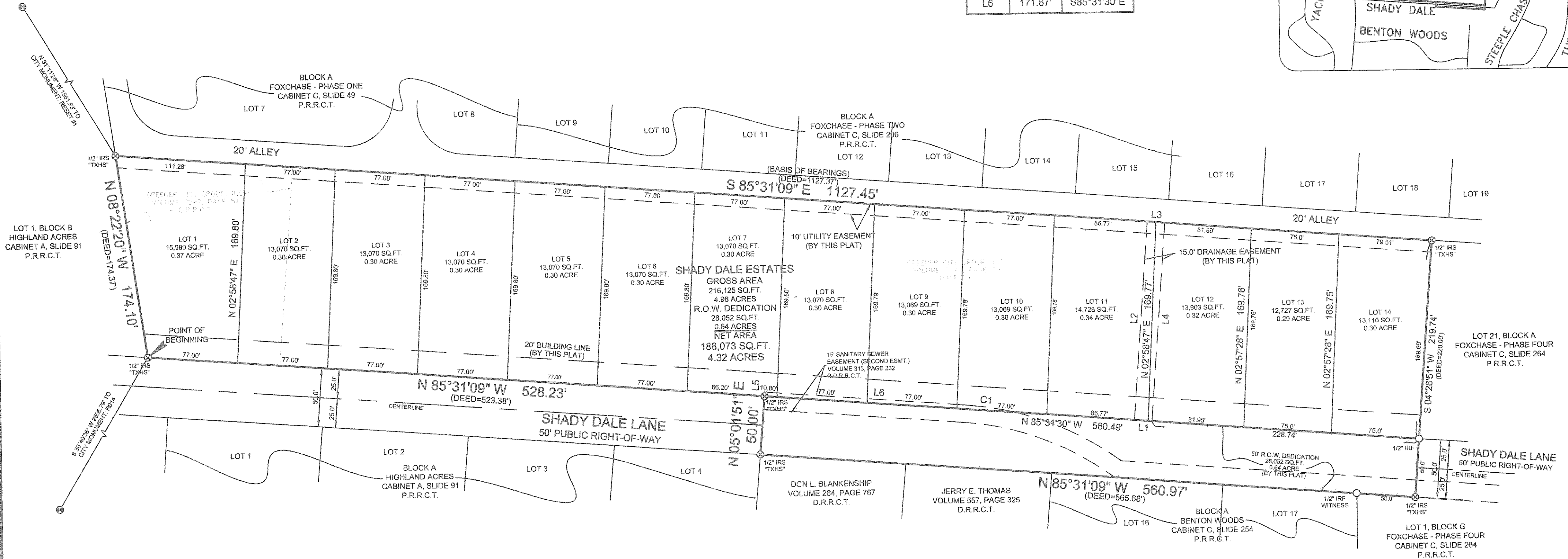
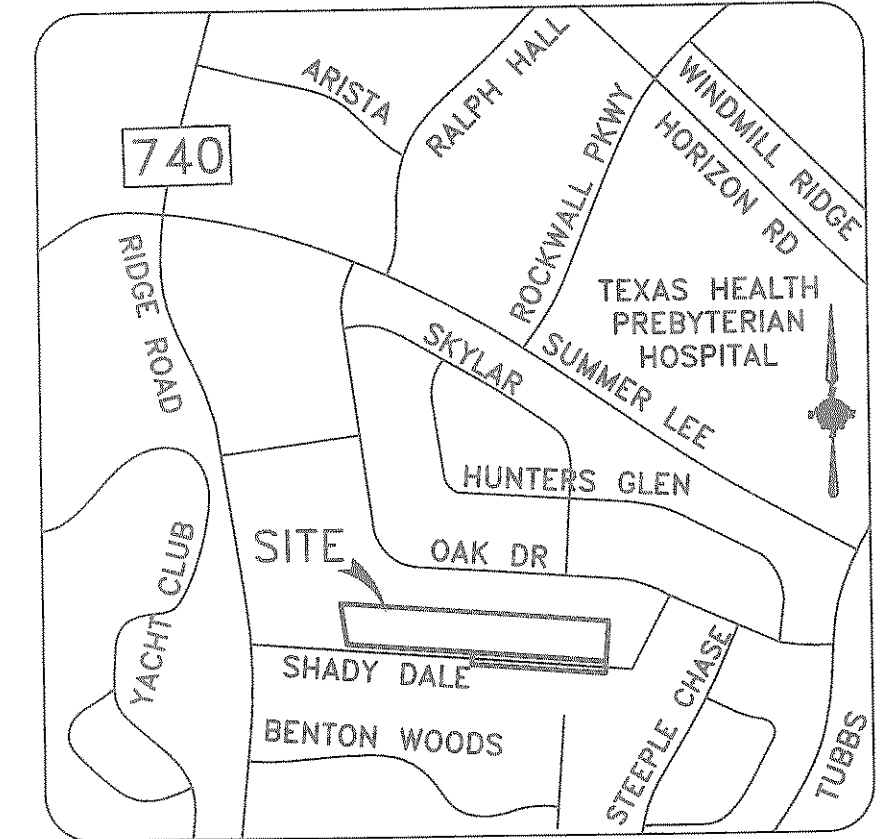


EASEMENT CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	42.45'	257.02'	S80°47'37"E 42.40'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N85°31'30"W
L2	170.00'	N04°28'30"E
L3	15.00'	S85°31'30"E
L4	170.00'	S04°28'30"W
L5	3.50'	N04°28'30"E
L6	171.67'	S85°31'30"E

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

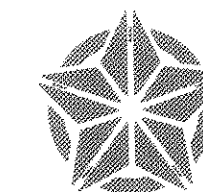
- 1) Bearings are based on deed recorded in Volume 7297, Page 50, Deed Records, Rockwall County, Texas.
- 2) The purpose of this plat is to create 14 lots.
- 3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 49397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
ESMT.	EASEMENT
VOL., PG.	VOLUME, PAGE
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

**FINAL PLAT**  
**LOTS 1-14, BLOCK 1**  
**SHADY DALE ESTATES**  
 BEING 4.32 ACRES SITUATED IN THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.  
 CASE NO. P2013-042

**TEXAS HERITAGE**  
 SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com

OWNER  
 GREENER CITY GROUP, INC.  
 8201 PRESTON ROAD, SUITE #300  
 DALLAS, TEXAS 75225

H-399

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Greener City Group, Inc. is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, in Rockwall County, Texas, being that same tract of land conveyed to Greener City Group, Inc. by General Warranty Deeds recorded in Volume 7297, Page 50 and Volume 7297, Page 54, of the Deed Records of Rockwall County, Texas, and being together more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" in the North right-of-way line of Shady Dale Lane (50 foot public right-of-way), said point being the Southeast corner of Lot 1, Block B of Highland Acres, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 91 of the Plat Records of Rockwall County, Texas, same being the most westerly Southwest corner of herein described tract;

Thence North 08 Degrees 22 Minutes 20 Seconds West, along the East line of said Lot 1, Block B, a distance of 174.10 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of a 20 foot alley as shown on the plats of Foxchase - Phase One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 49 and Foxchase - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 206 of the Plat Records of Rockwall County, Texas, same being the Northwest corner of herein described tract;

Thence South 85 Degrees 31 Minutes 09 Seconds East, along the South right-of-way line of said alley, a distance of 1127.45 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Northwest corner of Lot 21, Block A of Foxchase - Phase Four, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 264 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of herein described tract;

Thence South 04 Degrees 28 Minutes 51 Seconds West, along the West line of said Lot 21, passing its Southwest corner, same being the North right-of-way line of said Shady Dale Lane, at a distance of 170.00 feet and continuing for a total distance of 219.74 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" in the North line of Lot 1, Block G of said Foxchase - Phase Four addition, said point being also in the South right-of-way line of said Shady Dale Lane, same being the Southeast corner of herein described tract;

Thence North 85 Degrees 31 Minutes 09 Seconds West, along the North line of said Lot 1, Block G, passing the Northeast corner of Block A of Benton Woods, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 254 of the Plat Records of Rockwall County, Texas, and continuing along the North line of said Benton Woods addition, and passing the Northeast corner of a tract of land conveyed to Jerry E. Thomas by deed recorded in Volume 557, Page 325 of the Deed Records of Rockwall County, Texas, and continuing along the North line of said Thomas tract, and passing the Northeast corner of a tract of land conveyed to Don L. Blankenship by deed recorded in Volume 284, Page 767 of the Deed Records of Rockwall County, Texas, and continuing along the North line of said Blankenship tract, for a total distance of 560.97 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of said Shady Dale Lane, same being the Northeast corner of Lot 4, Block A of the aforementioned Highland Acres, being the Northwest corner of said Blankenship tract and being the most easterly Southwest corner of herein described tract;

Thence North 05 Degrees 01 Minute 51 Seconds East, along the East right-of-way line of said Shady Dale Lane, a distance of 50.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Northeast corner of said Shady Dale Lane;

Thence North 85 Degrees 31 Minutes 09 Seconds West, along the North right-of-way line of said Shady Dale Lane, a distance of 528.23 feet to the POINT OF BEGINNING and containing 216,125 square feet or 4.96 acres of land.

GENERAL NOTES:

- 1) Bearings are based on deed recorded in Volume 7297, Page 50, Deed Records, Rockwall County, Texas.
2) The purpose of this plat is to create 14 lots.
3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 49397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

Filed and Recorded
Official Public Records
Shell: Miller, County Clerk
Rockwall County, Texas
03/05/2014 02:39:44 PM
\$100.00
2014000002879

Signature of Shell Miller, County Clerk

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Greener City Group, Inc., through the undersigned authority, does hereby adopt this plat designating the herein above described property as Shady Dale Estates, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Shady Dale Estates subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or 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 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; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Signature of Drew Colon (owner)
Drew Colon (owner)
Greener City Group Inc.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Azra Bazargani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of February, 2014.

Notary Signature and Seal of Davey Earl Davis, Notary Public, My Commission Expires December 23, 2017

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Signature of Gary E. Johnson, R.P.L.S. No. 5299

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of February, 2014.

Notary Signature and Seal of Davey Earl Davis, Notary Public, My Commission Expires December 23, 2017

RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission, Date 1/14/2014

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the 21st day of January, 2014.

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, on this the 3rd day of March, 2014.

Signature of Paul Sweet, Mayor, City of Rockwall

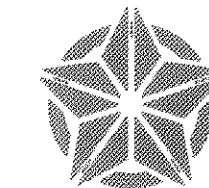
Signature of Kristy Ashberry, City Secretary, City of Rockwall

Signature of Amy Williams, Engineer, City of Rockwall



FINAL PLAT
LOTS 1-14, BLOCK 1
SHADY DALE ESTATES
BEING 4.32 ACRES SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
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OWNER
GREENER CITY GROUP, INC.
8201 PRESTON ROAD, SUITE #300
DALLAS, TEXAS 75225



TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

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