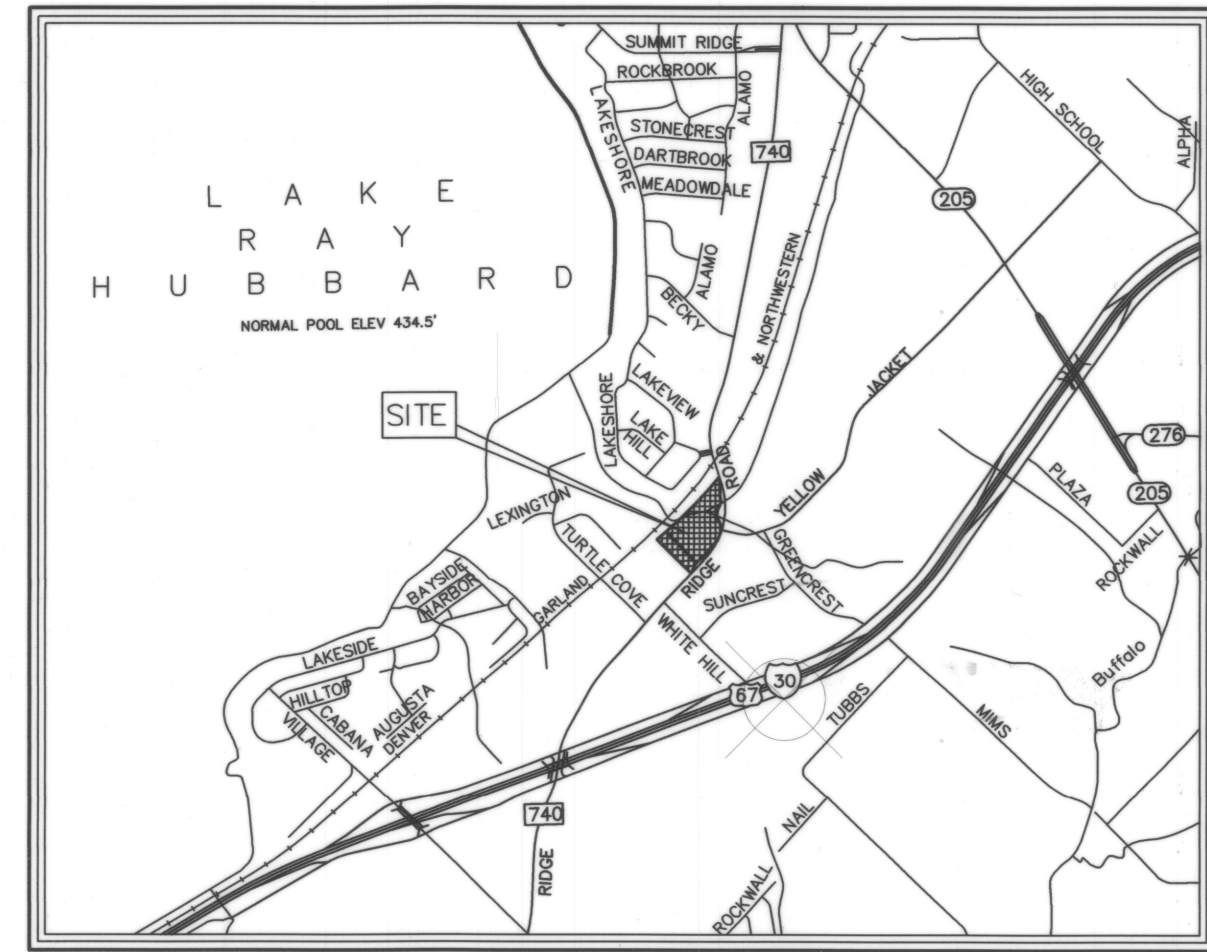


LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

J 243

FINAL PLAT
SKY RIDGE ADDITION
BEING

8.583 ACRES
SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 9, 2017 SHEET 1 OF 2

D:\3775\DWG\3775 Final Plat.dwg

- Notes:
1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
 2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°40'54" E	17.68'
L2	S 3°35'17" W	92.39'
L3	S 6°04'59" E	87.39'
L4	S 22°08'13" W	92.43'
L5	S 5°55'01" W	83.73'
L6	S 2°42'35" W	95.18'
L7	S 20°51'26" W	93.55'
L8	S 45°02'32" W	95.68'
L9	S 35°55'01" W	91.06'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L10	S 50°59'46" W	93.83'
L11	S 43°33'23" W	100.02'
L12	S 21°45'18" W	104.89'
L13	S 83°23'49" E	38.60'
L14	N 75°43'13" W	9.05'
L15	S 74°36'21" W	42.86'
L16	S 61°43'52" W	56.64'
L17	N 20°06'42" W	5.49'
L18	S 81°35'29" W	19.76'

NO.	DIRECTION	DISTANCE
L19	N 89°44'14" W	36.19'
L20	N 86°44'02" W	36.50'
L21	N 78°38'08" W	16.60'
L22	N 84°42'04" W	25.46'
L23	S 68°15'14" W	51.08'
L24	S 76°21'23" W	17.77'
L25	S 60°55'21" W	12.46'
L26	N 73°08'15" W	28.82'
L27	N 72°56'35" W	22.09'

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmysurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 20160000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 19 seconds, an arc distance of 1005.51 feet to a TXDOT Monument with an Aluminum Disk found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE 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. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: 7.1 RIDGE, LLC

BY:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Swiercinsky, 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 under my hand and seal of office this 16 day of November, 2017.

Elizabeth A. Morgan
Notary Public in and for the State of Texas
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE 1st DAY OF NOVEMBER, 2017.

Robert C. Myers
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

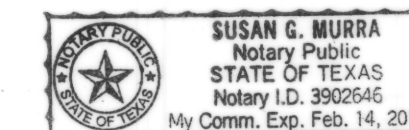


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF NOVEMBER, 2017.

Susan G. Murra
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019



STANDARD CITY SIGNATURE BLOCK

7/5/18
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 8 day of August, 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 said date of final approval.



WITNES OUR HANDS, this 16th day of November, 2017.

Jim Smith Mayor, City of Rockwall
Christy Cole City Secretary
Anthony Williams City Engineer

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmysurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/29/2017 08:29:37 AM
\$100.00
20170000021990



COPY

J 244
FINAL PLAT

SKY RIDGE ADDITION

BEING

8.583 ACRES

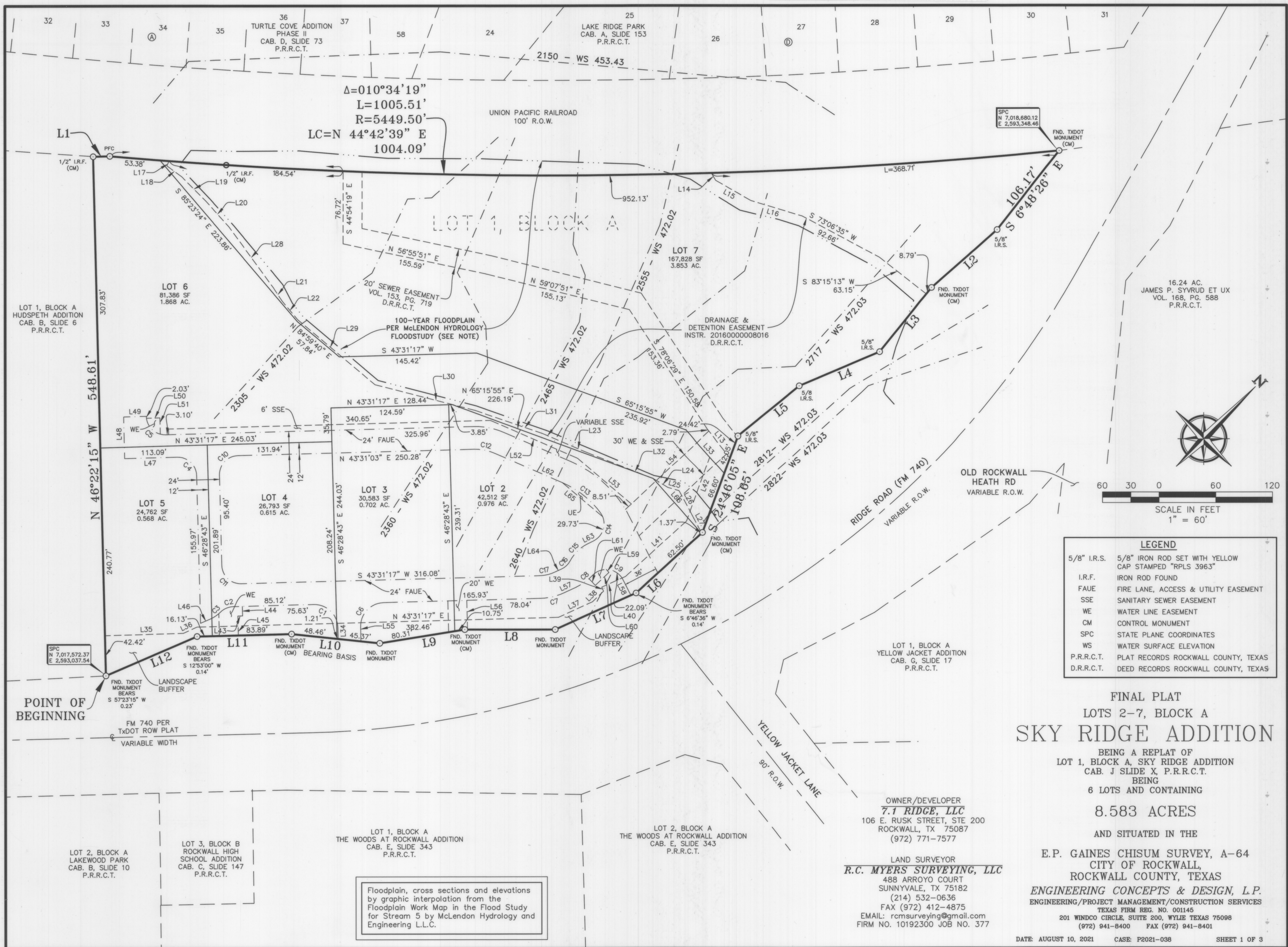
SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 9, 2017

SHEET 2 OF 2



FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

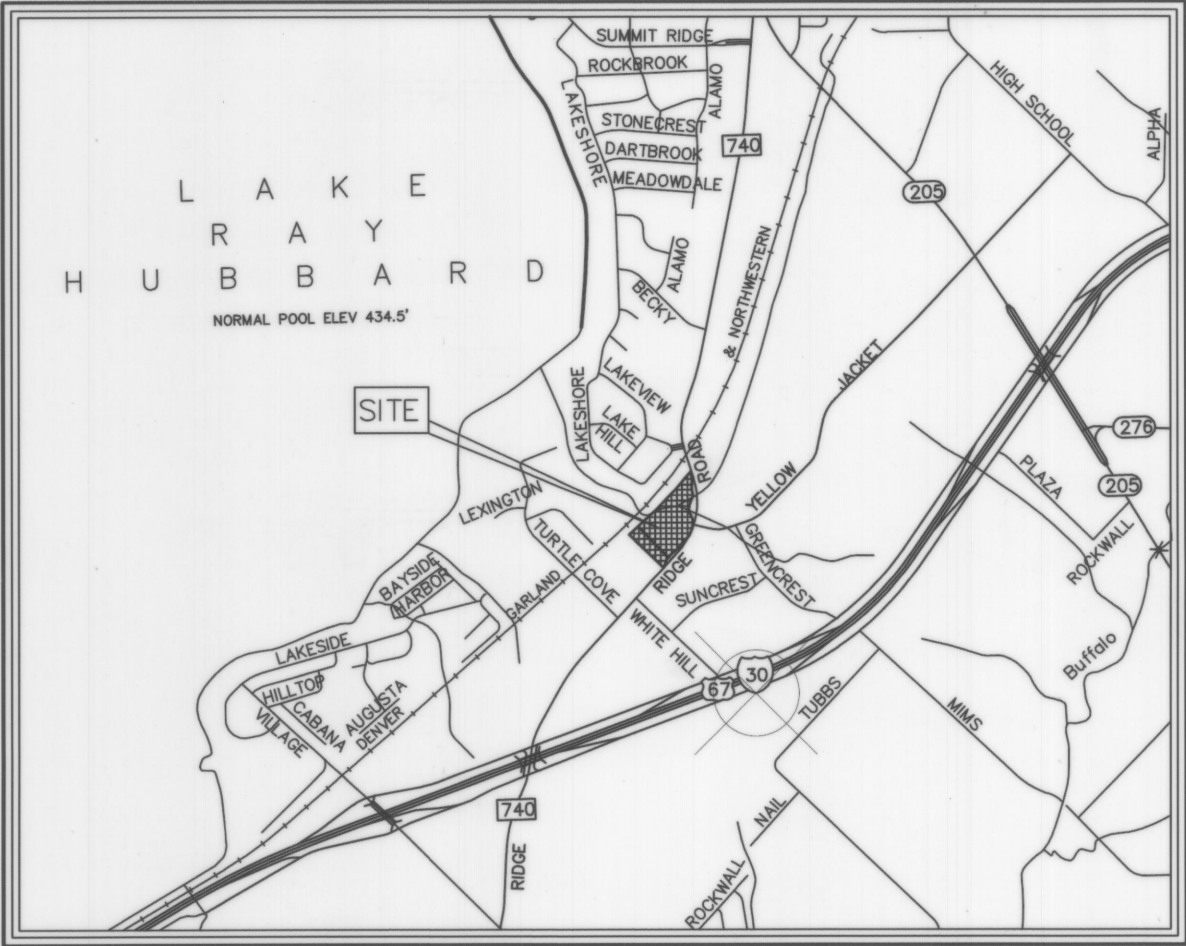
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Floodplain, cross sections and elevations
by graphic interpolation from the
Floodplain Work Map in the Flood Study
for Stream 5 by McLendon Hydrology and
Engineering L.L.C.



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°40'54" E	17.68'
L2	S 3°35'17" W	92.39'
L3	S 6°04'59" E	87.39'
L4	S 22°08'13" W	92.43'
L5	S 5°55'01" W	83.73'
L6	S 2°42'35" W	95.18'
L7	S 20°51'26" W	93.55'
L8	S 45°02'32" W	95.68'
L9	S 35°55'01" W	91.06'
L10	S 50°59'46" W	93.83'
L11	S 43°33'23" W	100.02'
L12	S 21°45'18" W	104.89'
L13	S 83°23'49" E	38.60'
L14	N 75°43'13" W	9.05'
L15	S 74°36'21" W	42.86'
L16	S 61°43'52" W	56.64'
L17	N 20°06'42" W	5.49'
L18	S 81°35'29" W	19.76'
L19	N 89°44'14" W	36.19'
L20	N 86°44'02" W	36.50'
L21	N 78°38'08" W	16.60'
L22	N 84°42'04" W	25.46'
L23	S 68°15'14" W	51.08'
L24	S 76°21'23" W	17.77'
L25	S 60°55'21" W	12.46'
L26	N 73°08'15" W	28.82'
L27	N 72°56'35" W	22.09'
L28	N 81°08'00" W	79.99'
L29	S 85°02'01" W	106.84'
L30	S 59°30'36" W	109.07'
L31	S 63°57'59" W	75.64'
L32	S 66°31'00" W	75.36'
L33	N 86°27'01" W	60.85'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L34	N 46°28'43" W	12.00'
L35	N 43°24'11" E	82.95'
L36	N 20°25'09" E	15.99'
L37	N 20°41'40" E	39.25'
L38	N 1°23'58" E	16.27'
L39	N 69°18'20" W	4.62'
L40	N 20°41'40" E	27.66'
L41	N 2°46'30" E	87.17'
L42	N 25°01'13" W	72.07'
L43	N 43°34'00" E	5.00'
L44	N 46°28'43" W	10.04'
L45	N 46°29'00" W	20.46'
L46	S 21°28'21" W	11.56'
L47	S 43°31'03" W	55.61'
L48	N 46°22'12" W	44.02'
L49	N 43°27'59" E	23.96'
L50	S 43°37'45" W	14.28'
L51	N 46°22'15" W	17.17'
L52	N 68°32'13" E	100.67'
L53	N 85°28'28" E	74.50'
L54	N 1°49'11" E	121.06'
L55	S 46°28'43" E	15.15'
L56	N 46°28'43" W	30.77'
L57	S 20°11'42" W	13.50'
L58	N 71°39'36" W	18.26'
L59	N 88°10'49" W	4.32'
L60	N 1°49'11" E	20.00'
L61	S 88°10'49" E	9.66'
L62	N 68°32'13" E	78.20'
L63	S 18°17'25" W	7.73'
L64	S 20°11'42" W	7.73'
L65	S 85°23'26" W	56.06'
L66	S 86°27'01" E	77.32'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

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FIRM NO. 10192300 JOB NO. 377

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 2016000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT Monument with an Aluminum Disk found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE 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. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

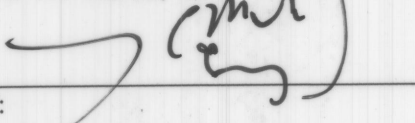
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

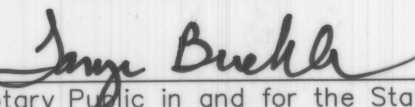
FOR: 7.1 RIDGE, LLC

BY: 

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Swierczewski 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 under my hand and seal of office this 24th day of September, 2021.


Notary Public in and for the State of Texas
My Commission Expires:



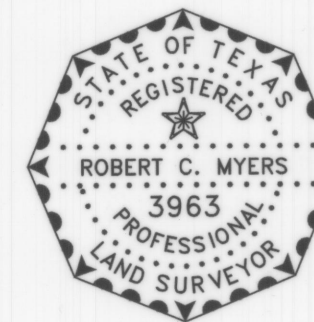
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, 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 SEAL OF OFFICE THIS THE 30 DAY OF AUGUST, 2021.


ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date 8/2/2021

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of August, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 5th day of October, 2021.

 Mayor, City of Rockwall
 City Secretary
 City Engineer

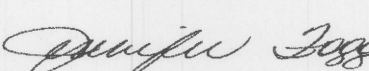


OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/06/2021 11:11:58 AM
\$150.00
20210000026842





FINAL PLAT LOTS 2-7, BLOCK A SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

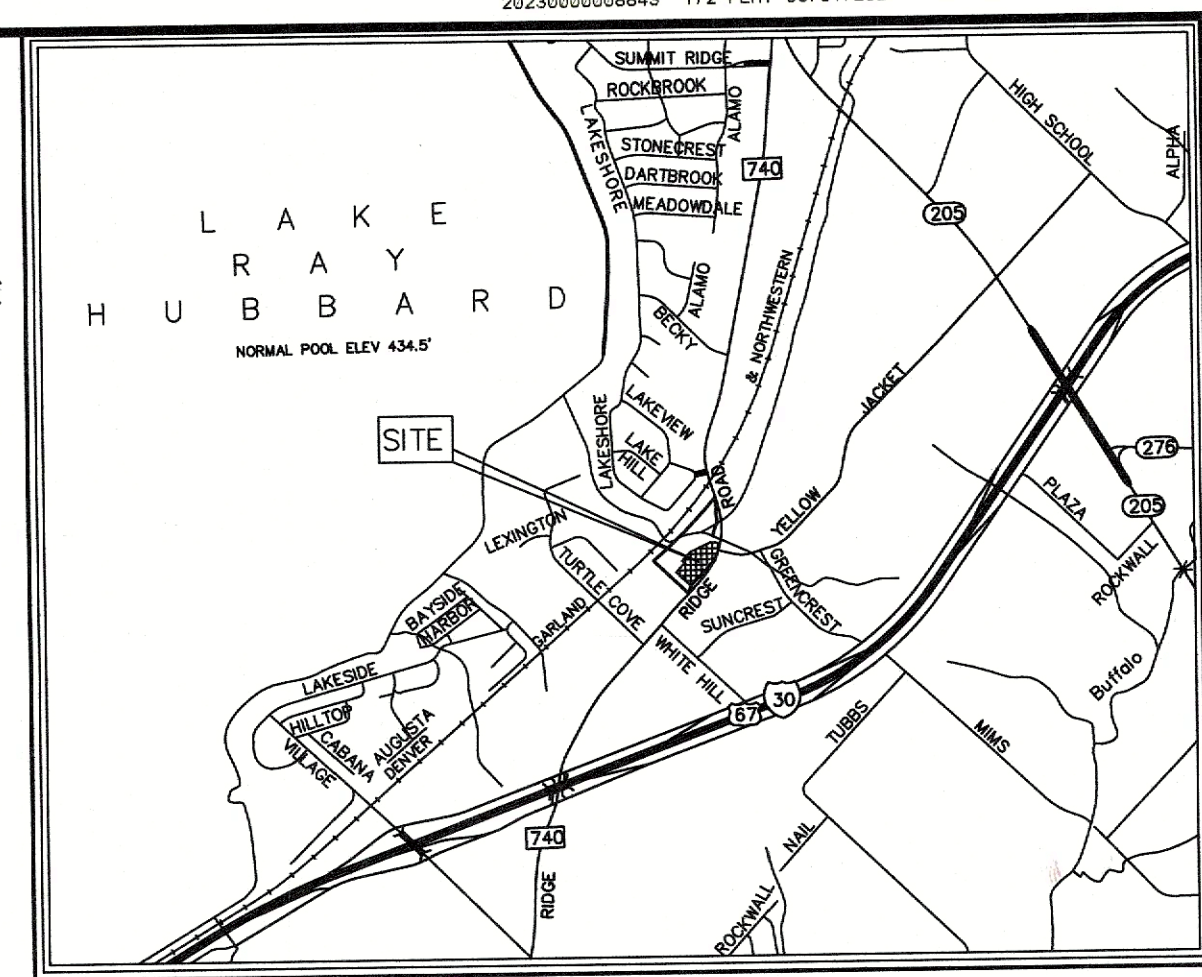
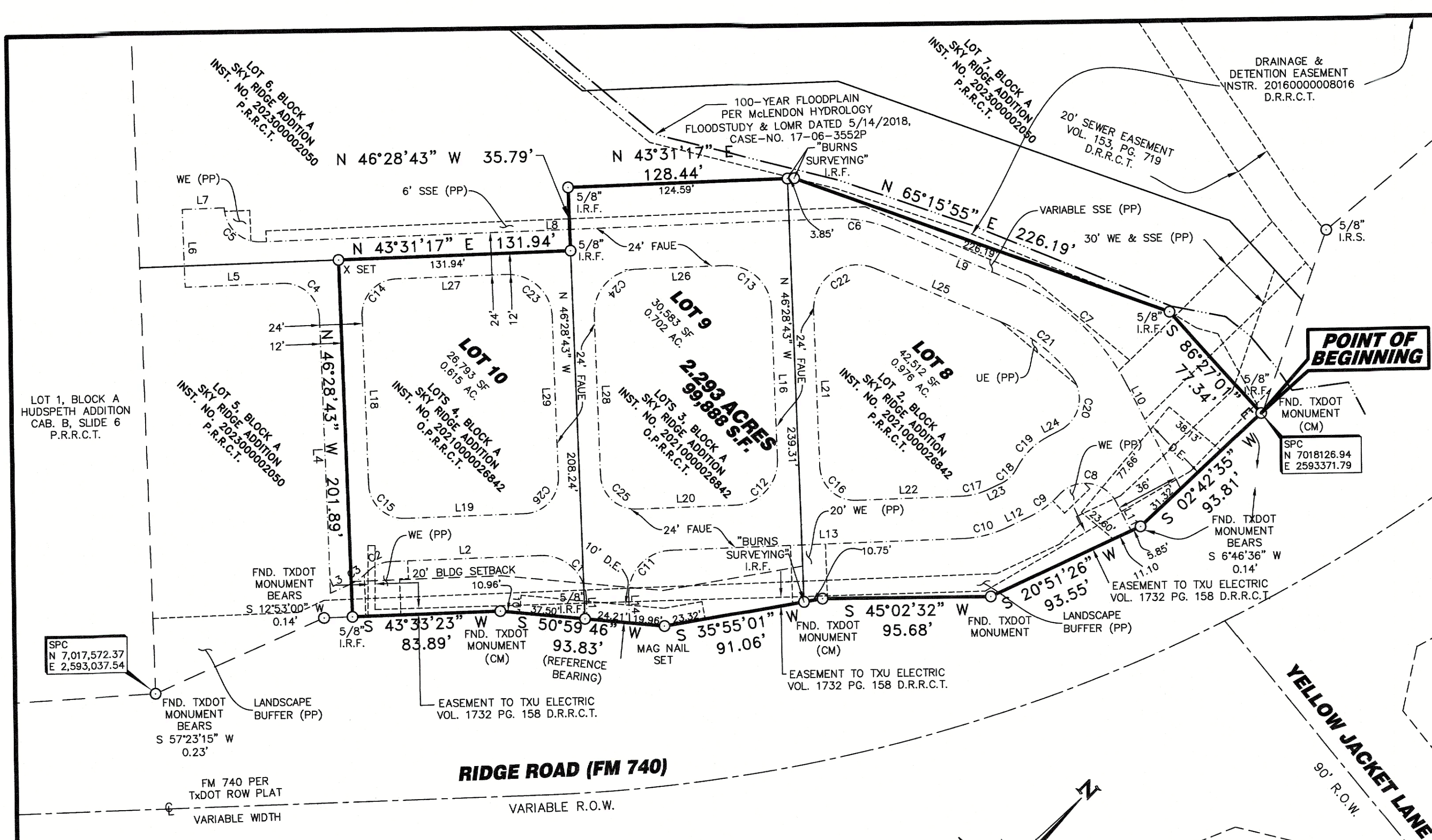
AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: AUGUST 10, 2021

CASE: P2021-038

SHEET 3 OF 3

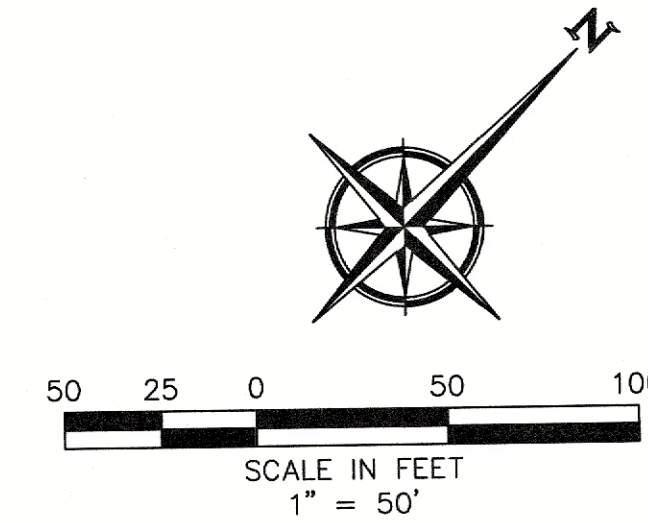


LEGEND

5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
FAUE	FIRE LANE, ACCESS & UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER LINE EASEMENT
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
WS	WATER SURFACE ELEVATION
UE	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
3. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
4. Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.
5. (PP) indicates building lines, easements, right-of-ways, dimensions, etc. are per a previous plat recoded as Instrument Number 20210000026842.



LINE	BEARING	DISTANCE
L1	S 46°28'43" E	12.00'
L2	N 43°31'17" E	85.12'
L3	N 21°28'21" E	11.56'
L4	S 46°28'43" E	155.97'
L5	N 43°31'03" E	55.61'
L6	N 46°22'12" W	44.02'
L7	S 43°27'59" W	23.96'
L8	S 43°31'17" W	325.96'
L9	S 68°32'13" W	78.20'
L10	S 71°42'35" E	67.01'
L11	S 71°39'36" E	18.26'
L12	N 20°11'42" E	13.50'
L13	N 43°31'17" E	165.93'
L14	N 46°28'43" W	15.15'
L16	S 46°28'43" E	85.40'
L18	N 46°24'08" W	95.40'
L19	S 43°31'17" W	67.95'
L20	N 43°31'17" E	55.59'
L21	S 46°28'43" E	87.81'
L22	S 43°31'17" W	59.54'
L23	S 20°11'42" W	7.73'
L24	S 18°17'25" W	7.73'
L25	N 68°32'13" E	77.59'
L26	N 43°31'17" E	50.60'
L27	N 43°31'17" E	62.82'
L28	S 46°28'57" E	90.40'
L29	S 46°28'57" E	90.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 88°31'17" E	90°00'00"
C2	20.00'	15.13'	14.77'	N 21°51'18" E	43°19'57"
C3	34.00'	12.63'	12.56'	N 10°49'50" E	21°17'02"
C4	20.00'	31.42'	28.29'	N 88°31'10" E	90°00'14"
C5	20.00'	31.45'	28.31'	S 88°34'23" W	90°06'40"
C6	74.00'	32.31'	32.06'	N 56°01'38" E	25°01'10"
C7	124.00'	86.03'	84.32'	N 88°24'49" E	39°45'12"
C8	20.00'	38.30'	32.71'	N 53°29'04" E	109°42'40"
C9	58.00'	21.83'	21.70'	N 09°24'43" E	21°33'57"
C10	64.00'	26.06'	25.88'	N 31°51'29" E	23°19'36"
C11	25.00'	39.27'	35.36'	N 01°28'43" W	90°00'00"
C12	25.00'	39.27'	35.36'	S 01°28'43" E	90°00'00"
C13	25.00'	39.27'	35.36'	N 88°31'10" E	90°00'14"
C14	20.00'	31.39'	28.26'	N 01°26'32" W	89°55'11"
C15	20.00'	31.44'	28.30'	S 88°33'35" W	90°04'35"
C16	20.00'	31.42'	28.28'	N 88°31'22" E	90°00'10"
C17	40.00'	16.28'	16.17'	S 31°51'29" W	23°19'36"
C18	20.00'	12.91'	12.69'	N 01°41'55" E	36°59'33"
C19	41.75'	25.57'	25.17'	S 00°44'47" W	35°05'17"
C20	20.00'	34.93'	30.66'	S 31°44'46" E	100°04'22"
C21	100.00'	51.80'	51.23'	N 83°22'38" E	29°40'50"
C22	25.00'	49.93'	42.03'	N 11°19'35" E	114°25'04"
C23	25.00'	39.27'	35.35'	S 88°31'10" W	89°59'46"
C24	25.00'	39.27'	35.36'	S 01°28'50" E	90°00'14"
C25	20.00'	31.41'	28.28'	N 88°31'10" E	89°59'46"
C26	20.00'	31.42'	28.29'	N 01°28'50" W	90°00'14"

OWNER/DEVELOPER
BEAUTY LEGACY, LLC
 3509 RIM FIRE DRIVE
 GARLAND, TX 75044

OWNER/DEVELOPER
7.1 RIDGE, LLC
 106 E. RUSK STREET, STE 200
 ROCKWALL, TX 75087
 (972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 488 ARROYO COURT
 SUNNYVALE, TX 75182
 (214) 532-0636
 FAX (972) 412-4875
 EMAIL: rmysurveying@gmail.com
 FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
SKY RIDGE ADDITION
LOTS 8-10, BLOCK A

BEING A REPLAT OF
 LOT 2-4, BLOCK A, SKY RIDGE ADDITION
 INSTRUMENT NUMBER
 20210000026842 O.P.R.R.C.T.
 BEING
 3 LOTS AND CONTAINING
2.293 ACRES (99,888 S.F.)
 AND SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC and BEAUTY LEGACY, LLC BEING THE OWNERS of a 2.293 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of Lots 2, 3, and 4, Block A, of Sky Ridge Addition, an addition to the city of Rockwall, Rockwall County Texas, recorded in Instrument 20210000026842, Official Public Records, Rockwall County, Texas, and this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the southeast corner of Lot 7 of said Sky Bridge Addition, common to the most eastern corner of said Lot 2, said point being in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way;

THENCE Southwesterly, along the northwest right-of-way line of said FM 740 and the southeast lines of said Lots 2, 3, and 4, the following courses:

S 02 degrees 42 minutes 35 seconds W, a distance of 93.81 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears S 06 degrees 46 minutes 36 seconds W, a distance of 0.14 feet;

S 20 degrees 51 minutes 26 seconds W, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 45 degrees 02 minutes 32 seconds W, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 35 degrees 55 minutes 01 seconds W, at 10.75 feet, passing the common corner of said Lots 2 and 3, and continuing for a total distance of 91.06 feet to a mag nail set for corner;

S 50 degrees 59 minutes 46 seconds W, at 45.37 feet passing the common corner of said Lots 3 and 4, and continuing for a total distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 43 degrees 33 minutes 23 seconds W, a distance of 83.89 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most southern corner of said Lot 4, common the most eastern corner of said Lot 5;

THENCE N 46 degrees 28 minutes 43 seconds W, along the common line of Lots 4 and 5 of said Sky Ridge Addition, a distance of 201.89 feet, to a X set for corner at the common northerly corner thereof and also being in a southeast line of Lot 6;

Thence along the southeasterly lines of said Lot 6 and Lot 7 of said Addition, and the northwesterly lines of said Lots 4, 3, and 2, respectively, the following courses:

N 43 degrees 31 minutes 17 seconds E, a distance of 131.94 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most northern corner of said Lot 4;

N 46 degrees 28 minutes 43 seconds W, a distance of 35.79 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most western corner of said Lot 3;

N 43 degrees 31 minutes 17 seconds E, at 124.59, feet passing the common northerly corner of said Lots 3 and 2, respectively, and continuing for a total distance of 128.44 feet, to a iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner;

N 65 degrees 15 minutes 55 seconds E, a distance of 226.19 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner;

S 86 degrees 27 minutes 01 seconds E, a distance of 77.34 feet, to the POINT OF BEGINNING and containing 99,888 square feet or 2.293 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this replat, and designated herein as the SKY RIDGE ADDITION, LOTS 2-4, an Addition to the City of Rockwall, Texas, and whose names are 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. We further certify that all other parties who have a mortgage or lien interest in SKY RIDGE ADDITION, LOTS 2-4, subdivision 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, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owners, 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 owners 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 owners 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 exactions 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, my 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.

FOR: 7.1 RIDGE, LLC

FOR: BEAUTY LEGACY, LLC

BY: _____

BY: _____

Name: Michael Swiercinsky

Name: Kim Nguyen

Title: President/owner

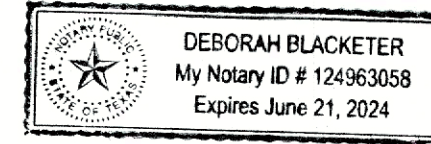
Title: Owner

STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Michael Swiercinsky 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 under my hand and seal of office this 18 day of May, 2023.

Deborah Blacketer
Notary Public in and for the State of Texas
My Commission Expires: 6/21/2024

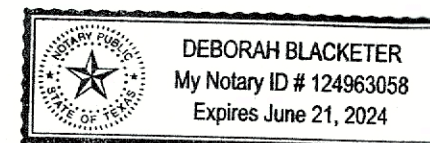


STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Kim Nguyen 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 under my hand and seal of office this 18 day of May, 2023.

Deborah Blacketer
Notary Public in and for the State of Texas
My Commission Expires: 6/21/2024



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that 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 SEAL OF OFFICE THIS THE 18th DAY OF MAY, 2023.

Robert C. Myers
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

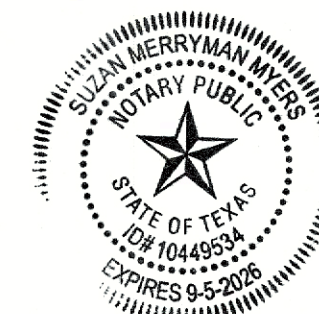


STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 18th DAY OF May, 2023.

Sharon Meryman Myers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



RECOMMENDED FOR FINAL APPROVAL

Don 5.30.2023
Planning and Zoning Commission, Chairman Date

APPROVED

I hereby certify that the above and foregoing replat of SKY RIDGE ADDITION, LOTS 8-10, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of April, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 30 day of May, 2023.

Don Sharon Meryman Myers, P.E.
Mayor, City of Rockwall City Secretary City Engineer



FINAL PLAT SKY RIDGE ADDITION LOTS 8-10, BLOCK A

BEING A REPLAT OF
LOT 2-4, BLOCK A, SKY RIDGE ADDITION
INSTRUMENT NUMBER
20210000026842 O.P.R.R.C.T.
BEING
3 LOTS AND CONTAINING

2.293 ACRES (99,888 S.F.)
AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
BEAUTY LEGACY, LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2023 11:01:35 AM
\$100.00
20230000008843



REVISED: MAY 18, 2023
DATE: MARCH 8, 2023

CASE NO.: P2023-005

SHEET 2 OF 2