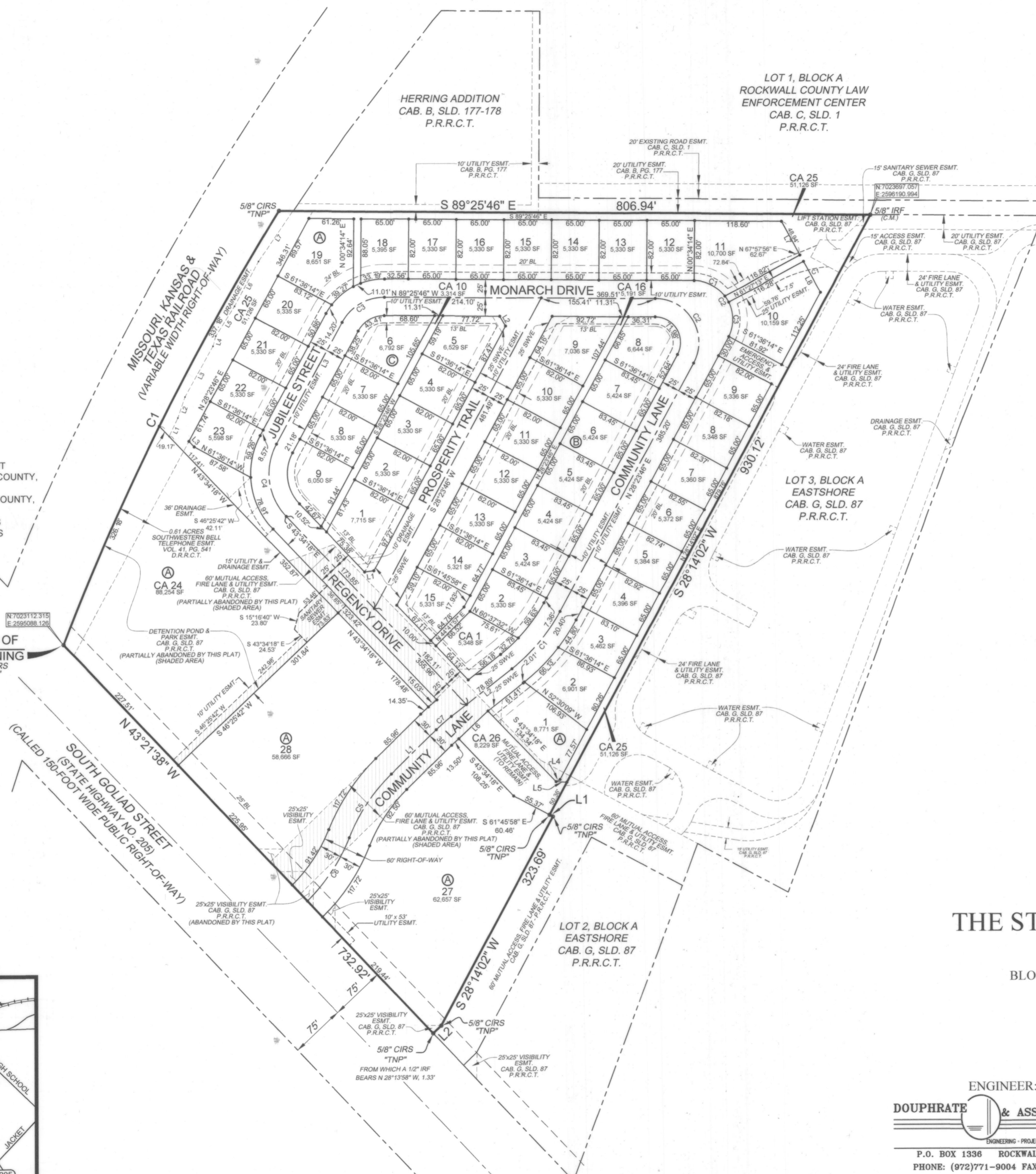


Legend of Symbols & Abbreviations

- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- PFC = POINT FOR CORNER
- (C.M.) = CONTROLLING MONUMENT
- CA = COMMON AREA
- R.O.W. = RIGHT-OF-WAY
- INST. = INSTRUMENT
- NO. = NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- SLD. = SLIDE
- ESMT. = EASEMENT
- SWVE = SIDEWALK & VISIBILITY EASEMENT
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
Not to Scale



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	663.36'	3569.62'	10°38'51"	N 26°31'22" E	662.41'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°36'55" E	85.96'
L2	N 51°55'39" E	105.43'
L3	S 28°23'46" W	189.43'

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.68'	250.00'	23°31'53"	N 40°09'42" E	101.96'
C2	123.39'	60.00'	117°49'31"	N 30°31'00" W	102.77'
C3	70.53'	65.00'	82°10'29"	S 59°29'00" W	67.12'
C4	106.77'	85.00'	71°58'04"	S 07°35'16" E	99.88'
C5	105.11'	250.00'	24°05'23"	S 33°34'14" W	104.34'
C6	104.57'	250.00'	23°58'00"	S 33°30'33" W	103.81'
C7	27.54'	250.00'	6°18'45"	N 48°46'17" E	27.53'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°24'44" W	12.75'
L2	N 30°31'00" W	15.49'
L3	N 43°34'18" W	10.52'
L4	N 61°10'18" E	6.25'
L5	N 86°48'47" W	14.79'
L6	N 42°26'15" E	55.00'
L7	S 28°32'47" E	52.41'
L8	S 28°32'47" E	48.25'

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.03'	53.00'	10°50'33"	S 31°38'39" E	10.01'
C3	48.42'	53.00'	52°20'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'09" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 1.000147972. (ALL COORDINATES SHOWN ARE GRID COORDINATES)
- 2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- 6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
- 7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.
- 8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

SURVEYOR:
TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Maddox, R.P.L.S.
TBPLS Registration No. 10194381
Project No. msm17-1887
Case No. P2018-019
Sheet 1 of 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as THE STANDARD-ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage and detention easements.
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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

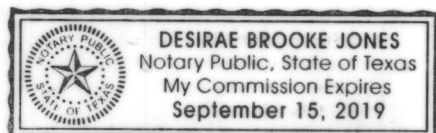
EAST SHORE JOINT VENTURE

Signature of representative for East Shore Joint Venture

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Andy Nagumley 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 16 day of November, 2018.

Signature of Desirae Brooke Jones
Notary Public in and for the State of Texas
September 15, 2019
My Commission Expires:



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, East Shore Joint Venture being the owner of a tract of land out of the B.J.T. Lewis Survey, Abstract No. 255, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 4, Lot 5, Lot 6 and Lot 7, Block A of the Final Plat of Eastshore, an addition to The City of Rockwall as recorded in Cabinet G, Slide 87 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TNP" set at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, a called 150-foot wide public right-of-way) and the southeast right-of-way line of the Missouri, Kansas, and Texas Railroad (M.K. and T. R.R., a variable width right-of-way) for the southwest corner of said Lot 7, and the beginning of a non-tangent curve to the right;

THENCE leaving the northeast right-of-way line of South Goliad Street and with the southeast right-of-way line of the M.K. and T. R.R., Northeasterly, with said curve to the right, having a radius of 3569.62 feet, a central angle of 10 degrees 38 minutes 51 seconds, an arc length of 663.36 feet, a chord bearing of North 26 degrees 31 minutes 22 seconds East, a distance of 662.41 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the northwest corner of said Lot 7;

THENCE leaving the southeast right-of-way line of the M.K. and T. R.R. and with the north lines of said Lot 7/Lot 5 and the south line of HERRING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 177 and 178 of the Plat Records of Rockwall County, Texas, South 89 degrees 25 minutes 46 seconds East, passing the southwest corner of HERRING ADDITION at a distance of 23.47 feet and continuing a total a distance of 806.94 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 5, same being the northwest corner of Lot 3 of said Eastshore Addition;

THENCE South 28 degrees 14 minutes 02 seconds West along the common line of said Lot 3 and said Lot 5, a distance of 930.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at a southwest corner of said Lot 3 and lying on the north line of said Lot 4;

THENCE South 61 degrees 45 minutes 58 seconds East along the common line of said Lot 4 and said Lot 3, a distance of 5.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 4;

THENCE South 28 degrees 14 minutes 02 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 323.69 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 57 minutes 51 seconds West continuing along the common line of said Lot 4 and said Lot 3, a distance of 15.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 4 lying on the northeast right-of-way line of said South Goliad Street and from which a 1/2 inch iron rod found for reference bears North 28 degrees 13 minutes 58 seconds West a distance of 1.33 feet;

THENCE North 43 degrees 21 minutes 38 seconds West along the northeast right-of-way line of said South Goliad Street, a distance of 732.92 feet to the POINT OF BEGINNING containing 689,385 square feet, or 15.826 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF November, 2018

Signature of Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430



Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
11/28/2018 02:30:17 PM
\$100.00
20180000021038

Signature of Shellie Miller, County Clerk

Approval section with signatures of Planning & Zoning Commission Chairman, Mayor, City Secretary, and City Engineer, dated 07/10/2018.



FINAL PLAT
THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS
ON 15.826 ACRES
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF
THE EASTSHORE ADDITION
LOTS 4, 5, 6 & 7, BLOCK A
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER:
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

OWNER:
EAST SHORE JOINT VENTURE
5499 Glen Lakes, Suite 110
Dallas, Texas 75231
(214) 369-9066

TEAGUE NALL AND PERKINS, INC.
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
(214) 461-9867
Contact: Jay Maddox, R.P.L.S.
TBPLS Registration No. 10194381
Project No. msm17-1887
Case No. P2018-019
Sheet 2 of 2



**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
THE STANDARD**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (this "**Amendment**") is made by THE STANDARD MCP, LTD., a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS:

A. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions dated effective as of June 30, 2020, executed by Declarant, recorded as Document No. 20200000013962, in the Official Public Records of Rockwall County, Texas (the "**Declaration**"). All capitalized terms used but not defined herein shall have the meanings as given to them in the Declaration.

B. Declarant, as the current "Declarant" under the Declaration and the owner of all of the Property, desires to amend the Declaration pursuant to and in accordance with Section 9.3 thereof.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Association to Maintain Street Signage. The Association shall maintain, repair and replace, at its sole cost and expense (but subject to the Association's right to collect such costs and expenses by way of Assessments), all street signage within the Property deemed non-standard by the City of Rockwall, Texas, including, but not limited to, poles, posts, street sign blades and hardware.

2. Continuance of Declaration. Except as otherwise expressly modified by this Amendment, the Declaration, and all of the covenants, conditions, restrictions, easements, rights, liens, charges and other protective and beneficial provisions set forth therein, are and remain, and shall continue, in full force and effect.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE TO FOLLOW]

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is executed by Declarant as of the date set forth below, to be effective, however, as of the date this instrument is Recorded.

DECLARANT:

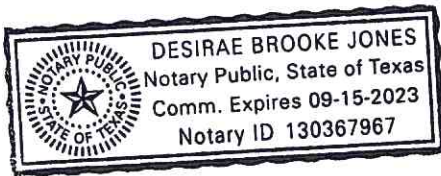
THE STANDARD MCP, LTD.,
a Texas limited partnership

By: Merritt Capital, Inc.,
a Texas corporation,
its General Partner

By: *Marshall Merritt*
Marshall Merritt, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on November 4, 2020, 2020, by Marshall Merritt, President of Merritt Capital, Inc., a Texas corporation, the General Partner of THE STANDARD MCP, LTD., a Texas limited partnership, on behalf of said limited partnership.



Desirae Brooke Jones
Notary Public, State of Texas

AFTER RECORDING,
RETURN TO:

Elliott Stratmann, PLLC
2705 Bee Cave Road, Suite 200
Austin, Texas 78746

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/20/2021 11:42:55 AM
\$30.00
20210000001378



Jennifer Fogg