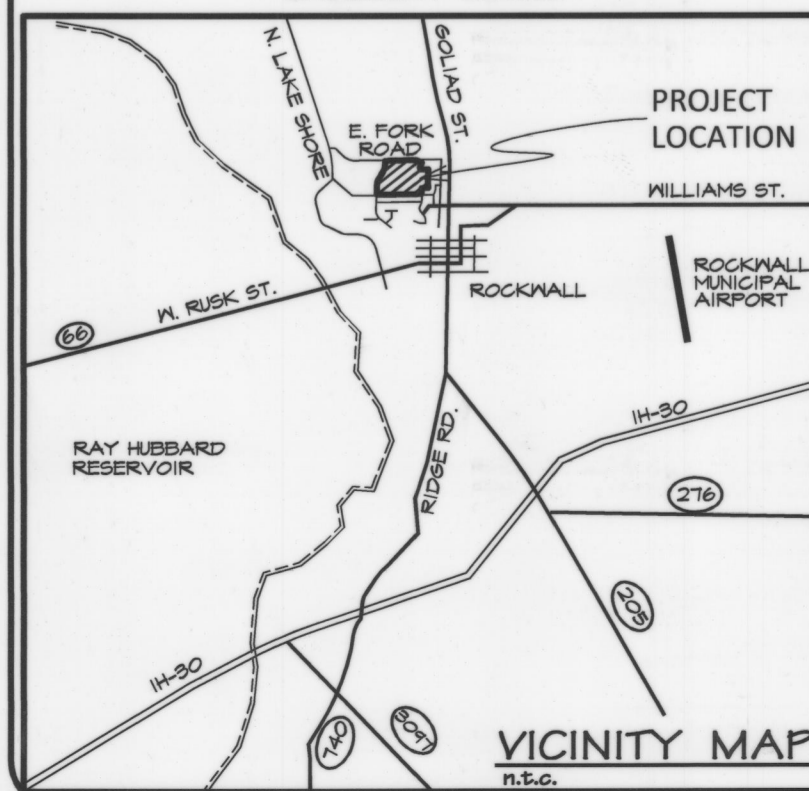


1 inch = 60 ft.

Line #	Bearing	Distance
L1	S 43°48'30" W	14.17'
L2	S 46°11'30" E	14.12'
L3	N 43°48'51" E	14.17'
L4	S 41°49'49" E	19.68'
L5	N 20°07'01" W	18.32'
L6	N 37°40'12" W	17.96'
L7	N 11°24'29" E	38.25'
L8	N 00°49'30" W	30.24'
L9	N 68°47'18" W	26.74'
L10	S 72°56'25" E	15.65'
L11	S 53°56'32" W	24.90'
L12	N 61°59'50" W	20.74'

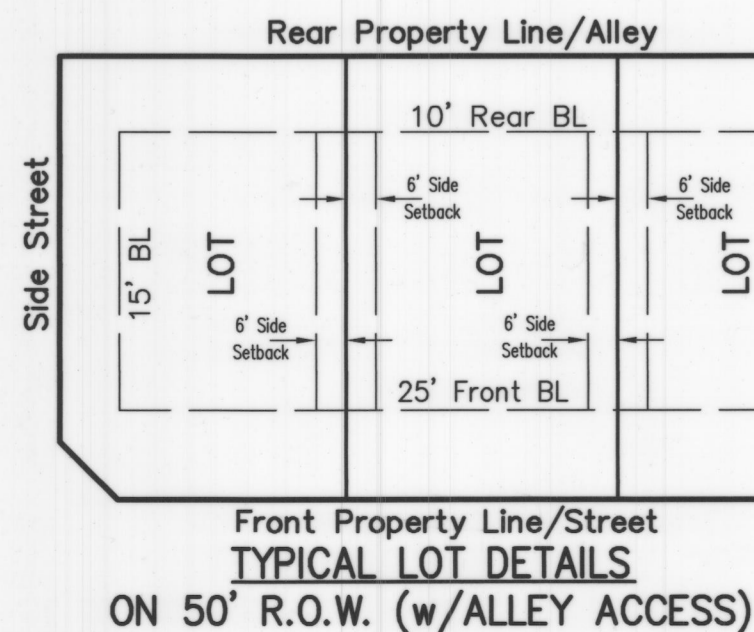


TYPICAL SIDEWALK/VISIBILITY EASEMENT DETAIL



SHEET KEY MAP

LEGEND	
(Symbol)	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
(Symbol)	IRON ROD FOUND
(Symbol)	CIRF CAPPED IRON ROD FOUND
(Symbol)	CONTROL MONUMENT
(Symbol)	DE DRAINAGE EASEMENT
(Symbol)	DUE DRAINAGE AND UTILITY EASEMENT
(Symbol)	UE UTILITY EASEMENT
(Symbol)	WE WATER EASEMENT
(Symbol)	SSE SANITARY SEWER EASEMENT
(Symbol)	R.O.W. RIGHT-OF-WAY
(Symbol)	Min. FF MINIMUM FINISH FLOOR ELEVATION
(Symbol)	BL BUILDING LINE
(Symbol)	(BTP) BY THIS PLAT
(Symbol)	STREET NAME CHANGE
(Symbol)	Ⓐ BLOCK DESIGNATION
(Symbol)	PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(Symbol)	OPRRCT OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
(Symbol)	RECLAIMED FLOODPLAIN



FRONT PROPERTY LINE/STREET TYPICAL LOT DETAILS ON 50' R.O.W. (w/ALLEY ACCESS)

J 045  
CASE NO. P2016-042  
**AMENDING PLAT**  
**THE PRESERVE PHASE 1**  
Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet 1, Page 325, Plat Records, Rockwall County, Texas  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

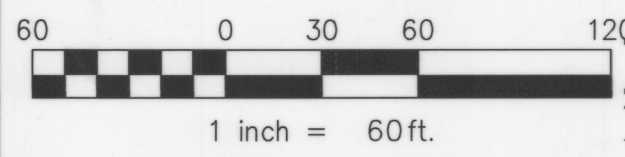
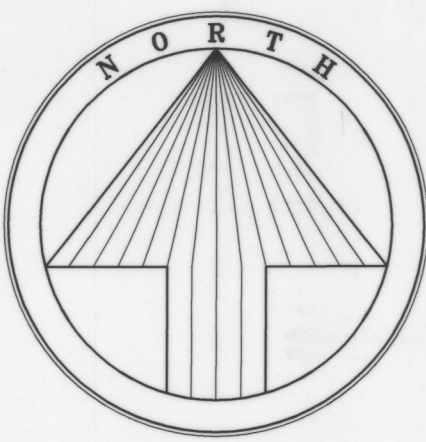
OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock

Scale: 1" = 60' September 14, 2016 SEI Job No. 13-141

Preserve Phase 1  
Amending Plat

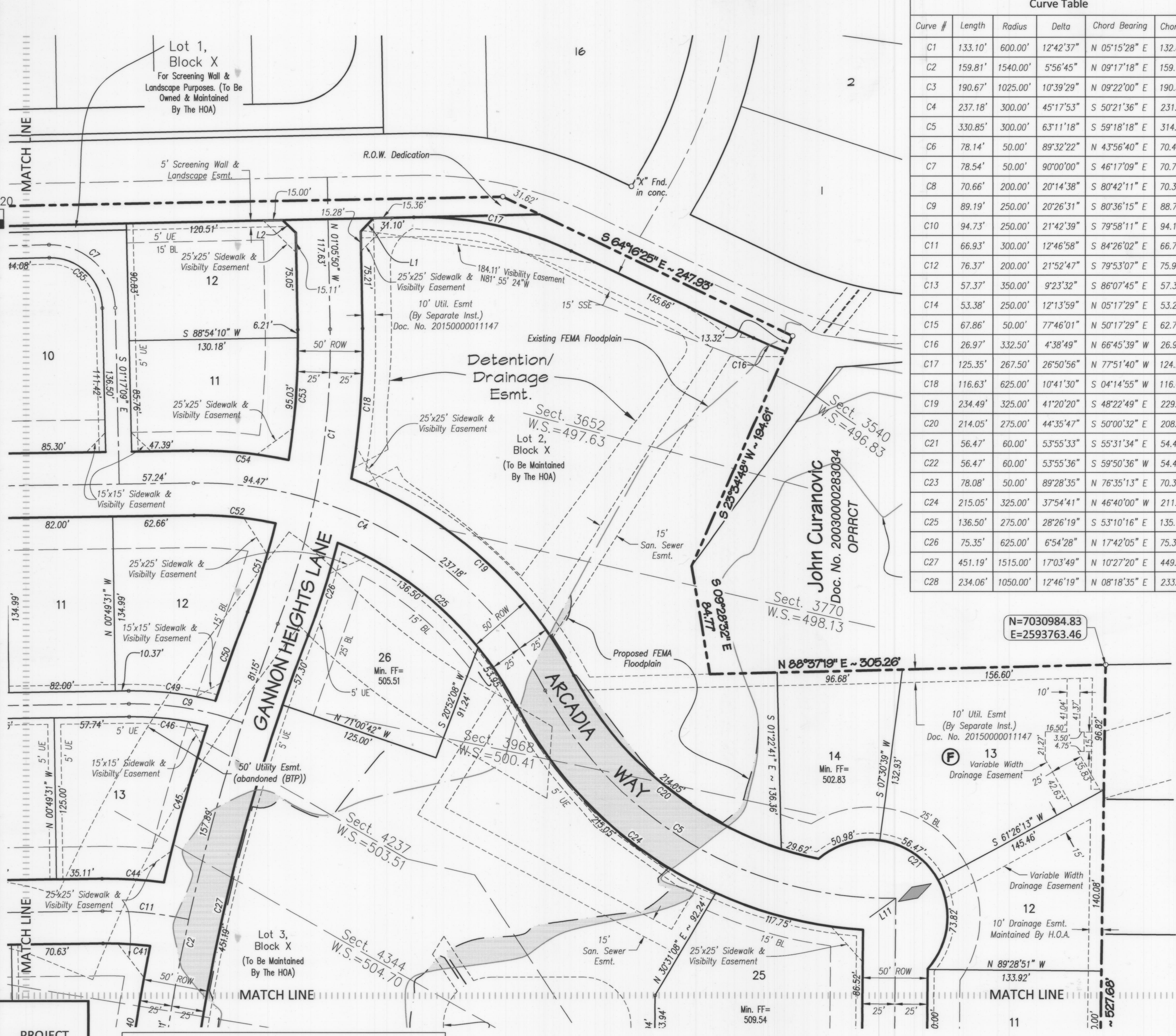
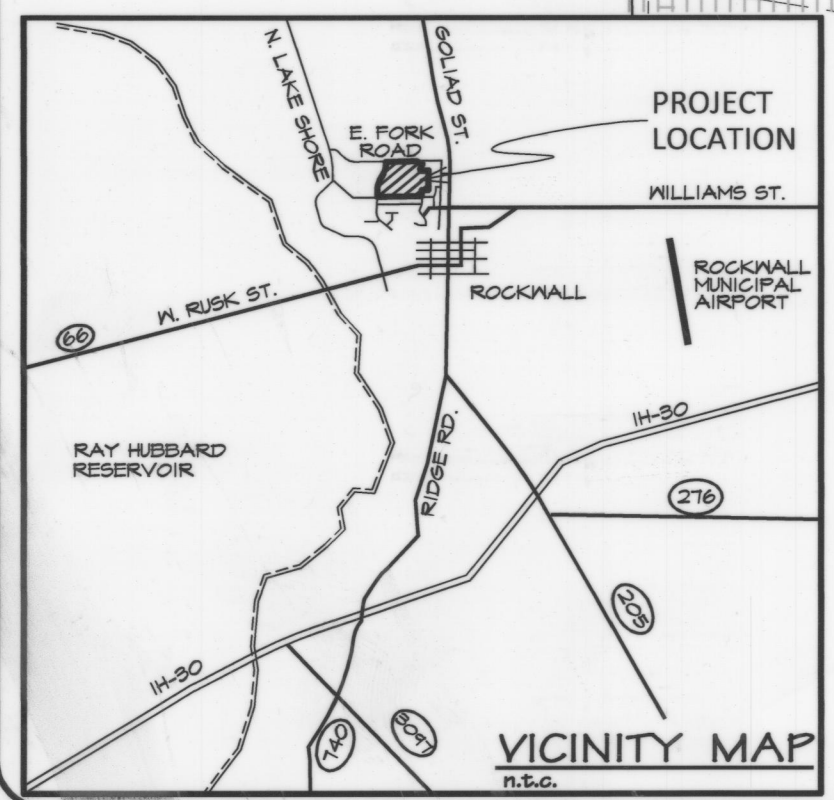
PAGE 3 OF 5





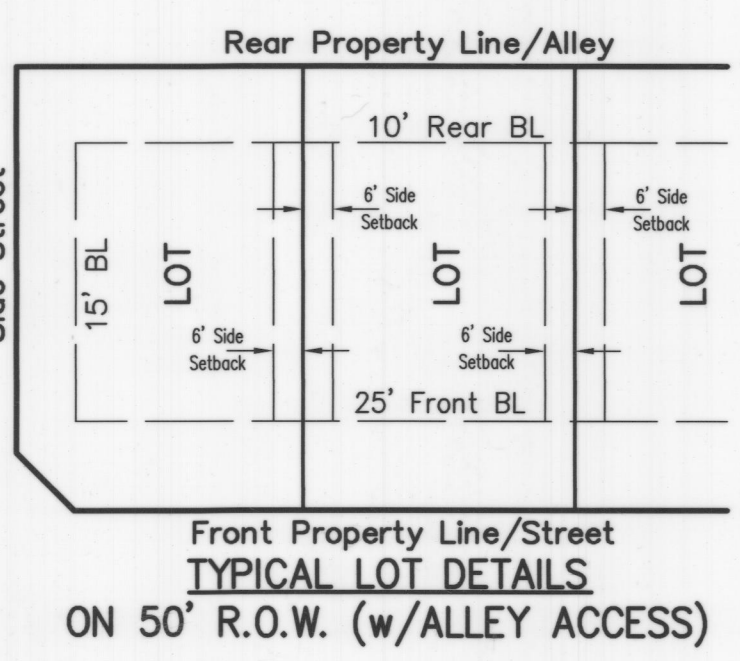
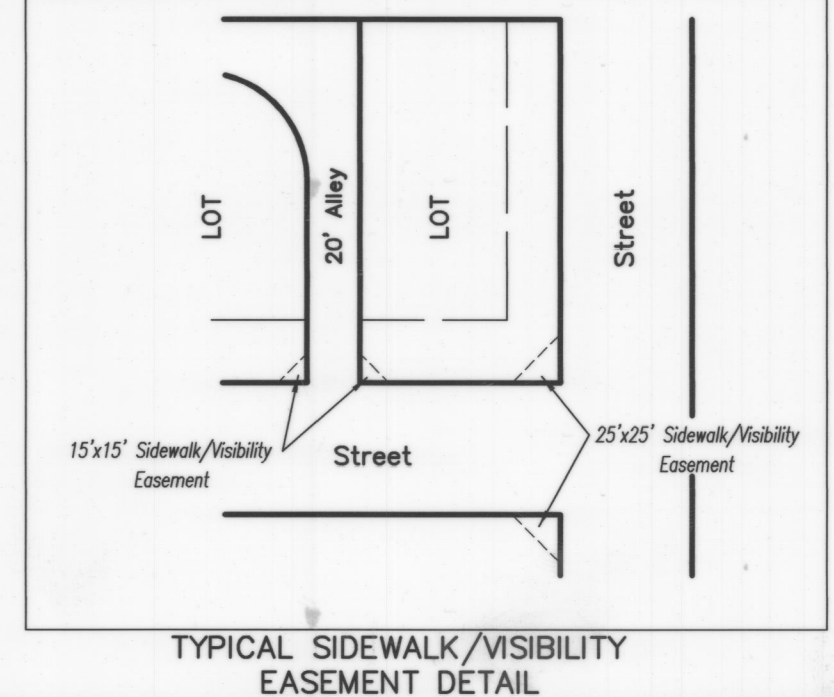
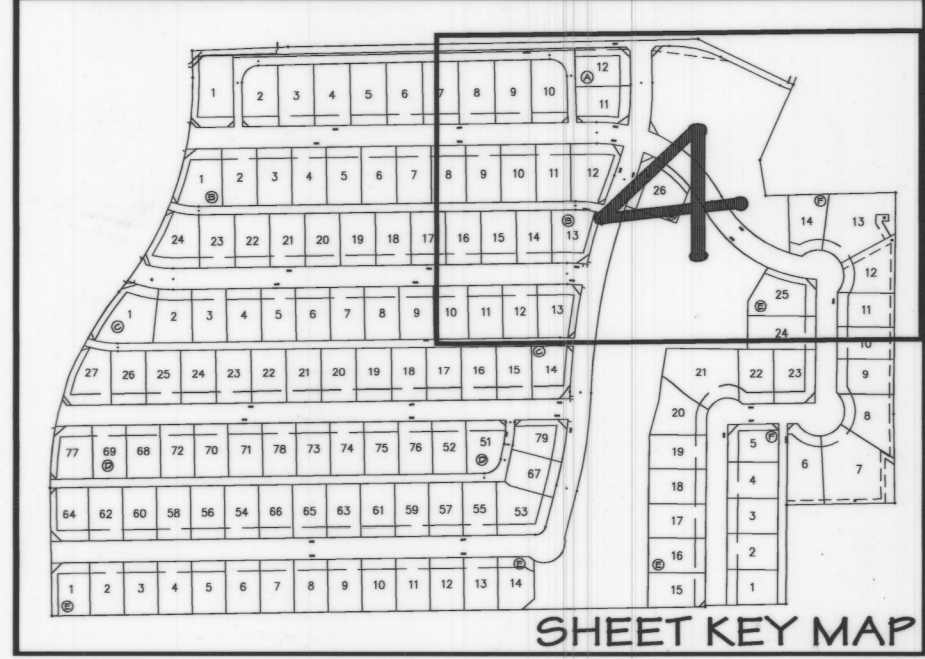
- NOTES:**
1. Basis of bearing derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. The 50' Lone Star Gas Co. Easement recorded in Vol. 25, Pg. 685, Vol. 25, Pg. 646 and modified by Partial Release recorded Vol. 103, Pg. 369 has been completely abandoned from this site by Doc. No. 2016000002276
  4. Property Owner/HOA Is Responsible For Maintaining, Repairing And Replacing All Drainage/Retention Systems.

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(BTP)	BY THIS PLAT
◆	STREET NAME CHANGE
ⓐ	BLOCK DESIGNATION
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
▨	RECLAIMED FLOODPLAIN



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	133.10'	600.00'	12°42'37"	N 05°15'28" E	132.83'
C2	159.81'	1540.00'	5°56'45"	N 09°17'18" E	159.74'
C3	190.67'	1025.00'	10°39'29"	N 09°22'00" E	190.39'
C4	237.18'	300.00'	45°17'53"	S 50°21'36" E	231.05'
C5	330.85'	300.00'	63°11'18"	S 59°18'18" E	314.34'
C6	78.14'	50.00'	89°32'22"	N 43°56'40" E	70.43'
C7	78.54'	50.00'	90°00'00"	S 46°17'09" E	70.71'
C8	70.66'	200.00'	20°14'38"	S 80°42'11" E	70.30'
C9	89.19'	250.00'	20°26'31"	S 80°36'15" E	88.72'
C10	94.73'	250.00'	21°42'39"	S 79°58'11" E	94.17'
C11	66.93'	300.00'	12°46'58"	S 84°26'02" E	66.79'
C12	76.37'	200.00'	21°52'47"	S 79°53'07" E	75.91'
C13	57.37'	350.00'	9°23'32"	S 86°07'45" E	57.31'
C14	53.38'	250.00'	12°13'59"	N 05°17'29" E	53.28'
C15	67.86'	50.00'	77°46'01"	N 50°17'29" E	62.77'
C16	26.97'	332.50'	4°38'49"	N 66°45'39" W	26.96'
C17	125.35'	267.50'	26°50'56"	N 77°51'40" W	124.21'
C18	116.63'	625.00'	10°41'30"	S 04°14'55" W	116.46'
C19	234.49'	325.00'	41°20'20"	S 48°22'49" E	229.43'
C20	214.05'	275.00'	44°35'47"	S 50°00'32" E	208.68'
C21	56.47'	60.00'	53°55'33"	S 55°31'34" E	54.41'
C22	56.47'	60.00'	53°55'36"	S 59°50'36" W	54.41'
C23	78.08'	50.00'	89°28'35"	N 76°35'13" E	70.39'
C24	215.05'	325.00'	37°54'41"	N 46°40'00" W	211.14'
C25	136.50'	275.00'	28°26'19"	S 53°10'16" E	135.10'
C26	75.35'	625.00'	6°54'28"	N 17°42'05" E	75.31'
C27	45.19'	1515.00'	17°03'49"	N 10°27'20" E	449.53'
C28	234.06'	1050.00'	12°46'19"	N 08°18'35" E	233.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C29	112.83'	50.00'	129°17'31"	N 53°59'00" E	90.37'
C30	32.50'	25.00'	74°28'45"	S 51°56'07" W	30.26'
C31	54.68'	1000.00'	3°07'59"	S 13°07'45" W	54.68'
C32	55.51'	260.00'	12°13'59"	S 05°17'29" W	55.41'
C33	54.29'	40.00'	77°46'01"	N 50°17'29" E	50.22'
C34	51.24'	240.00'	12°13'59"	N 05°17'29" E	51.14'
C35	64.38'	210.00'	17°33'54"	S 77°25'09" E	64.13'
C36	31.15'	340.00'	5°14'59"	S 88°12'01" E	31.14'
C37	110.04'	1565.00'	4°01'44"	S 03°56'17" W	110.02'
C38	71.34'	190.00'	21°30'45"	N 80°04'08" W	70.92'
C39	33.65'	360.00'	5°21'18"	N 88°08'51" W	33.63'
C40	126.05'	1565.00'	4°36'53"	S 08°59'33" W	126.01'
C41	36.40'	275.00'	7°35'02"	S 87°02'00" E	36.37'
C42	75.91'	275.00'	15°49'00"	S 75°39'20" E	75.67'
C43	64.53'	225.00'	16°25'59"	N 82°36'31" W	64.31'
C44	47.79'	325.00'	8°25'31"	N 86°36'45" W	47.75'
C45	125.89'	1565.00'	4°36'33"	S 15°26'34" W	125.86'
C46	60.90'	240.00'	14°32'21"	S 83°33'20" E	60.74'
C47	74.66'	210.00'	20°22'08"	S 80°38'26" E	74.26'
C48	66.80'	190.00'	20°08'41"	N 80°45'10" W	66.46'
C49	67.51'	260.00'	14°52'41"	N 83°23'10" W	67.33'
C50	73.04'	1565.00'	2°40'26"	S 19°49'06" W	73.03'
C51	72.07'	575.00'	7°10'52"	S 17°33'54" W	72.02'
C52	63.46'	275.00'	13°13'20"	S 84°27'01" E	63.32'
C53	95.03'	575.00'	9°28'10"	S 04°15'20" W	94.92'
C54	74.30'	325.00'	13°05'56"	N 84°29'35" W	74.14'
C55	62.83'	40.00'	90°00'00"	S 46°17'09" E	56.57'
C56	62.51'	40.00'	89°32'22"	N 43°56'40" E	56.34'



Plat Amendment Purpose:  
Revise side yard setback (adjacent to street) of Lot 11, Block A from 25' to 15' per zoning ordinance.

J 046  
CASE NO. P2016-042  
**AMENDING PLAT**  
**THE PRESERVE PHASE 1**  
Being an amending plat of THE PRESERVE PHASE I recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS, MASTER DEVELOPERS-SNB, LLC is the owner of a tract of land situated in the J. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being all of The Preserve Phase I, an addition recorded in Cabinet I, Slide 325 of the Plat Records, Rockwall County, Texas (PRRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the east line of Highland Drive, created by the final plat of The Preserve Phase III, an addition recorded in Cabinet G, Slide 193 PRRCT, with the south line of East Fork Drive, a variable width public right-of-way, from which an "X" found in concrete for the southeast corner of Lot 24, Block Q, The Preserve Phase III, bears S 19°52'51" W, 195.40 feet;

THENCE N 87°40'12" E, 225.21 feet along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°54'10" E, 965.12 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 64°16'25" E, 247.93 feet continuing along the south line of East Fork Drive to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 23°34'48" W, 194.61 feet departing the south line thereof to a point for corner, and being a westerly corner of a tract conveyed to John Curanovic, recorded in Instrument No. 20030000283034 OPRRCT;

THENCE S 09°28'32" E, 84.77 feet along the west line thereof to a point for corner;

THENCE N 88°37'19" E, 305.26 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the Garner Addition, an unrecorded addition to the City of Rockwall;

THENCE S 00°46'50" W, 527.68 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 01°28'07" E, 204.50 feet continuing along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 88°52'35" W, passing along the north line of North West Street and Lot 1, Block A, Jameson Addition, an addition recorded in Cabinet F, Page 369 PRRCT, and along the north line of a right-of-way dedication created by said plat, total distance of 254.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 00°25'30" W, 232.75 feet along the west line of said right-of-way dedication and Lot 1, Block A, Jameson Addition, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Northshore Phase One, an addition recorded in Cabinet A, Slide 181 PRRCT;

THENCE S 89°10'30" W, 190.05 feet along the north line thereof to a 1/2" iron rod found;

THENCE S 00°30'30" W, 3.38 feet continuing along the north line thereof to a 1/2" iron rod found;

THENCE S 89°10'30" W, 1535.69 feet continuing along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Highland Drive;

THENCE along the east line of Highland Drive, the following:

N 00°49'30" W, 300.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 39°50'00", a radius of 720.00 feet a chord of N 19°05'30" E - 490.54 feet an arc length of 500.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 40°05'24", a radius of 780.00 feet, a chord of N 18°57'48" E - 534.70 feet, an arc length of 545.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°05'10" W, 63.44 feet to the POINT OF BEGINNING with the subject tract containing 2,287,985 square feet or 52.525 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MASTER DEVELOPERS-SNB, LLC, do hereby adopt this plat designating the hereinabove described property as THE PRESERVE PHASE I, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at Collin County, Texas, this 19th day of October, 2016.

MASTER DEVELOPERS-SNB, LLC

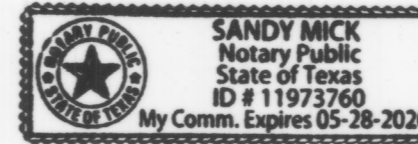
By: [Signature]  
William C. Shaddock, Manager

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of October, 2016.

[Signature]  
Notary Public, State of Texas

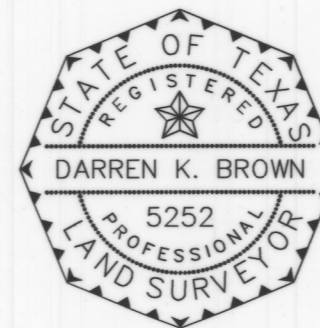


SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the 18 day of October, 2016.

[Signature]  
DARREN K. BROWN, R.P.L.S. NO. 5252

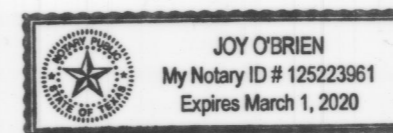


STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of October, 2016.

[Signature]  
Notary Public, State of Texas



CERTIFICATE OF APPROVAL

[Signature]  
Planning and Zoning Commission  
Date 10/18/16

APPROVED:

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3 day of October, 2016.

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 the said date of final approval.

WITNESS OUR HANDS this the 20 day of October, 2016.

[Signature] Mayor, City of Rockwall  
[Signature] Kristy Cole, City Secretary  
[Signature] Amy Williams, City Engineer



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/02/2016 11:35:18 AM  
\$250.00  
20160000021300

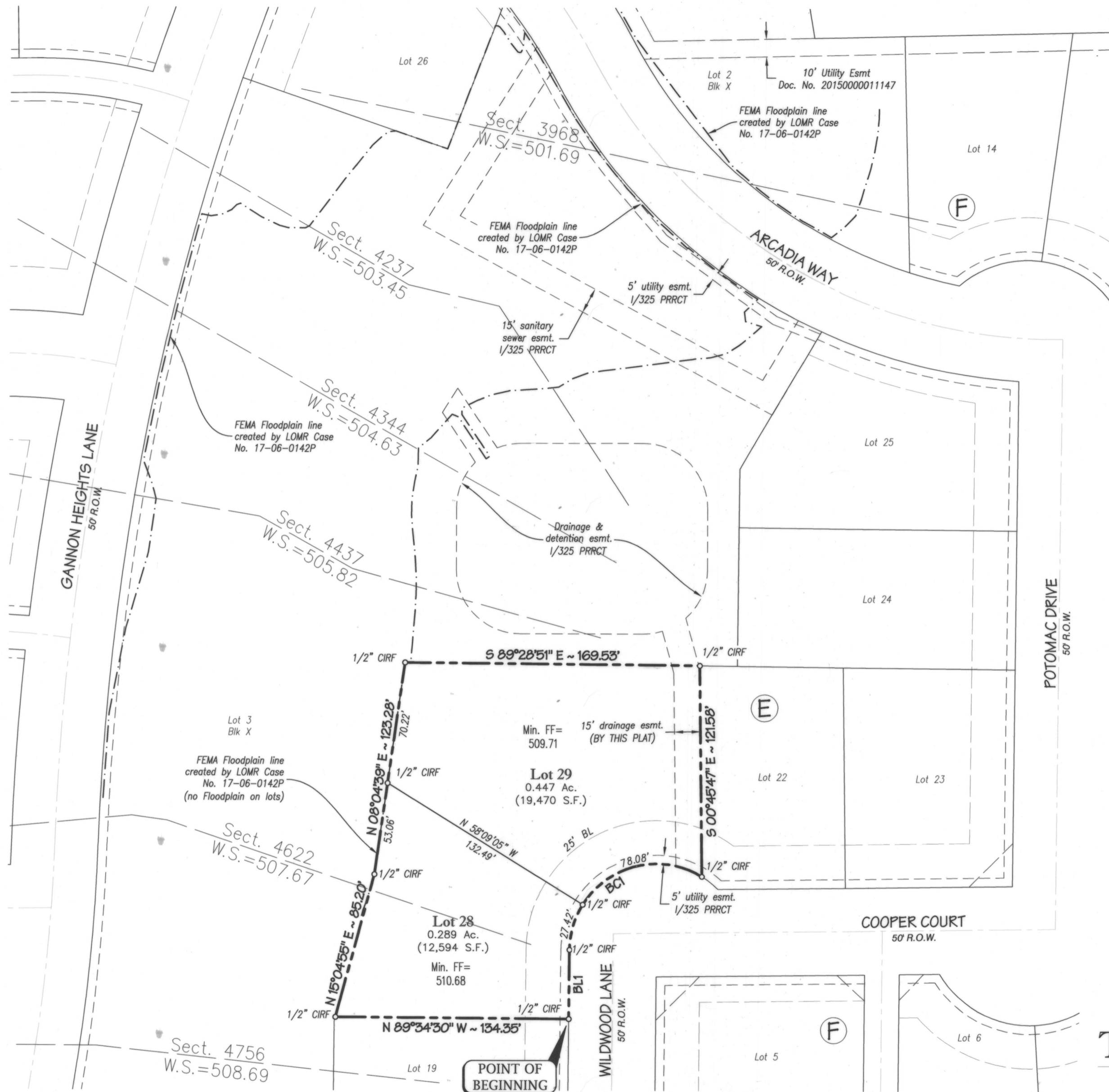
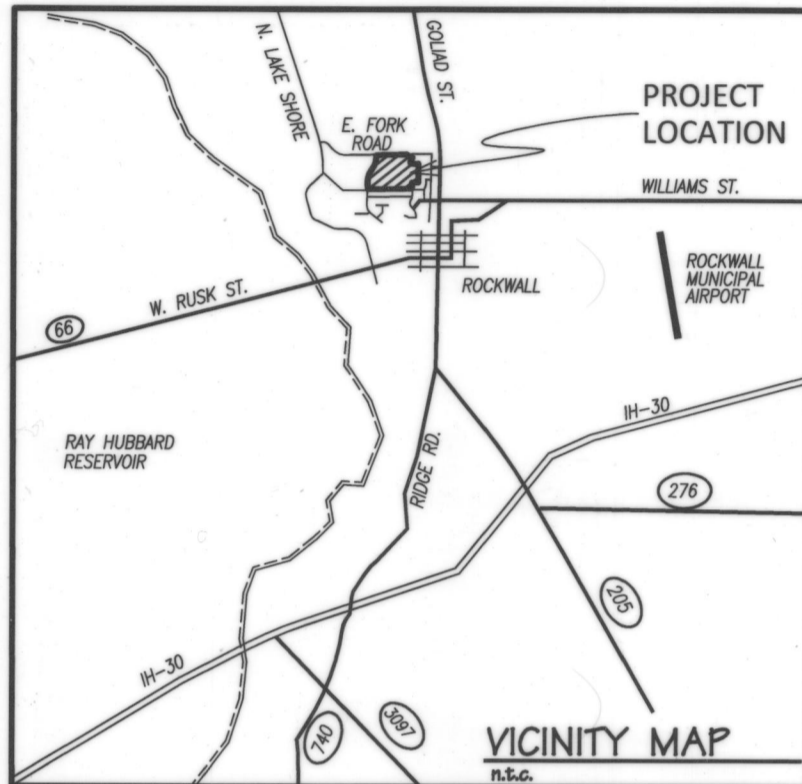
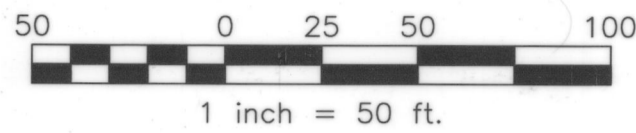


[Signature]  
COPY

J 047  
CASE NO. P2016-042  
AMENDING PLAT  
**THE PRESERVE PHASE I**  
Being an amending plat of THE PRESERVE PHASE I  
recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas  
A. HANNA SURVEY, ABSTRACT NO. 98  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg Helsel

OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	105.50'	50.00'	120°54'01"	S 60°52'30" W	86.99'

Line Table		
Line #	Bearing	Distance
BL1	S 00°25'30" W	39.87'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE; DEFINED BY PREVIOUS PLAT
UE	UTILITY EASEMENT; DEFINED BY PREVIOUS PLAT
ⓐ	BLOCK DESIGNATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

**NOTES:**

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- The purpose of this Amending Plat is to revise lot numbers from 26 and 27, Block E to 28 and 29, Block E.

**351**  
CASE NO. P2017-024  
**AMENDING PLAT**  
**THE PRESERVE PHASE 1**  
LOTS 28 and 29, BLOCK E  
Being a Amending Plat of a Replat of  
**THE PRESERVE PHASE 1 - Lots 26 and 27, Block E**  
recorded in Cabinet J, Page 199, Plat Records, Rockwall County, Texas  
**J.H.B. JONES SURVEY, ABSTRACT NO. 124**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Greg Helsel

**OWNER / APPLICANT**  
Michael and Emily Mattingly  
779 Wildwood Lane  
Rockwall, TX 75087  
602-663-5055

**OWNER / APPLICANT**  
First Texas Homes, Inc.  
500 Crescent Court, Suite 350  
Dallas, Texas 75201  
Keith Hardesty  
Phone: (214) 613-3400

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS First Texas Homes, Inc., and Michael and Emily Mattingly, are the owners of a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being all of Lots 26 and 27, Block E, Replat of The Preserve Phase I according to the amending plat recorded in Cabinet J, Page 199 of the Plat Records, Rockwall County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of Wildwood Lane for the southeast corner of Lot 20 and the northeast corner of Lot 19;

THENCE N 89°34'30" W, 134.35 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the east line of Lot 3, Block X;

THENCE N 15°04'55" E, 85.20 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 08°04'39" E, 123.28 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 89°28'51" E, 169.53 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found for the northwest corner of Lot 22;

THENCE S 00°45'47" E, 121.58 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Cooper Court;

THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 120°54'01", a radius of 50.00 feet, a chord of S 60°52'30" W - 86.99 feet, an arc length of 105.50 feet, passing the intersection of Cooper Court and Wildwood Lane;

THENCE S 00°25'30" W, 39.87 feet along the west line of Wildwood Lane to the POINT OF BEGINNING with the subject tract containing 32,064 square feet or 0.737 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner(s) of the land shown on this Amending Plat, and designated herein as the AMENDING PLAT THE PRESERVE PHASE 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water course, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the AMENDING PLAT THE PRESERVE PHASE 1 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 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, form 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. Maintenance, repairs, and responsibility of the detention system shall be the property owner's.
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 the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulation of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which 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 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.

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; We, our successors and adding hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

FIRST TEXAS HOMES, INC.

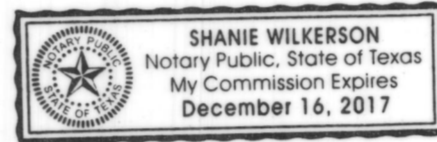
By: Keith Hardesty, Division President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Keith Hardesty, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of December, 2017.

Shanie Wilkerson, Notary Public, State of Texas



Michael Mattingly

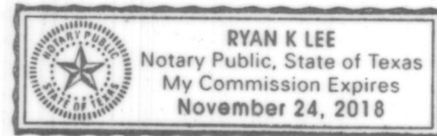
By: Michael Mattingly, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Mattingly, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of December, 2017.

Ric, Notary Public, State of Texas



Emily Mattingly

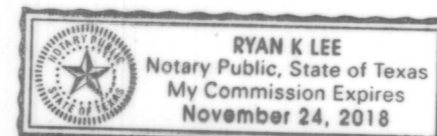
By: Emily Mattingly, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Emily Mattingly, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of December, 2017.

RKL, Notary Public, State of Texas



Filed and Recorded Official Public Records Shellii Miller, County Clerk Rockwall County, Texas 12/19/2017 02:03:17 PM \$100.00 20170900023306



APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 19 day of December, 2017.

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 the said date of final approval.

WITNESS OUR HANDS this the \_\_\_ day of \_\_\_, 2017.

Director of Planning and Zoning

City Engineer

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall Texas.

Dated this the 12 day of DECEMBER, 2017.

DARREN K. BROWN, R.P.L.S. NO. 5252

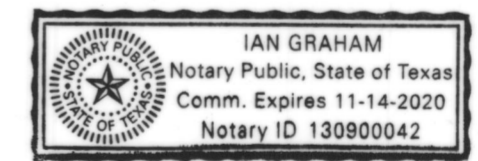


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12 day of December, 2017.

Notary Public, State of Texas



5252 CASE NO. P2017-024 AMENDING PLAT THE PRESERVE PHASE 1 LOTS 28 and 29, BLOCK E Being a Amending Plat of a Replat of THE PRESERVE PHASE 1 - Lots 26 and 27, Block E recorded in Cabinet J, Page 199, Plat Records, Rockwall County, Texas J.H.B. JONES SURVEY, ABSTRACT NO. 124 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Greg Helsel

OWNER / APPLICANT Michael and Emily Mattingly 779 Wildwood Lane Rockwall, TX 75087 602-663-5055

OWNER / APPLICANT First Texas Homes, Inc. 500 Crescent Court, Suite 350 Dallas, Texas 75201 Keith Hardesty Phone: (214) 613-3400