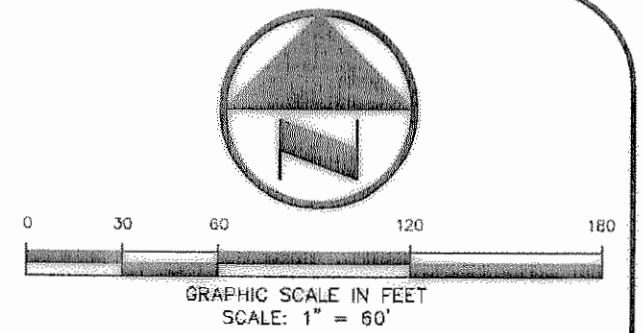
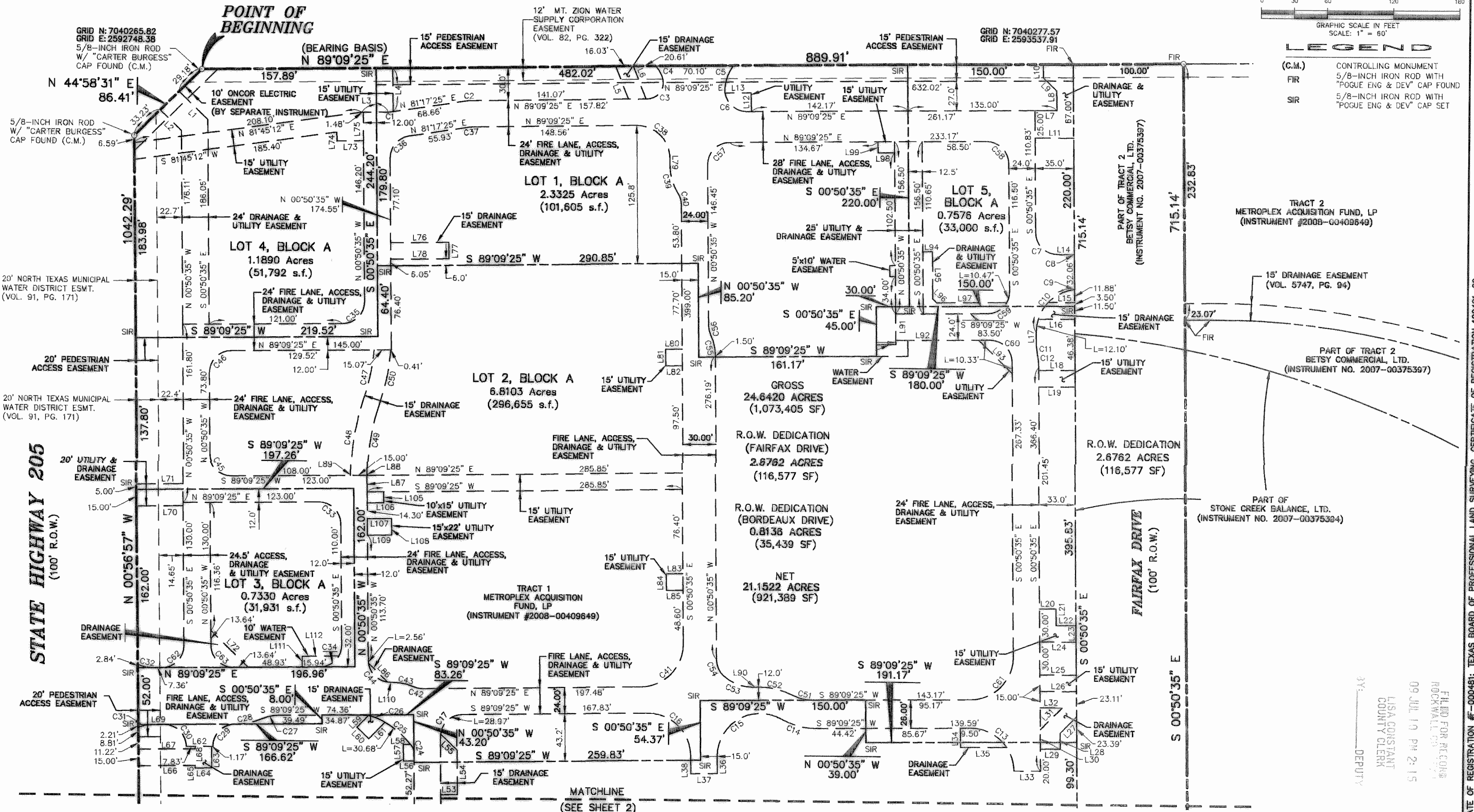


**F.M. 552**  
(VARIABLE WIDTH R.O.W.)



**LEGEND**

(C.M.) CONTROLLING MONUMENT  
FIR 5/8-INCH IRON ROD WITH  
"POGUE ENG & DEV" CAP FOUND  
SIR 5/8-INCH IRON ROD WITH  
"POGUE ENG & DEV" CAP SET



**FINAL PLAT**  
**STONE CREEK RETAIL ADDITION**  
**LOTS 1-6, BLOCK A**  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

**NOTE**

Bearing system for this survey is based on a bearing of North 89 degrees, 09 minutes, 25 seconds East for the south right-of-way line of F.M. 552 according to Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas.

|  |   |  |   |  |  |
|--|---|--|---|--|--|
| <p><b>PREPARED FOR:</b></p> <p>METROPLEX ACQUISITION FUND, LP<br/>8214 WESTCHESTER, SUITE 850<br/>DALLAS, TEXAS 75225<br/>(214) 343-4477</p> | <p><b>PREPARED FOR:</b></p> <p>BETSY COMMERCIAL, LTD.<br/>3838 OAK LAWN AVENUE, SUITE 1212<br/>DALLAS, TEXAS 75219<br/>(214) 522-4945</p> | <p><b>PREPARED FOR:</b></p> <p>STONE CREEK BALANCE, LTD.<br/>3838 OAK LAWN AVENUE, SUITE 1212<br/>DALLAS, TEXAS 75219<br/>(214) 522-4945</p> | <p><b>PREPARED FOR:</b></p> <p>STONE CREEK SF, LTD.<br/>3838 OAK LAWN AVENUE, SUITE 1212<br/>DALLAS, TEXAS 75219<br/>(214) 522-4945</p> | <p><b>POGUE</b><br/>ENGINEERING &amp; DEVELOPMENT COMPANY, INC.<br/>1512 BRAY CENTRAL DRIVE<br/>SUITE 100<br/>MCKINNEY, TEXAS 75069<br/>(214) 544-8880 PHONE<br/>(214) 544-8882 FAX<br/>www.PogueEngineering.com</p> | <p>P.I. NO: 1393-08-087<br/>DATE: 03-20-2009<br/>SCALE: 1" = 60'<br/>DRAWN BY: RLG<br/>CHECKED BY: BEC</p> |
|--|---|--|---|--|--|

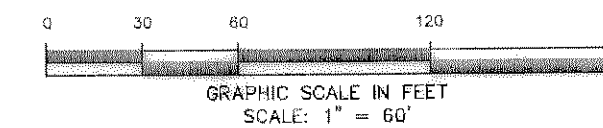
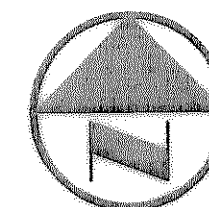
PI NO: 1393-08-087

DWG NO: 1393-08-087-04A.DWG

H-15

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

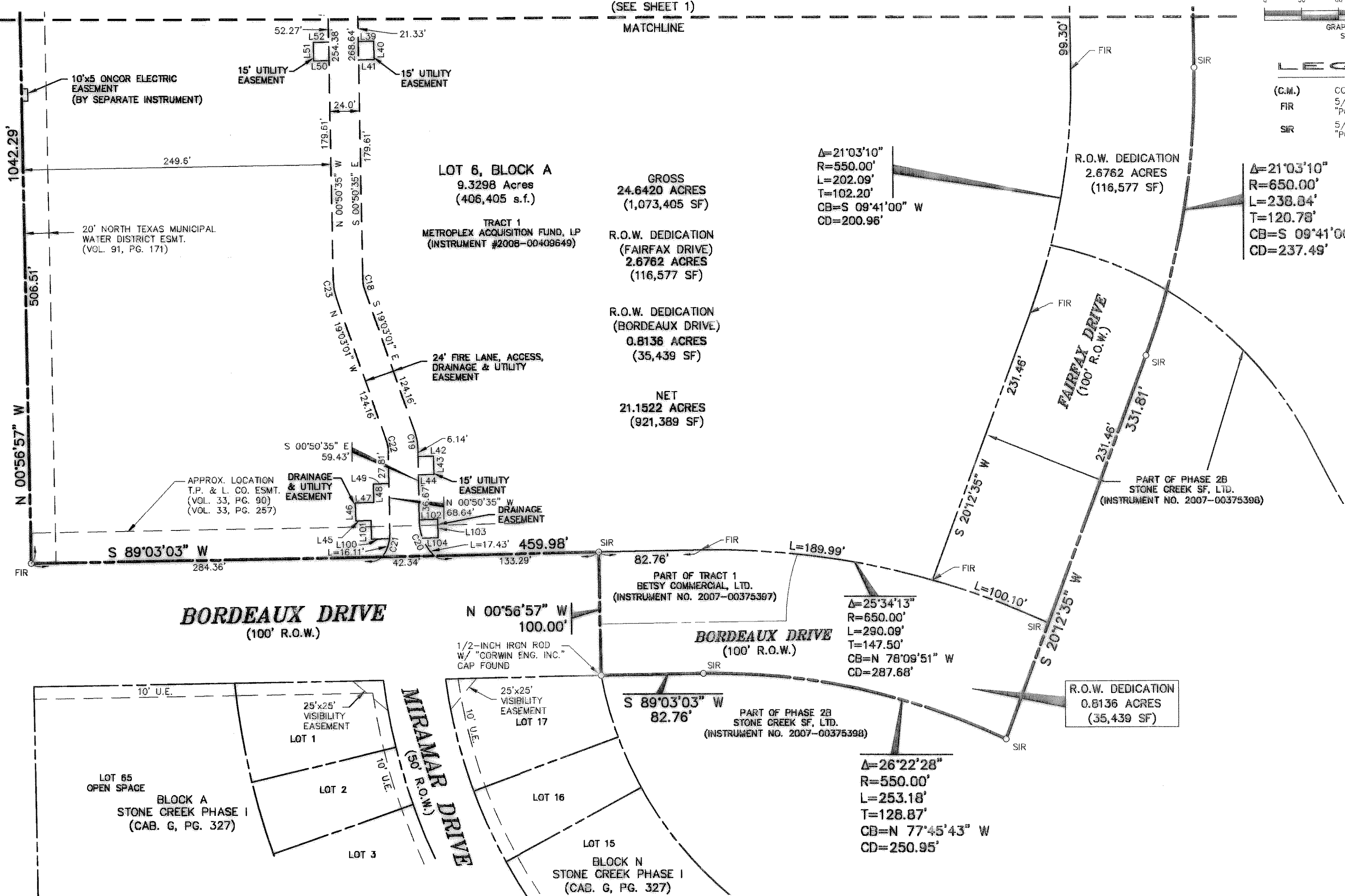




# LEGEND

- (C.M.) CONTROLLING MONUMENT  
FIR 5/8-INCH IRON ROD WITH  
"POGUE ENG & DEV" CAP FOUND  
SIR 5/8-INCH IRON ROD WITH  
"POGUE ENG & DEV" CAP SET

STATE HIGHWAY 205  
(100' R.O.W.)



FINAL PLAT  
**STONE CREEK RETAIL ADDITION**  
**LOTS 1-6, BLOCK A**  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 4

|  |  |   |  |  |   |
|--|--|---|--|--|---|
| <b>PREPARED FOR:</b><br>METROPLEX ACQUISITION<br>FUND, LP<br>8214 WESTCHESTER,<br>SUITE 850<br>DALLAS, TEXAS 75225<br>(214) 343-4477 | <b>PREPARED FOR:</b><br>BETSY COMMERCIAL, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <b>PREPARED FOR:</b><br>STONE CREEK BALANCE, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <b>PREPARED FOR:</b><br>STONE CREEK SF, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <b>POGUE</b><br>ENGINEERING & DEVELOPMENT COMPANY, INC.<br>1512 BRAY CENTRAL DRIVE<br>SUITE 100<br>MCKINNEY, TEXAS 75069<br>(214) 544-8880 PHONE<br>(214) 544-8882 FAX<br>www.PogueEngineering.com | <b>P.I. NO.:</b> 1393-08-087<br><b>DATE:</b> 03-20-2009<br><b>SCALE:</b> 1" = 60'<br><b>DRAWN BY:</b> RLG<br><b>CHECKED BY:</b> BEC |
|--|--|---|--|--|---|

RR00YSMAN 06/17/2009 - 12:03PM  
N:\0095\1300-1399\1393-08-087\DWG\1393-08-087-04A.DWG  
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2009. ALL RIGHTS RESERVED

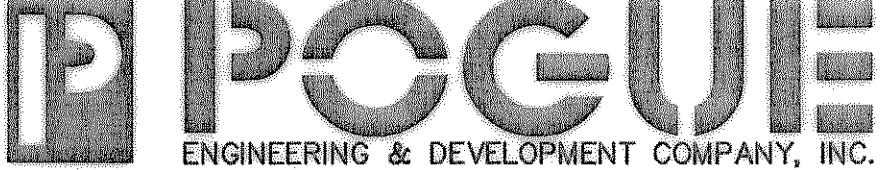
TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000491; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

| LINE TABLE |               |        |      |               |        |
|------------|---------------|--------|------|---------------|--------|
| LINE       | BEARING       | LENGTH | LINE | BEARING       | LENGTH |
| L1         | S 45°50'35" E | 36.50' | L57  | N 00°50'35" W | 15.00' |
| L2         | N 45°50'35" W | 26.90' | L58  | N 89°09'25" E | 8.51'  |
| L3         | N 89°09'25" E | 24.11' | L59  | S 44°09'25" W | 14.56' |
| L4         | N 00°50'35" W | 39.59' | L60  | S 45°50'35" E | 15.00' |
| L5         | N 21°28'33" W | 32.06' | L61  | N 44°09'25" E | 21.01' |
| L6         | S 21°28'33" E | 32.06' | L62  | S 89°19'20" W | 24.00' |
| L7         | N 89°09'25" E | 20.00' | L63  | S 00°50'35" E | 19.48' |
| L8         | N 00°50'35" W | 17.88' | L64  | S 89°09'25" W | 15.00' |
| L9         | N 45°50'35" W | 17.14' | L65  | N 00°50'35" W | 2.27'  |
| L10        | N 00°50'35" W | 12.00' | L66  | S 89°09'25" W | 51.29' |
| L11        | S 89°09'25" W | 35.00' | L67  | N 89°09'25" E | 51.32' |
| L12        | N 00°50'35" W | 17.00' | L68  | N 00°50'35" W | 2.25'  |
| L13        | S 89°09'25" W | 23.69' | L69  | S 89°09'25" W | 10.60' |
| L14        | N 89°09'25" E | 11.00' | L70  | S 89°09'25" W | 42.23' |
| L15        | S 89°09'25" W | 24.23' | L71  | N 89°09'25" E | 42.27' |
| L16        | N 89°09'25" E | 33.14' | L72  | N 45°50'35" W | 47.57' |
| L17        | S 00°50'35" E | 11.93' | L73  | S 89°09'25" W | 23.96' |
| L18        | N 89°09'25" E | 33.00' | L74  | N 00°50'35" W | 7.95'  |
| L19        | S 89°09'25" W | 33.00' | L75  | S 00°50'35" E | 26.00' |
| L20        | N 89°09'25" E | 15.00' | L76  | N 89°09'25" E | 52.85' |
| L21        | S 00°50'35" E | 15.00' | L77  | S 00°50'35" E | 15.00' |
| L22        | N 89°09'25" E | 18.00' | L78  | S 89°09'25" W | 52.85' |
| L23        | S 00°50'35" E | 15.00' | L79  | S 00°50'35" E | 7.65'  |
| L24        | S 89°09'25" W | 33.00' | L80  | S 89°09'25" W | 15.00' |
| L25        | N 89°09'25" E | 33.00' | L81  | S 00°50'35" E | 15.00' |
| L26        | S 89°09'25" W | 33.00' | L82  | N 89°09'25" E | 15.00' |
| L27        | S 44°09'25" W | 21.21' | L83  | S 89°09'25" W | 15.00' |
| L28        | S 00°50'35" E | 14.39' | L84  | S 00°50'35" E | 15.00' |
| L29        | S 89°09'25" W | 18.00' | L85  | N 89°09'25" E | 15.00' |
| L30        | N 00°50'35" W | 17.61' | L86  | N 45°50'35" W | 24.44' |
| L31        | N 44°09'25" E | 28.13' | L87  | N 00°50'35" W | 15.00' |
| L32        | S 89°09'25" W | 19.89' | L88  | N 00°50'35" W | 0.96'  |
| L33        | S 89°09'25" W | 24.00' | L89  | N 00°50'35" W | 0.96'  |
| L34        | S 00°50'35" E | 17.50' | L90  | N 89°09'25" E | 6.00'  |
| L35        | N 89°09'25" E | 42.04' | L91  | S 00°50'35" E | 24.00' |
| L36        | S 00°50'35" E | 15.37' | L92  | N 89°09'25" E | 85.50' |
| L37        | S 89°09'25" W | 24.00' | L93  | S 45°50'35" E | 42.90' |
| L38        | N 00°50'35" W | 16.20' | L94  | N 89°09'25" E | 8.75'  |
| L39        | N 89°09'25" E | 12.50' | L95  | S 00°50'35" E | 42.89' |
| L40        | S 00°50'35" E | 15.00' | L96  | S 45°50'35" E | 5.10'  |
| L41        | S 89°09'25" W | 12.50' | L97  | N 89°09'25" E | 63.46' |
| L42        | N 89°09'25" E | 12.50' | L98  | S 89°09'25" W | 15.00' |
| L43        | S 00°50'35" E | 15.00' | L99  | N 00°50'35" W | 10.00' |
| L44        | S 89°09'25" W | 12.50' | L100 | S 89°03'03" W | 14.70' |
| L45        | S 89°09'25" W | 12.49' | L101 | N 00°56'57" W | 15.00' |
| L46        | N 00°50'35" W | 15.00' | L102 | N 89°03'03" E | 14.99' |
| L47        | N 89°09'25" E | 15.00' | L103 | S 00°56'57" E | 15.00' |
| L48        | N 00°50'35" W | 15.00' | L104 | S 89°03'03" W | 12.65' |
| L49        | N 89°09'25" E | 12.50' | L105 | S 00°50'35" E | 10.00' |
| L50        | S 89°09'25" W | 12.50' | L106 | S 89°09'25" W | 15.00' |
| L51        | N 00°50'35" W | 15.00' | L107 | N 89°09'25" E | 22.00' |
| L52        | N 89°09'25" E | 12.50' | L108 | S 00°50'35" E | 15.00' |
| L53        | N 89°09'25" E | 15.00' | L109 | S 89°09'25" W | 22.00' |
| L54        | N 00°50'35" W | 40.28' | L110 | S 89°09'25" W | 1.02'  |
| L55        | N 45°50'35" W | 21.00' | L111 | N 00°50'35" W | 10.00' |
| L56        | S 89°09'25" W | 9.70'  | L112 | N 89°09'25" E | 33.26' |

| CURVE TABLE |            |         |        |         |               |        |
|-------------|------------|---------|--------|---------|---------------|--------|
| CURVE       | DELTA      | RADIUS  | LENGTH | TANGENT | CHORD BEARING | CHORD  |
| C1          | 7°52'00"   | 20.00'  | 2.75'  | 1.38'   | N 85°13'25" E | 2.74'  |
| C2          | 7°52'00"   | 44.00'  | 6.04'  | 3.03'   | S 85°13'25" W | 6.04'  |
| C3          | 111°22'57" | 15.00'  | 29.16' | 21.98'  | N 33°27'56" E | 24.78' |
| C4          | 16°08'12"  | 39.00'  | 10.98' | 5.53'   | N 30°17'38" W | 10.95' |
| C5          | 32°14'45"  | 39.00'  | 21.95' | 11.27'  | S 20°31'31" W | 21.66' |
| C6          | 95°01'33"  | 20.00'  | 33.17' | 21.83'  | S 43°06'22" E | 29.50' |
| C7          | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 45°50'35" E | 28.28' |
| C8          | 7°39'44"   | 30.00'  | 4.01'  | 2.01'   | N 85°19'33" E | 4.01'  |
| C9          | 2°35'28"   | 20.00'  | 0.90'  | 0.45'   | S 83°14'07" W | 0.90'  |
| C10         | 82°46'58"  | 39.00'  | 56.35' | 34.37'  | S 40°32'54" W | 51.57' |
| C11         | 11°21'54"  | 39.00'  | 7.74'  | 3.88'   | S 06°31'32" E | 7.72'  |
| C12         | 11°21'54"  | 63.00'  | 12.50' | 6.27'   | N 06°31'32" W | 12.48' |
| C13         | 90°00'00"  | 39.00'  | 61.26' | 39.00'  | N 45°50'35" W | 55.15' |
| C14         | 30°22'26"  | 63.00'  | 33.40' | 17.10'  | S 75°39'23" E | 33.01' |
| C15         | 120°22'26" | 39.00'  | 81.94' | 68.06'  | S 59°20'37" W | 67.66' |
| C16         | 90°00'00"  | 39.00'  | 61.26' | 39.00'  | N 45°50'35" W | 55.15' |
| C17         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 44°09'25" W | 28.28' |
| C18         | 18°12'25"  | 20.00'  | 6.36'  | 3.20'   | S 09°56'48" E | 6.33'  |
| C19         | 18°12'25"  | 44.00'  | 13.98' | 7.05'   | N 09°56'48" W | 13.92' |
| C20         | 45°40'06"  | 39.00'  | 31.09' | 16.42'  | S 23°40'38" E | 30.27' |
| C21         | 38°42'34"  | 30.00'  | 20.27' | 10.54'  | N 18°30'42" E | 19.89' |
| C22         | 18°12'25"  | 20.00'  | 6.36'  | 3.20'   | N 09°56'48" W | 6.33'  |
| C23         | 18°12'25"  | 44.00'  | 13.98' | 7.05'   | S 09°56'48" E | 13.92' |
| C24         | 37°49'00"  | 10.00'  | 6.60'  | 3.43'   | N 19°45'05" W | 6.48'  |
| C25         | 22°53'47"  | 88.84'  | 35.50' | 17.99'  | N 50°06'29" W | 35.27' |
| C26         | 29°17'13"  | 40.00'  | 20.45' | 10.45'  | N 76°11'58" W | 20.22' |
| C27         | 22°50'37"  | 39.00'  | 15.55' | 7.88'   | S 77°44'06" W | 15.45' |
| C28         | 22°50'37"  | 63.00'  | 25.12' | 12.73'  | N 77°44'06" E | 24.95' |
| C29         | 90°05'57"  | 20.00'  | 31.45' | 20.03'  | S 44°06'26" W | 28.31' |
| C30         | 89°54'03"  | 20.00'  | 31.38' | 19.97'  | N 45°53'34" W | 28.26' |
| C31         | 19°21'56"  | 39.00'  | 13.18' | 6.65'   | S 79°28'27" W | 13.12' |
| C32         | 21°59'50"  | 39.00'  | 14.97' | 7.58'   | S 79°50'41" E | 14.88' |
| C33         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 45°50'35" W | 28.28' |
| C34         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 44°09'25" E | 28.28' |
| C35         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 44°09'25" E | 28.28' |
| C36         | 82°08'00"  | 20.00'  | 28.67' | 17.43'  | S 40°13'25" W | 26.28' |
| C37         | 7°52'00"   | 20.00'  | 2.75'  | 1.38'   | S 85°13'25" W | 2.74'  |
| C38         | 89°47'17"  | 30.00'  | 47.01' | 29.89'  | N 45°44'14" W | 42.35' |
| C39         | 32°27'42"  | 44.00'  | 24.93' | 12.81'  | S 17°04'27" E | 24.60' |
| C40         | 32°27'42"  | 20.00'  | 11.33' | 5.82'   | N 17°04'27" W | 11.18' |
| C41         | 90°00'00"  | 39.00'  | 61.26' | 39.00'  | N 44°09'25" E | 55.15' |
| C42         | 23°53'44"  | 20.00'  | 6.34'  | 4.23'   | S 78°53'43" E | 6.28'  |
| C43         | 23°53'44"  | 50.00'  | 20.85' | 10.58'  | N 78°53'43" W | 20.70' |
| C44         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 45°50'35" E | 28.28' |
| C45         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 45°50'35" E | 28.28' |
| C46         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 44°09'25" W | 28.28' |
| C47         | 13°30'55"  | 192.50' | 45.41' | 22.81'  | N 11°42'33" E | 45.30' |
| C48         | 19°18'36"  | 207.50' | 69.93' | 35.30'  | S 08°48'43" W | 69.60' |
| C49         | 19°18'36"  | 192.50' | 64.88' | 32.75'  | S 08°48'43" W | 64.57' |
| C50         | 13°56'07"  | 207.50' | 50.47' | 25.36'  | N 11°29'57" E | 50.34' |
| C51         | 28°04'21"  | 39.00'  | 19.11' | 9.75'   | S 76°48'25" E | 18.92' |
| C52         | 28°04'21"  | 63.00'  | 30.87' | 15.75'  | N 76°48'25" W | 30.56' |
| C53         | 43°10'25"  | 39.00'  | 29.39' | 15.43'  | S 69°15'23" E | 28.70' |
| C54         | 46°49'35"  | 20.00'  | 16.35' | 8.66'   | S 24°15'23" E | 15.89' |
| C55         | 25°00'28"  | 44.00'  | 19.20' | 9.76'   | N 13°20'50" W | 19.05' |
| C56         | 25°00'28"  | 20.00'  | 8.73'  | 4.44'   | S 13°20'50" E | 8.66'  |
| C57         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 44°09'25" W | 28.28' |
| C58         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 45°50'35" W | 28.28' |
| C59         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 44°09'25" E | 28.28' |
| C60         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 45°50'35" W | 28.28' |
| C61         | 90°00'00"  | 39.00'  | 61.26' | 39.00'  | N 44°09'25" E | 55.15' |
| C62         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | N 44°09'25" E | 28.28' |
| C63         | 90°00'00"  | 20.00'  | 31.42' | 20.00'  | S 45°50'35" E | 28.28' |

FINAL PLAT  
**STONE CREEK RETAIL ADDITION**  
**LOTS 1-6, BLOCK A**  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

SHEET 3 OF 4

|  |  |   |  |   |   |
|--|--|---|--|---|---|
| <b>PREPARED FOR:</b><br>METROPLEX ACQUISITION<br>FUND, LP<br>8214 WESTCHESTER,<br>SUITE 850<br>DALLAS, TEXAS 75225<br>(214) 343-4477 | <b>PREPARED FOR:</b><br>BETSY COMMERCIAL, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <b>PREPARED FOR:</b><br>STONE CREEK BALANCE, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <b>PREPARED FOR:</b><br>STONE CREEK SF, LTD.<br>3838 OAK LAWN AVENUE,<br>SUITE 1212<br>DALLAS, TEXAS 75219<br>(214) 522-4945 | <br>ENGINEERING & DEVELOPMENT COMPANY, INC.<br>1512 BRAY CENTRAL DRIVE<br>SUITE 100<br>MCKINNEY, TEXAS 75069<br>(214) 544-8880 PHONE<br>(214) 544-8882 FAX<br>www.PogueEngineering.com | <b>P.I. NO.:</b> 1393-08-087<br><b>DATE:</b> 03-20-2009<br><b>SCALE:</b> 1" = 60'<br><b>DRAWN BY:</b> RLG<br><b>CHECKED BY:</b> BEC |
|--|--|---|--|---|---|



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP, Betsy Commercial, Ltd., Stone Creek Balance, Ltd. and Stone Creek SF, Ltd. are the owners of a 24.6420 acre tract of land situated in the W.T. Dewese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas; said tract being all of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas, part of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deeds to Betsy Commercial, Ltd. recorded in Instrument No. 2007-00375397 of the said Deed Records, part of that certain tract of land described in Special Warranty Deeds to Stone Creek Balance, Ltd. recorded in Instrument No. 2007-00375394 of the said Deed Records and part of that certain tract of land described as Phase 2B in Special Warranty Deed to Stone Creek SF, Ltd. recorded in Instrument No. 2007-00375398 of the said Deed Records; said 24.6420 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way) and the south right-of-way line of F.M. 552 (a variable width right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552, at a distance of 789.91 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Tract 1, continuing along said south line of F.M. 552, in all a total distance of 889.91 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the northwest corner of that certain tract of land described as Tract 2 in same deed to Metroplex Acquisition Fund, LP;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and along the west line of second referenced Tract 2, at a distance of 232.83 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of second referenced Tract 2, continuing in all a total distance of 715.14 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 650.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 237.49 feet, an arc distance of 238.84 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 20 degrees, 12 minutes, 35 seconds West, a distance of 331.81 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, having a central angle of 26 degrees, 22 minutes, 28 seconds, a radius of 550.00 feet, a chord bearing and distance of North 77 degrees, 45 minutes, 43 seconds West, 250.95 feet, an arc distance of 253.18 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, a distance of 82.76 feet to a 1/2-inch iron rod with "Corwin Eng Inc." cap found for corner; said point being at the south end of the east terminus of Bordeaux Drive (a 100-foot wide right-of-way); said point also being the northeast corner of Lot 17, Block N, Stone Creek Phase I, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Page 327 of the Plat Records of Rockwall County, Texas;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east terminus of Bordeaux Drive, a distance of 100.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the north end of said east terminus of Bordeaux Drive;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, departing the said east terminus of Bordeaux Drive and along the north right-of-way line of said Bordeaux Drive, a distance of 459.98 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said east line of State Highway 205 and the said north line of Bordeaux Drive; said point also being the southwest corner of said Tract 1;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said north line of Bordeaux Drive and along the said east line of State Highway 205 and the west line of Tract 1, a distance of 1042.29 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being the south end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Tract 1 and along the said corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

CONTAINING, 1,073,405 square feet or 24.6420 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman 5/28/09  
Roman L. Groysman  
Registered Profession Land Surveyor  
No. 5864



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 STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK 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, 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 the STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, have been notified and signed this plat.

I 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 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 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 that We may have as a result of the dedication of exactions made herein.

METROPLEX ACQUISITION FUND, LP  
a Texas limited partnership  
By: SIX PINES REALTY, L.C.  
a Texas limited liability company,  
its general partner

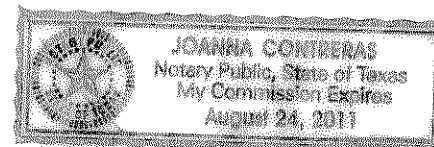
By: Ronald G. Gentzler, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 29th day of May, 2009.

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



BETSY COMMERCIAL, LTD., a Texas limited partnership  
By: BETSY COMMERCIAL GP Corporation, a Texas corporation, its general partner

By: Richard M. Skorburg, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Notary Public in and for the State of Texas  
My Commission Expires: 01-09-2011



STONE CREEK BALANCE, LTD., a Texas limited partnership  
By: STONE CREEK BALANCE GP Corporation, a Texas corporation, its general partner

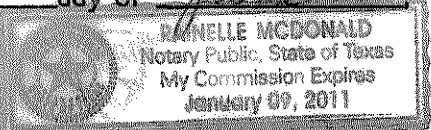
By: Richard M. Skorburg, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Notary Public in and for the State of Texas  
My Commission Expires: 01-09-2011



STONE CREEK SF, LTD., a Texas limited partnership  
By: STONE CREEK SF GP Corporation, a Texas corporation, its general partner

By: Richard M. Skorburg, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 15th day of June, 2009.

Notary Public in and for the State of Texas  
My Commission Expires: 01-09-2011



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

04-14-09  
Date

APPROVED

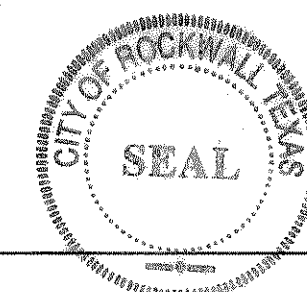
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of April, 2009.

WITNESS OUR HANDS, this 2nd day of July, 2009.

Mayor, City of Rockwall

City Secretary City of Rockwall

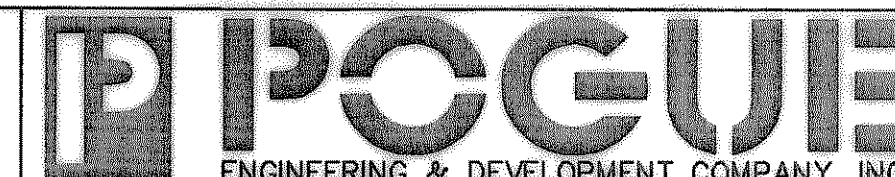
City of Rockwall Engineer



FINAL PLAT  
STONE CREEK RETAIL ADDITION  
LOTS 1-6, BLOCK A

LOCATED IN THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

SHEET 4 OF 4

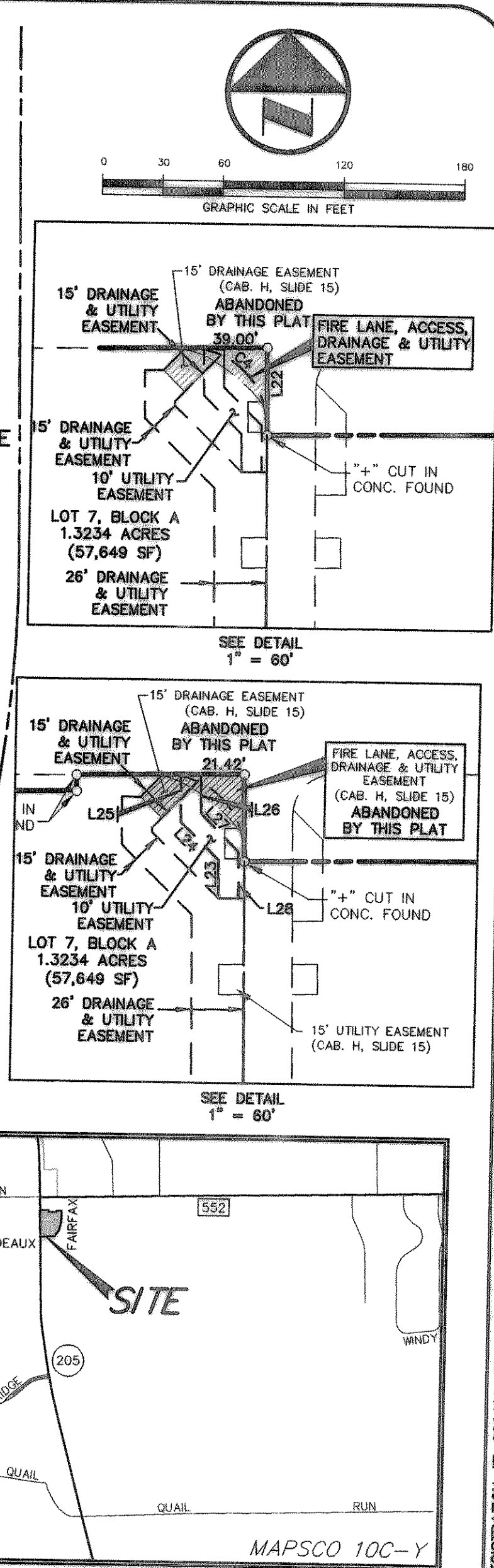
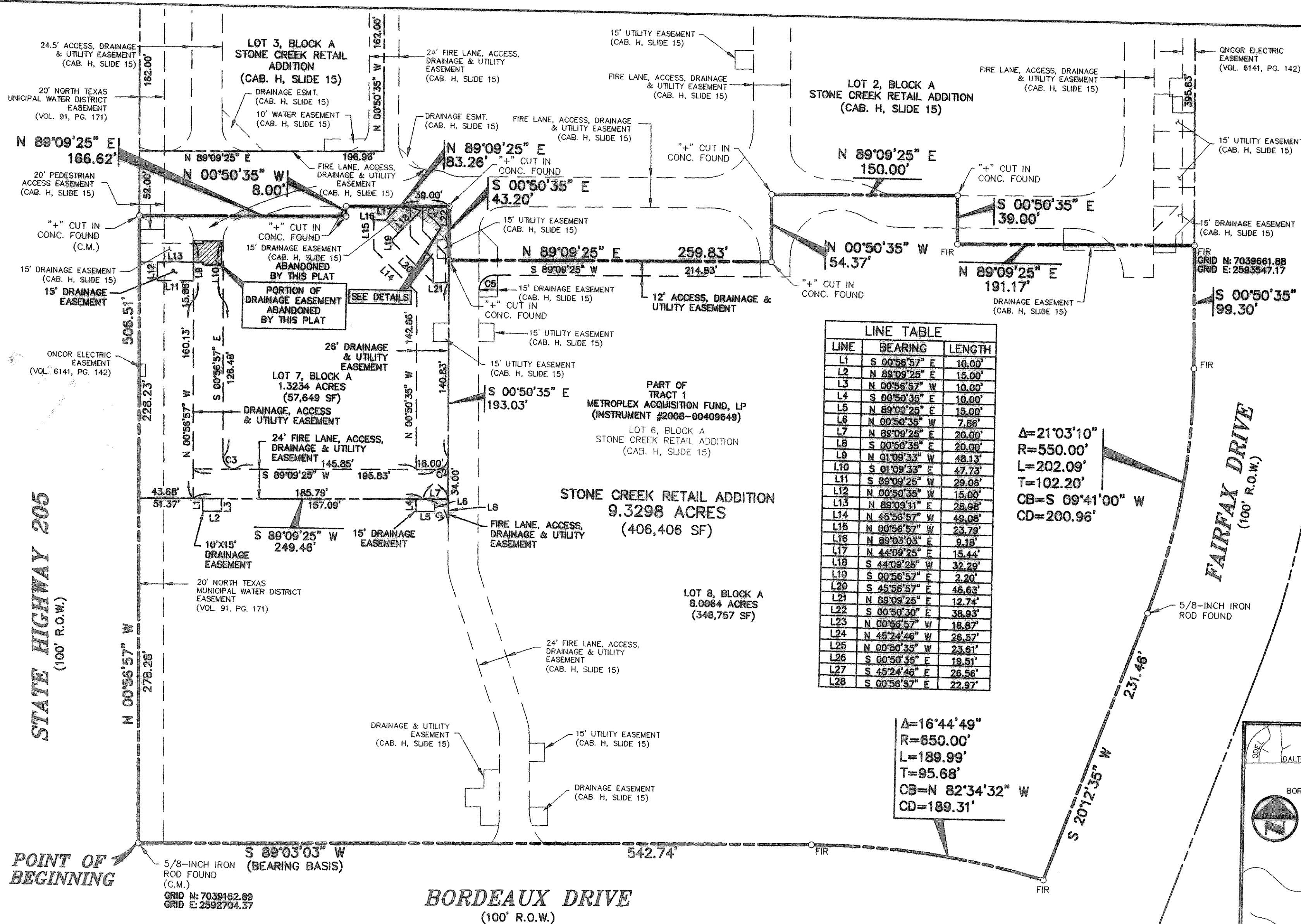


1512 BRAY CENTRAL DRIVE  
SUITE 100  
McKINNEY, TEXAS 75069

(214) 544-8880 PHONE  
(214) 544-8882 FAX  
www.PogueEngineering.com

|             |             |
|-------------|-------------|
| P.I. NO:    | 1393-08-087 |
| DATE:       | 03-20-2009  |
| SCALE:      | 1" = 60'    |
| DRAWN BY:   | RLG         |
| CHECKED BY: | BEC         |





REPLAT  
**STONE CREEK RETAIL ADDITION**  
**LOTS 7 & 8, BLOCK A**  
ALL OF LOT 6, BLOCK A, STONE CREEK RETAIL ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
11 APR 16 AM 9:24  
SHELLY L. DEWEESE  
DEPUTY CLERK

**POQUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
1512 BRAY CENTRAL DRIVE  
SUITE 100  
MCKINNEY, TEXAS 75069  
(214) 544-8880 PHONE  
(214) 544-8882 FAX  
www.PoqueEngineering.com

SHEET 1 OF 2  
P.I. NO: 1393-10-063  
DATE: 03-16-2011  
SCALE: 1" = 60'  
DRAWN BY: RLG  
CHECKED BY: BEC

**NOTE**  
Bearing system for this survey is based on a bearing of South 89 degrees, 03 minutes, 03 seconds West for a north right-of-way line of Bordeaux Drive according to the plot of Stone Creek Retail Addition, an addition to the City of Rockwall, Texas recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas.

PREPARED FOR:  
METROPLEX ACQUISITION  
FUND, LP  
8214 WESTCHESTER,  
SUITE 850  
DALLAS, TEXAS 75225  
(214) 343-4477



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP is the owner of a 9.3298 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, Rockwall County, Texas; said tract being all of Lot 6, Block A, Stone Creek Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas; said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas; said 9.3298 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found at the intersection of the east right-of-way line of State Highway No. 205 (a 100-foot wide right-of-way) and the northerly right-of-way line of Bordeaux Drive (a 100-foot wide right-of-way); said point being the southwest corner of said Lot 6, Block A;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east line of State Highway No. 205, a distance of 506.51 feet to a "+" cut found in concrete for corner; said point also being the most southerly southwest corner of Lot 2, Block A of said Stone Creek Retail Addition;

THENCE, departing the said east line of State Highway No. 205 and along the common line between said Lots 6 and 2, Block A, the following nine (9) calls:

North 89 degrees, 09 minutes, 25 seconds East, a distance of 166.62 feet to a "+" cut in concrete found for corner;

North 00 degrees, 50 minutes, 35 seconds West, a distance of 8.00 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 83.26 feet to a "+" cut in concrete found for corner;

South 00 degrees, 50 minutes, 35 seconds East, a distance of 43.20 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 259.83 feet to a "+" cut in concrete found for corner;

North 00 degrees, 50 minutes, 35 seconds West, a distance of 54.37 feet to a "+" cut in concrete found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 150.00 feet to a "+" cut in concrete found for corner;

South 00 degrees, 50 minutes, 35 seconds East, a distance of 39.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner;

North 89 degrees, 09 minutes, 25 seconds East, a distance of 191.17 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the westerly right-of-way line of Fairfax Drive (a 100-foot wide right-of-way); said point also being the most easterly southeast corner of said Lot 2, Block A;

THENCE, departing the said common line between Lots 6 and 2, Block A and along the said westerly line of Fairfax Drive, the following three (3) calls:

South 00 degrees, 50 minutes, 35 seconds East, a distance of 99.30 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 550.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 200.96 feet, an arc distance of 202.09 feet to a 5/8-inch iron rod found at the end of said curve;

South 20 degrees, 12 minutes, 35 seconds West, a distance of 231.46 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said westerly line of Fairfax Drive and the said northerly line of Bordeaux Drive; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said westerly line of Fairfax Drive and along the said northerly line of Bordeaux Drive, the following two (2) calls:

In a westerly direction, along said curve to the left, having a central angle of 16 degrees, 44 minutes, 49 seconds, a radius of 650.00 feet, a chord bearing and distance of North 82 degrees, 34 minutes, 32 seconds West, 189.31 feet, an arc distance of 189.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 89 degrees, 03 minutes, 03 seconds West, a distance of 542.74 feet to the POINT OF BEGINNING;

CONTAINING, 406,406 square feet or 9.3298 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groyzman, 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.

R. Groyzman  
Roman L. Groyzman  
Registered Profession Land Surveyor  
No. 5864



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 STONE CREEK RETAIL ADDITION, LOTS 7 AND 8, BLOCK 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, 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 the STONE CREEK RETAIL ADDITION, LOTS 7 AND 8, BLOCK A, have been notified and signed this plat.

I 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 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 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 that We may have as a result of the dedication of exactions made herein.

METROPLEX ACQUISITION FUND, LP  
a Texas limited partnership  
By: SIX PINES REALTY, L.C.  
a Texas limited liability company,  
its general partner

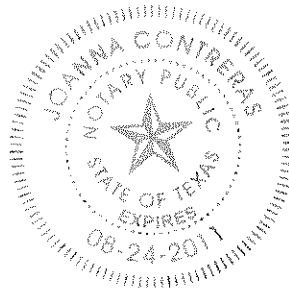
By: Ronald G. Gentzler, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 6th day of April, 2011.

Notary Public in and for the State of Texas  
My Commission Expires: 08-24-2011



|   |  |
|---|--|
| RECOMMENDED FOR FINAL APPROVAL  |  |
| <i>Philip J. Smith</i><br>Planning and Zoning Commission  | 03-29-11<br>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 4th day of April, 2011. |  |
| WITNESS OUR HANDS, this 11th day of April, 2011.  |  |
| <i>William R. Cress</i><br>Mayor, City of Rockwall  | <i>Kristin Dahlberg</i><br>City Secretary City of Rockwall |
| <i>Chuck Todd</i><br>City of Rockwall Engineer  | 4-14-2011  |

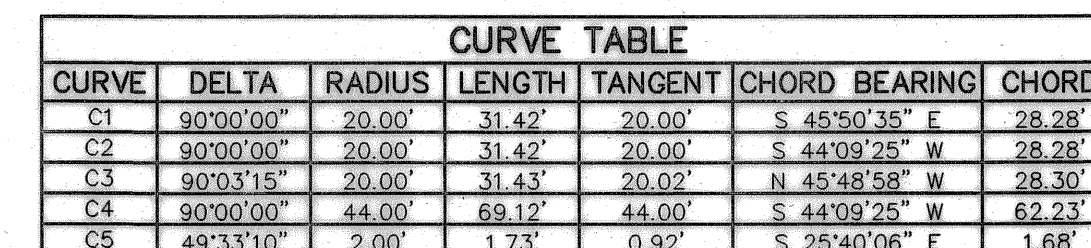
REPLAT  
STONE CREEK RETAIL ADDITION  
LOTS 7 & 8, BLOCK A

ALL OF LOT 6, BLOCK A, STONE CREEK RETAIL ADDITION,  
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

|   |  |   |
|---|--|---|
| PREPARED FOR:<br>METROPLEX ACQUISITION<br>FUND, LP<br>8214 WESTCHESTER,<br>SUITE 850<br>DALLAS, TEXAS 75225<br>(214) 343-4477 | <b>POGUE</b><br>ENGINEERING & DEVELOPMENT COMPANY, INC.<br>1512 BRAY CENTRAL DRIVE<br>SUITE 100<br>MCKINNEY, TEXAS 75069<br>(214) 544-8880 PHONE<br>(214) 544-8882 FAX<br>www.PogueEngineering.com | P.I. NO: 1393-10-063<br>DATE: 03-16-2011<br>SCALE: 1" = 60'<br>DRAWN BY: RLG<br>CHECKED BY: BEC |
|---|--|---|





| LINE | BEARING       | LENGTH |
|------|---------------|--------|
| L1   | S 00°50'35" E | 10.50  |
| L2   | S 89°09'25" W | 14.05  |
| L3   | S 00°50'35" E | 27.98  |
| L4   | S 89°09'25" W | 15.00  |
| L5   | N 00°50'35" W | 27.98  |
| L6   | S 89°09'25" W | 22.40  |
| L7   | N 00°50'35" W | 10.50  |
| L8   | S 89°09'25" W | 4.70   |

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
13 MAY 17 PM 12:01  
SHELL MILLER  
ROCKWALL COUNTY CLERK  
BY DA DEPUTY

|                    |             |
|--------------------|-------------|
| <b>P.I. NO:</b>    | 1393-12-073 |
| <b>DATE:</b>       | 10-29-2012  |
| <b>SCALE:</b>      | 1" = 30'    |
| <b>DRAWN BY:</b>   | RLG         |
| <b>CHECKED BY:</b> | RND         |

H 300



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP is the owner of a 1.1890 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, Rockwall County, Texas; said tract being all of Lot 4, Block A, Stone Creek Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 15 of the Plat Records of Rockwall County, Texas; said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas; said 1.1890 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of F.M. 552 (a variable width right-of-way) and the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552 and the north line of said Lot 4, Block A, a distance of 157.89 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Lot 4, Block A; said point also being the northwest corner of Lot 1, Block A of said Stone Creek Retail Addition;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and said north line of Lot 4, Block A and along the common line between said Lots 1 and 4, Block A, at a distance of 179.80 feet passing the southwest corner of said Lot 1, Block A and the most northerly northwest corner of Lot 2, Block A of said Stone Creek Retail Addition, continuing along the common line between said Lots 2 and 4, Block A, in all a total distance of 244.20 feet to a "+" cut in concrete found at the southeast corner of said Lot 4, Block A; said point also being an ell corner of said Lot 2, Block A;

THENCE, South 89 degrees, 09 minutes, 25 seconds West, continuing along the said common line between Lots 2 and 4, Block A, a distance of 219.52 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said east line of State Highway 205; said point also being a northwest corner of said Lot 2, Block A;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said common line between Lots 2 and 4, Block A and along the said east line of State Highway 205 and the west line of said Lot 4, Block A, a distance of 183.98 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being at the southwest end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Lot 4, Block A and along the said right-of-way corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

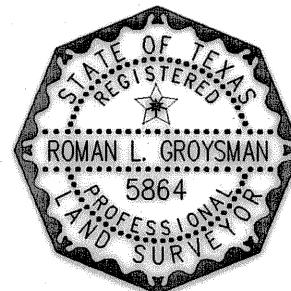
CONTAINING, 51,792 square feet or 1.1890 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman  
Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864



RECOMMENDED FOR FINAL APPROVAL

[Signature] 3/26/2013  
Planning and Zoning Commission Date

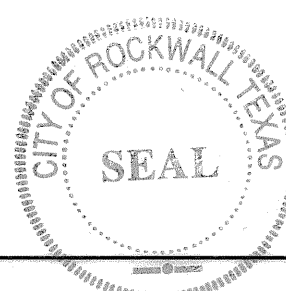
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 1st day of April, 2013.

WITNESS OUR HANDS, this 1st day of May, 2013.

[Signature]  
Mayor, City of Rockwall

[Signature]  
City Secretary City of Rockwall

[Signature]  
City of Rockwall Engineer



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 STONE CREEK RETAIL ADDITION, LOT 9, BLOCK 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, 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 the STONE CREEK RETAIL ADDITION, LOT 4, BLOCK A, have been notified and signed this plat.

I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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; my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

METROPLEX ACQUISITION FUND, LP  
a Texas limited partnership  
By: SIX PINES REALTY, L.C.  
a Texas limited liability company,  
its general partner

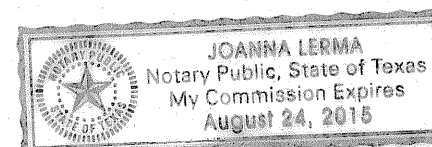
[Signature]  
By: Ronald G. Gentzler, President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 10th day of April, 2013.

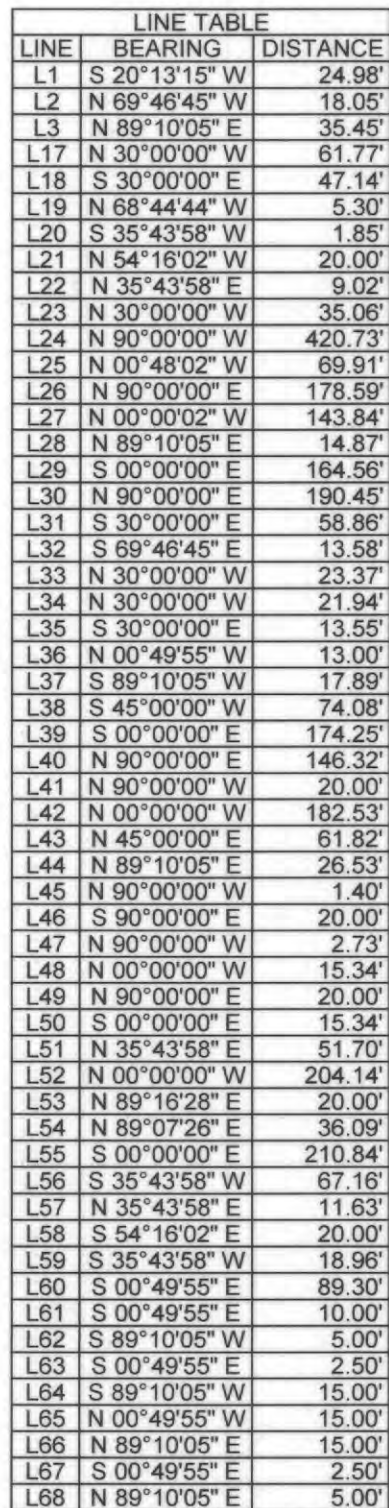
[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 8/24/15



REPLAT  
STONE CREEK RETAIL ADDITION  
LOT 9, BLOCK A  
BEING A REPLAT OF LOT 4, BLOCK A, STONE CREEK RETAIL ADDITION,  
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
ROCKWALL COUNTY, TEXAS

|  |   |             |             |
|--|---|-------------|-------------|
| <b>PREPARED FOR:</b><br>METROPLEX ACQUISITION<br>FUND, LP<br>8214 WESTCHESTER,<br>SUITE 850<br>DALLAS, TEXAS 75225<br>(214) 343-4477 | <br>1512 BRAY CENTRAL DRIVE<br>SUITE 100<br>MCKINNEY, TEXAS 75069<br>(214) 544-8880 PHONE<br>(214) 544-8882 FAX<br>www.PogueEngineering.com | P.I. NO:    | 1393-12-073 |
|  |   | DATE:       | 10-29-2012  |
|  |   | SCALE:      | 1" = 30'    |
|  |   | DRAWN BY:   | RLG         |
|  |   | CHECKED BY: | RND         |





| CURVE TABLE |            |         |             |               |              |
|-------------|------------|---------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 202.10'    | 550.00' | 21°03'11"   | S 09°41'40" W | 200.96'      |
| C2          | 189.99'    | 650.00' | 16°44'48"   | N 82°33'52" E | 189.31'      |
| C3          | 14.30'     | 25.00'  | 32°46'32"   | N 53°23'29" W | 14.11'       |
| C4          | 13.89'     | 20.00'  | 39°48'45"   | N 49°53'22" W | 13.61'       |
| C5          | 20.94'     | 20.00'  | 60°00'00"   | N 60°00'00" W | 20.00'       |
| C6          | 14.46'     | 20.00'  | 41°25'02"   | S 50°42'31" E | 14.14'       |
| C7          | 31.64'     | 20.00'  | 90°39'15"   | S 44°40'23" W | 28.45'       |
| C9          | 31.09'     | 20.00'  | 89°03'31"   | S 45°28'14" E | 28.05'       |
| C10         | 31.42'     | 20.00'  | 90°00'00"   | N 45°00'00" E | 28.28'       |
| C11         | 31.73'     | 20.00'  | 90°53'29"   | N 45°26'44" E | 28.50'       |
| C12         | 31.42'     | 20.00'  | 90°00'00"   | S 45°00'00" E | 28.28'       |
| C13         | 20.94'     | 20.00'  | 60°00'00"   | S 60°00'00" E | 20.00'       |
| C14         | 13.89'     | 20.00'  | 39°46'45"   | S 49°53'22" E | 13.61'       |
| C15         | 15.25'     | 25.00'  | 34°56'52"   | S 87°15'11" E | 15.01'       |
| C16         | 5.91'      | 550.00' | 0°36'55"    | S 19°54'48" W | 5.91'        |
| C17         | 7.89'      | 20.00'  | 22°37'02"   | S 41°18'31" E | 7.84'        |
| C18         | 2.14'      | 63.00'  | 1°56'41"    | S 89°51'39" E | 2.14'        |

|         |             |
|---------|-------------|
| Project | 1910.030-03 |
| Date    | 09/18/20    |
| Drafter | TAR/CF      |



**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

POB POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CIRS = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
D.R.R.C.T. = DEED RECORDS,  
ROCKWALL COUNTY, TEXAS  
P.R.R.C.T. = PLAT RECORDS,  
ROCKWALL COUNTY, TEXAS

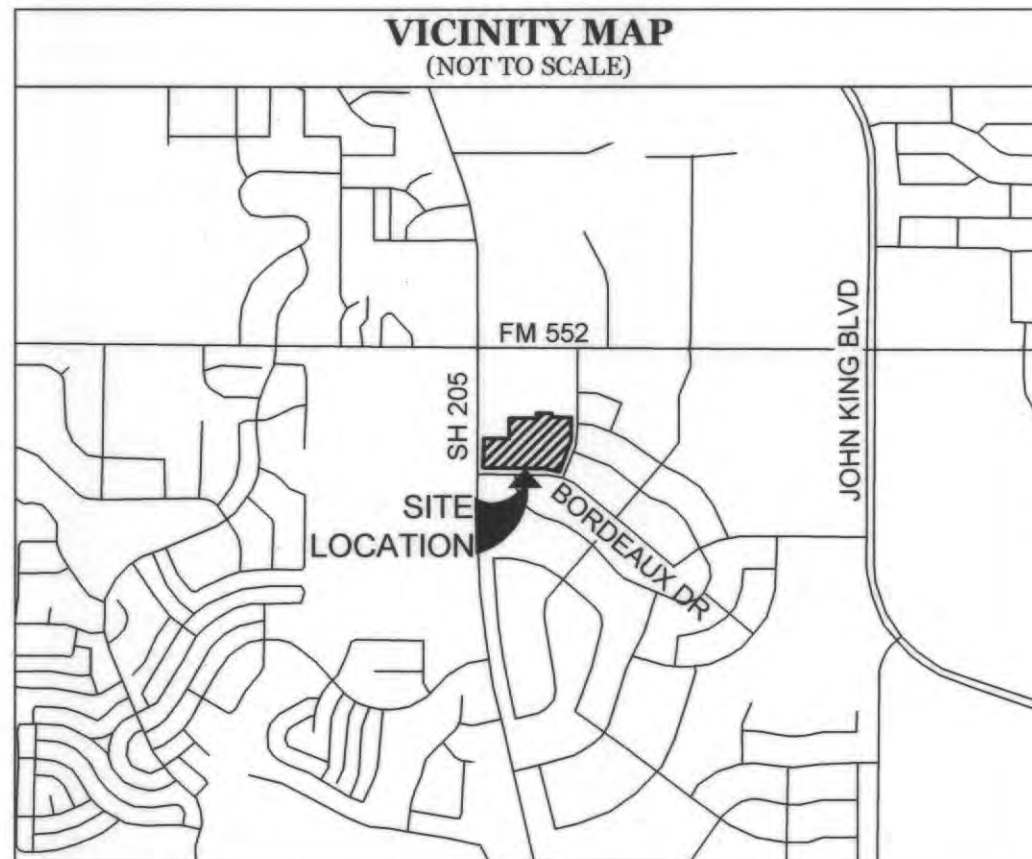
**SURVEYOR**  
Eagle Surveying, LLC  
210 S. Elm Street, Suite 104  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390

BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION  
LOTS 2 (PROPOSED)  
CONTAINING A TOTAL OF 8.01 ACRES  
RECORDED IN CABINET H, PAGE 147, P.R.R.C.T.,  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2020-038  
PAGE 1 OF 2





### GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements and right-of-way for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
11/23/2020 09:39:13 AM  
\$100.00  
2020000028484



*Shelli Miller*  
County Clerk

|         |             |
|---------|-------------|
| Project | 1910.030-03 |
| Date    | 09/18/20    |
| Drafter | TAR/CF      |



**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Clay Moore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of an 8.01 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 8, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 8;

**THENCE**, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 8, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of said Stone Creek Retail Addition;

**THENCE**, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 8, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

**THENCE**, along the South line of said Lot 2, being the common North line of said Lot 8, the following five (5) courses and distances:

1. N 89°10'05" E, a distance of 259.83 feet to an "X" cut found;
2. N 00°49'55" W, a distance of 54.37 feet to an "X" cut found;
3. N 89°10'05" E, a distance of 150.00 feet to an "X" cut found;
4. S 00°49'55" W, a distance of 39.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "POGUE" found;
5. N 89°10'05" E, a distance of 191.17 feet to a 1/2 inch iron rod with a yellow cap stamped "WESTWOOD" found in the West right-of-way line of Fairfax Drive (100' right-of-way), being the Southeast corner of said Lot 2, also being the Northeast corner of said Lot 8;

**THENCE**, along the West right-of-way line of Fairfax Drive and, being the common East line of said Lot 8, the following three (3) course and distances:

1. S 00°49'55" E, a distance of 99.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of beginning of a curve to the right;
2. Along said curve to the right, having a radius of 550.00 feet, a delta angle of 21°03'11", a chord which bears S 09°41'40" W, a distance of 200.96 feet, an arc length of 202.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S 20°13'15" W, a distance of 231.46 to an "X" cut set at the intersection of the West right-of-way line of Fairfax Drive and the curving North right-of-way line of Bordeaux Drive, being the Southeast corner of said Lot 8;

**THENCE**, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 8,

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 16°44'48", a chord which bears N 82°33'52" W, a distance of 189.31 feet, an arc length of 189.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 8.01 acres (348,751 square feet) of land, more or less.

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION**, subdivision have been notified and signed this plat. I 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 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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 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, 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.

OWNER: Metroplex Acquisition Fund, L.P.

BY: *Billy J. Brice, III*  
Billy J. Brice, III

10-16-2020  
Date

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, 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 THE OFFICE this 16th day of October, 2020.

*Janice Johns*  
Notary Public in and for the State of Texas



### CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

*Matthew Raabe*  
Matthew Raabe  
Registered Professional Land Surveyor #6402



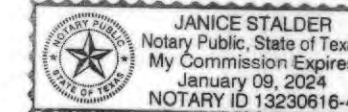
10-14-20  
Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 THE OFFICE this 14th day of October, 2020.

*Janice Stalder*  
Notary Public in and for the State of Texas



### CERTIFICATE OF APPROVAL

*[Signature]*  
Chairman  
Planning & Zoning Commission

10/27/20  
Date

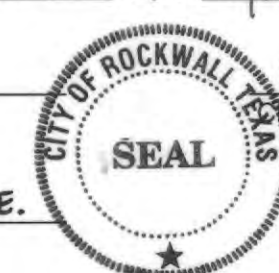
#### APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5 day of October, 2020.

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

WITNESS OUR HANDS, this 10th day of November, 2020.

*[Signature]*  
Mayor, City of Rockwall



*[Signature]*  
City Secretary, City of Rockwall

## FINAL PLAT LOTS 10 & 11, BLOCK A STONE CREEK RETAIL ADDITION

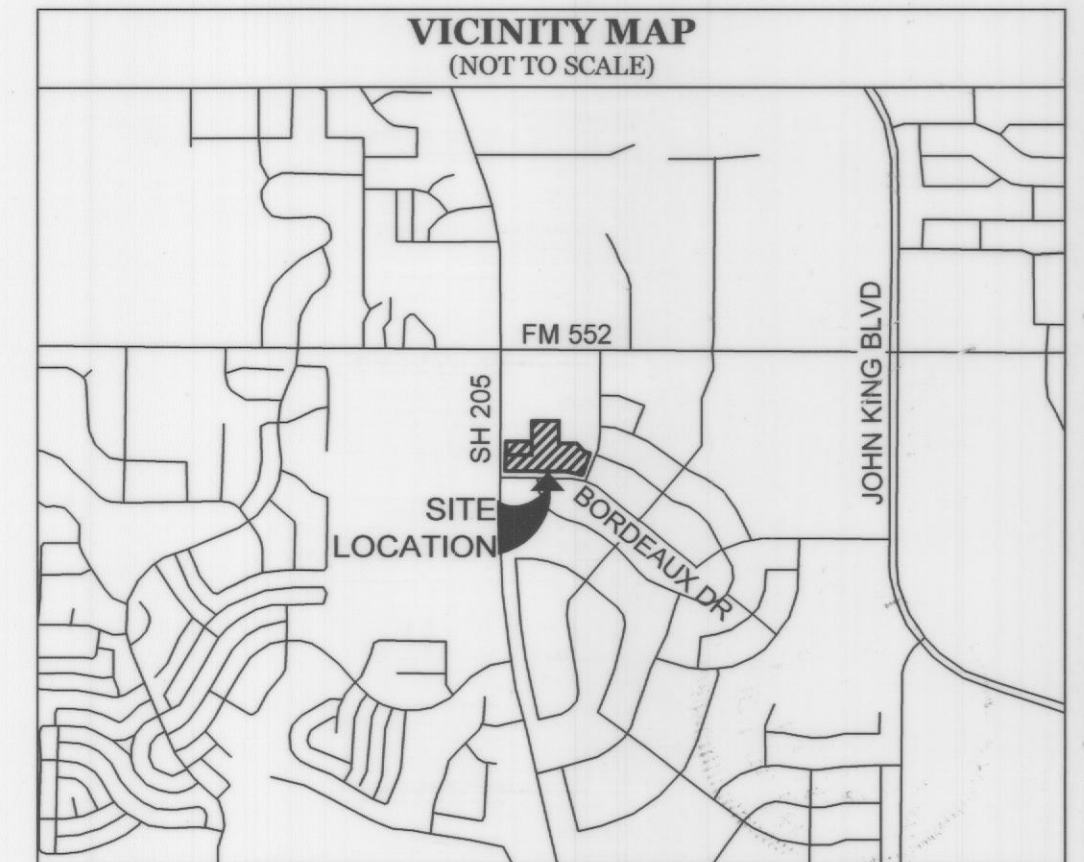
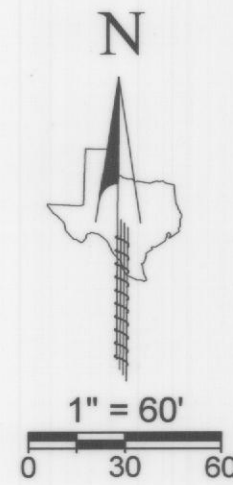
BEING A REPLAT OF LOT 8, BLOCK A OF STONE CREEK RETAIL ADDITION  
LOTS 2 (PROPOSED)  
CONTAINING A TOTAL OF 8.01 ACRES  
RECORDED IN CABINET H, PAGE 147, P.R.R.C.T.,  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2020-038  
PAGE 2 OF 2



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 01°27'38" E | 12.00'   |
| L2         | S 30°00'00" E | 74.41'   |
| L3         | S 69°46'45" E | 40.60'   |
| L4         | S 62°21'14" W | 44.50'   |
| L5         | S 00°49'55" E | 52.41'   |
| L6         | S 19°02'20" E | 74.57'   |
| L7         | S 00°56'17" E | 137.00'  |
| L8         | S 00°56'17" E | 137.00'  |
| L9         | S 00°56'17" E | 19.81'   |
| L10        | N 81°51'31" E | 3.71'    |
| L11        | S 00°56'17" E | 38.66'   |
| L12        | N 89°03'43" E | 32.00'   |
| L13        | N 00°56'17" W | 42.71'   |
| L14        | N 81°51'31" E | 13.43'   |
| L15        | N 00°49'55" W | 13.53'   |

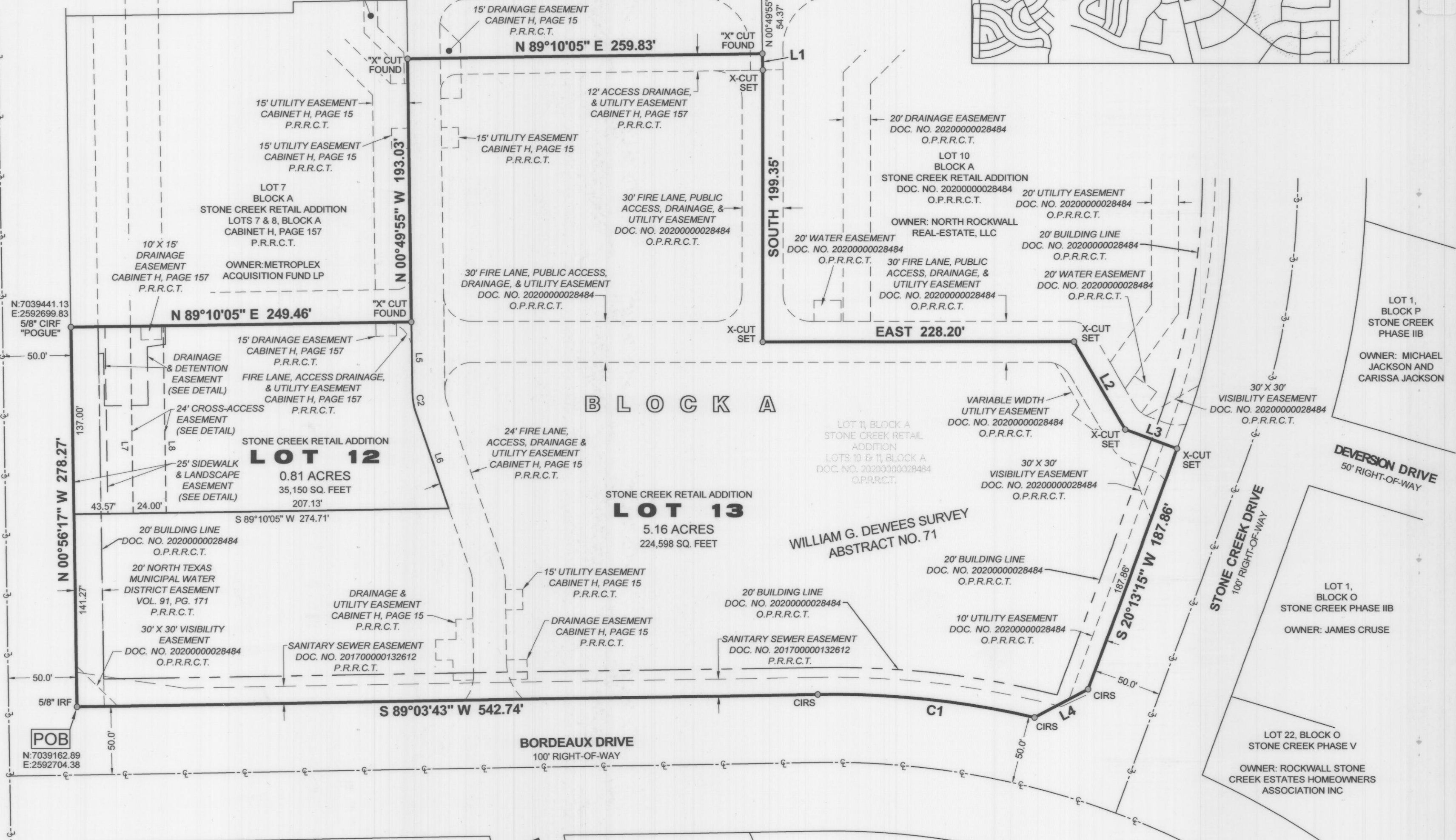
| CURVE TABLE |            |         |             |               |
|-------------|------------|---------|-------------|---------------|
| CURVE       | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING |
| C1          | 159.98'    | 650.00' | 14°06'07"   | N 83°53'12" W |
| C2          | 13.98'     | 44.00'  | 18°12'26"   | S 09°56'08" E |



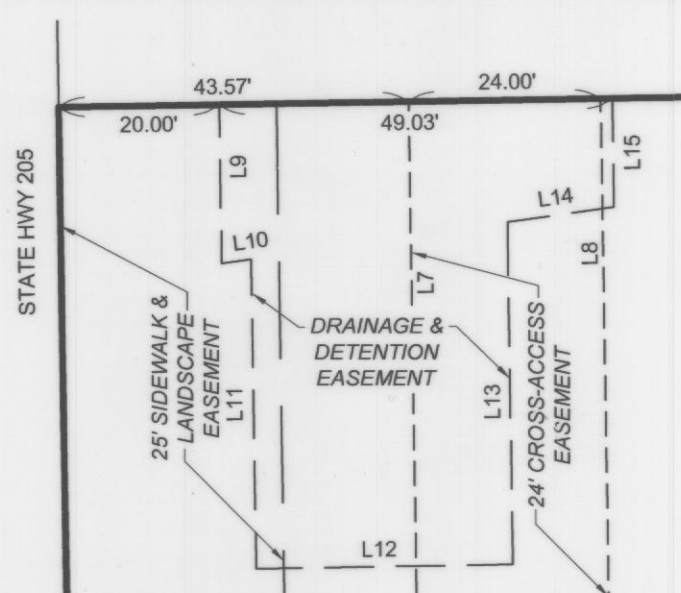
LOT 1A, DIRKWOOD ESTATES  
OWNER: LIU JOHN Q AND CONNIE Q

LOT 1, BLOCK A, MASON-STEED ADDITION,  
OWNER: JOHN AND CONNIE Q LIU

STATE HIGHWAY 205  
100' RIGHT-OF-WAY



#### DETAIL (NOT TO SCALE)



#### LEGEND

POB POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CIRS = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS  
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

#### ENGINEER

ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

#### SURVEYOR

Eagle Surveying, LLC  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

#### OWNER

Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390

## REPLAT LOTS 12 & 13, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION  
CREATING 2 LOTS  
CONTAINING A TOTAL OF 5.96 ACRES  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

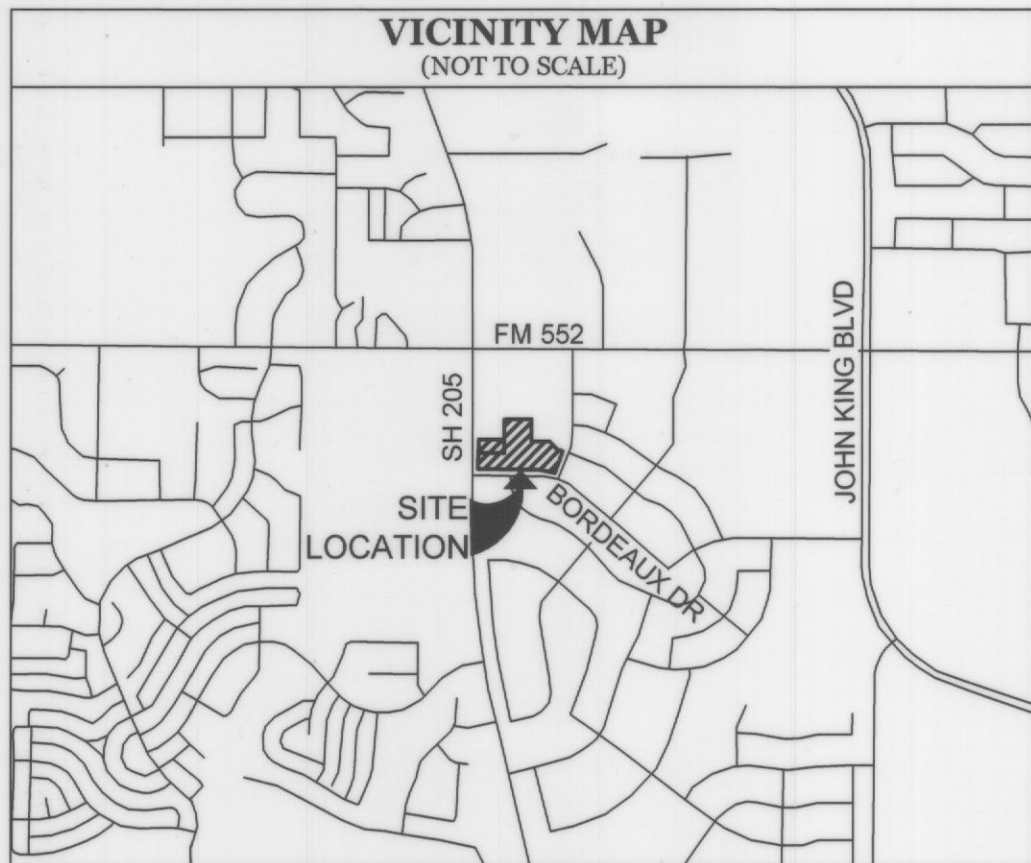
CASE NO.  
P2022-013  
PAGE 1 OF 2

Project  
1910.030-14  
Date  
04/25/2022  
Drafter  
TAR/CF/BE



**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177





### GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 8.) 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.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
06/15/2022 02:44:11 PM  
\$100.00  
20220000013377



*Jennifer Fogg*

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 2020000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

**THENCE**, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

**THENCE**, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

**THENCE**, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

**THENCE**, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

**THENCE**, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

**THENCE**, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION**, subdivision have been notified and signed this plat. I 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 also understand the following:

1. No buildings, structure, fence, wall, etc., shall be constructed or placed upon, over, or across the easements on-site.
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 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, 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.

OWNER: Metroplex Acquisition Fund, L.P.

BY: *Billy J. Brice, III*  
Billy J. Brice, III

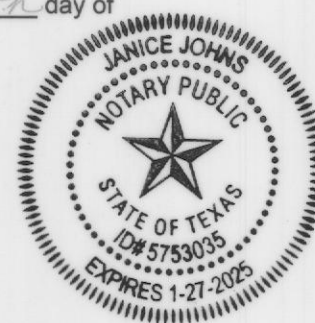
*5-26-22*  
Date

STATE OF TEXAS §  
COUNTY OF Texas §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, 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 THE OFFICE this *26th* day of *May*, 2022.

*Janice Johns*  
Notary Public in and for the State of Texas



### CERTIFICATE OF SURVEYOR

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

*Matthew Raabe*  
Matthew Raabe  
Registered Professional Land Surveyor #6402



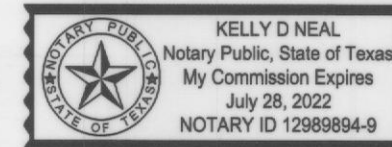
*5-17-22*  
Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 THE OFFICE this *17th* day of *May*, 2022.

*Kelly D Neal*  
Notary Public in and for the State of Texas



### CERTIFICATE OF APPROVAL

*[Signature]*  
Chairman  
Planning & Zoning Commission

*5/14/22*  
Date

#### APPROVED:

I hereby certify that the above and foregoing plat of **STONE CREEK RETAIL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the *2* day of *May*, 2022.

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

WITNESS OUR HANDS, this *14th* day of *June*, 2022.

*[Signature]*  
Mayor, City of Rockwall

*Kristy Seaguer*  
City Secretary, City of Rockwall



*Amy Williams, P.E.*  
City Engineer

## REPLAT LOTS 12 & 13, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION  
CREATING 2 LOTS  
CONTAINING A TOTAL OF 5.96 ACRES  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2022-013  
PAGE 2 OF 2

|         |             |
|---------|-------------|
| Project | 1910.030-14 |
| Date    | 04/25/2022  |
| Drafter | TAR/CF/BE   |

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

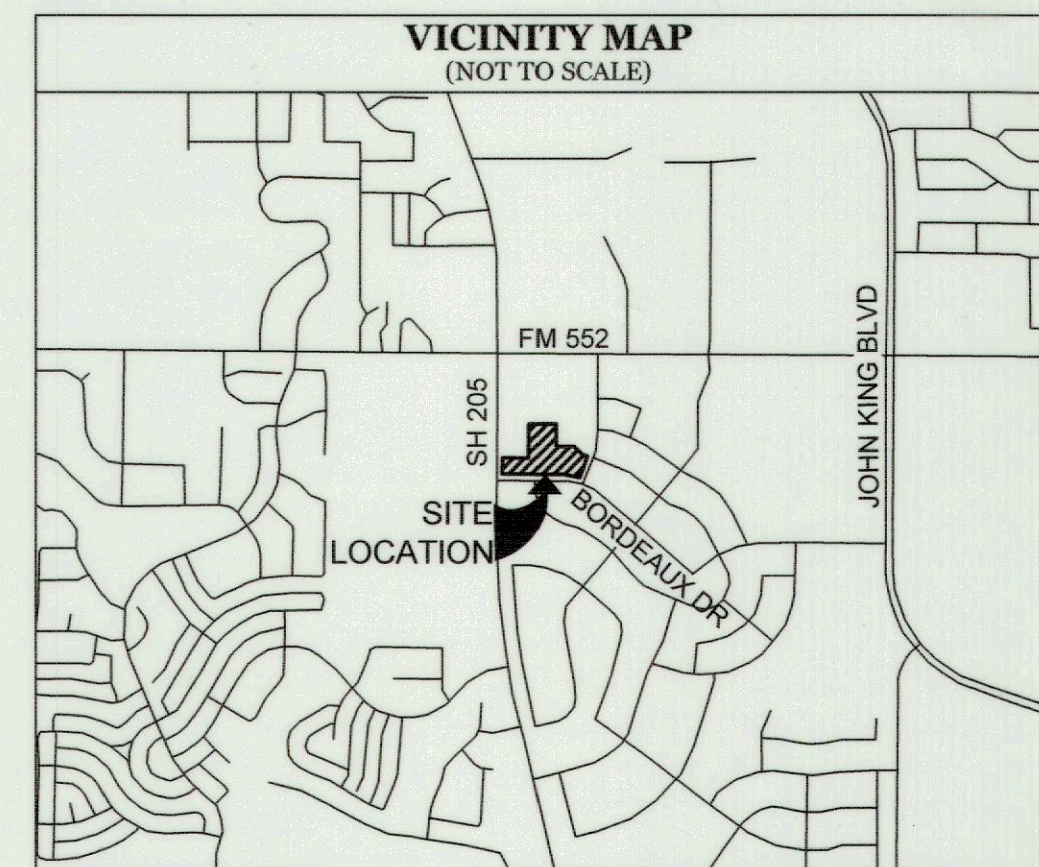
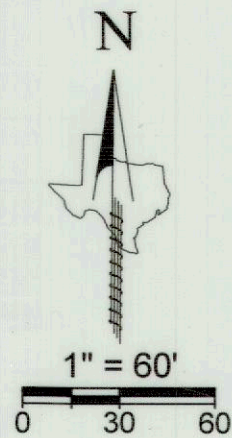
**SURVEYOR**  
Eagle Surveying, LLC  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Jones Carter  
4500 Mercantile Plaza Drive, Suite 210  
Fort Worth, TX 76137  
(972) 488-3880

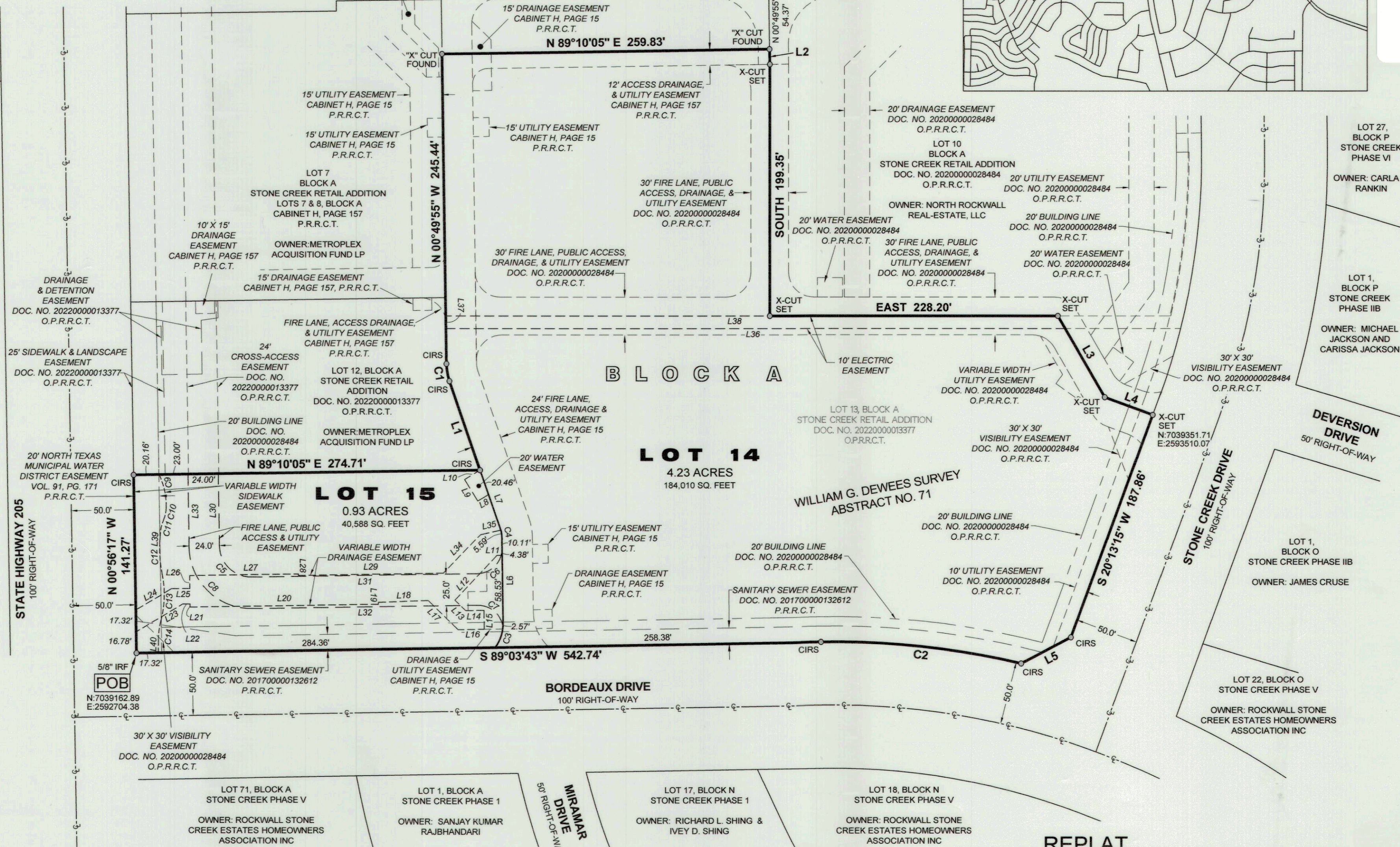
**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390



| CURVE TABLE |         |            |             |               |              |
|-------------|---------|------------|-------------|---------------|--------------|
| CURVE       | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 44.00'  | 13.98'     | 18°12'25"   | N 09°56'08" W | 13.92'       |
| C2          | 650.00' | 159.98'    | 14°06'07"   | N 83°53'12" W | 159.58'      |
| C3          | 30.00'  | 20.26'     | 38°41'10"   | N 18°30'41" E | 19.87'       |
| C4          | 20.00'  | 6.37'      | 18°14'51"   | N 09°57'20" W | 6.34'        |
| C5          | 25.00'  | 39.27'     | 90°00'00"   | S 45°55'00" E | 35.36'       |
| C6          | 19.88'  | 29.92'     | 86°14'03"   | N 46°05'59" E | 27.18'       |
| C7          | 20.00'  | 28.98'     | 83°00'40"   | N 49°24'40" W | 26.51'       |
| C8          | 49.00'  | 76.97'     | 90°00'00"   | N 45°55'00" W | 69.30'       |
| C9          | 55.24'  | 26.99'     | 27°59'22"   | S 12°12'55" E | 26.72'       |
| C10         | 28.37'  | 10.31'     | 20°48'55"   | S 12°11'13" W | 10.25'       |
| C11         | 34.41'  | 12.43'     | 20°42'23"   | S 12°14'29" W | 12.37'       |
| C12         | 102.47' | 25.79'     | 14°25'08"   | S 04°14'41" E | 25.72'       |
| C13         | 81.64'  | 37.35'     | 26°12'56"   | S 01°39'13" W | 37.03'       |
| C14         | 57.34'  | 15.88'     | 15°52'04"   | S 06°49'39" W | 15.83'       |



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 19°02'20" W | 74.57'   |
| L2         | S 01°27'38" E | 12.00'   |
| L3         | S 30°00'00" E | 74.41'   |
| L4         | S 69°46'45" E | 40.60'   |
| L5         | S 62°21'14" W | 44.50'   |
| L6         | N 00°49'54" W | 68.64'   |
| L7         | N 19°02'20" W | 49.57'   |
| L8         | S 58°48'44" W | 9.98'    |
| L9         | N 31°11'16" W | 20.00'   |
| L10        | N 58°48'44" E | 14.28'   |
| L11        | S 89°45'14" W | 4.09'    |
| L12        | S 43°12'02" W | 48.68'   |
| L13        | S 45°55'00" E | 11.85'   |
| L14        | N 89°09'25" E | 14.52'   |
| L15        | S 00°56'57" E | 15.00'   |
| L16        | S 88°57'16" W | 20.68'   |
| L17        | N 45°55'00" W | 33.16'   |
| L18        | S 87°56'13" W | 39.76'   |
| L19        | S 00°55'00" E | 1.50'    |
| L20        | S 89°05'00" W | 149.00'  |
| L21        | N 00°55'00" W | 2.50'    |
| L22        | S 89°05'00" W | 5.84'    |
| L23        | S 59°05'00" W | 43.04'   |
| L24        | N 59°05'00" E | 32.90'   |
| L25        | N 89°05'00" E | 14.63'   |
| L26        | N 00°55'00" W | 10.25'   |
| L27        | N 89°05'00" E | 86.00'   |
| L28        | S 00°55'00" E | 1.20'    |
| L29        | N 89°05'00" E | 115.06'  |
| L30        | S 00°55'05" E | 57.32'   |
| L31        | N 89°05'00" E | 179.06'  |
| L32        | S 89°05'00" W | 178.89'  |
| L33        | N 00°55'00" W | 58.36'   |
| L34        | N 44°05'00" E | 42.48'   |
| L35        | N 77°14'52" E | 16.45'   |
| L36        | West          | 490.93'  |
| L37        | N 00°49'55" W | 10.00'   |
| L38        | East          | 485.30'  |
| L39        | S 02°57'53" W | 5.06'    |
| L40        | S 00°32'04" W | 9.61'    |



# REPLAT STONE CREEK RETAIL ADDITION LOTS 14 & 15, BLOCK A

BEING A REPLAT OF  
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION  
BEING TWO (2) LOTS  
5.16 ACRES OR 224,598 SF  
SITUATED IN THE  
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2024-023  
PAGE 1 OF 3

Project  
1910.030-24  
Date  
07/09/2024  
Drafter  
TAR

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

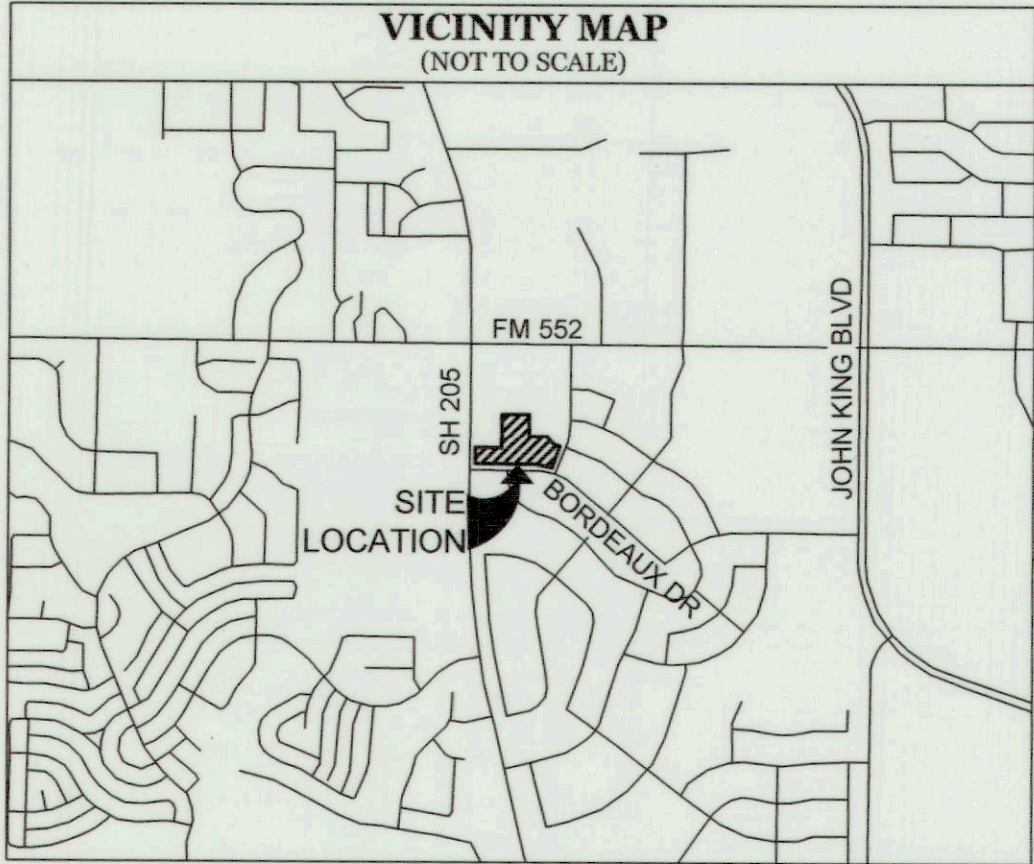
| LEGEND     |  |
|------------|--|
| POB        | POINT OF BEGINNING                     |
| IRF        | = IRON ROD FOUND                       |
| CIRS       | = CAPPED IRON ROD SET                  |
| CIRF       | = CAPPED IRON ROD FOUND                |
| DOC. NO.   | = DOCUMENT NUMBER                      |
| D.R.R.C.T. | = DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | = PLAT RECORDS, ROCKWALL COUNTY, TEXAS |

**ENGINEER**  
Clay Moore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**SURVEYOR**  
Eagle Surveying, LLC  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390



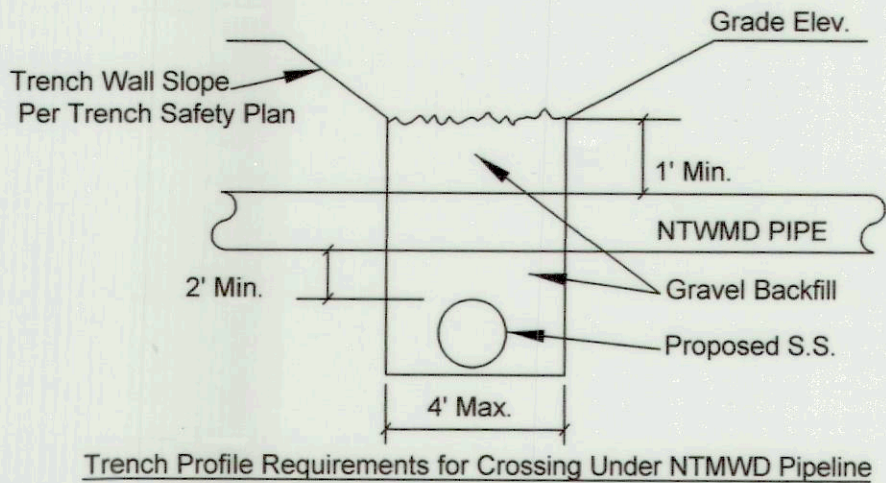


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.
- 10.) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements

NTMWD NOTES

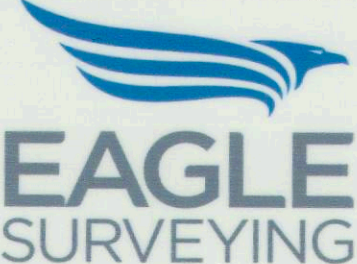
- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



REPLAT  
STONE CREEK RETAIL ADDITION  
LOTS 14 & 15, BLOCK A

BEING A REPLAT OF  
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION  
BEING TWO (2) LOTS  
5.16 ACRES OR 224,598 SF  
SITUATED IN THE  
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2024-023  
PAGE 2 OF 3

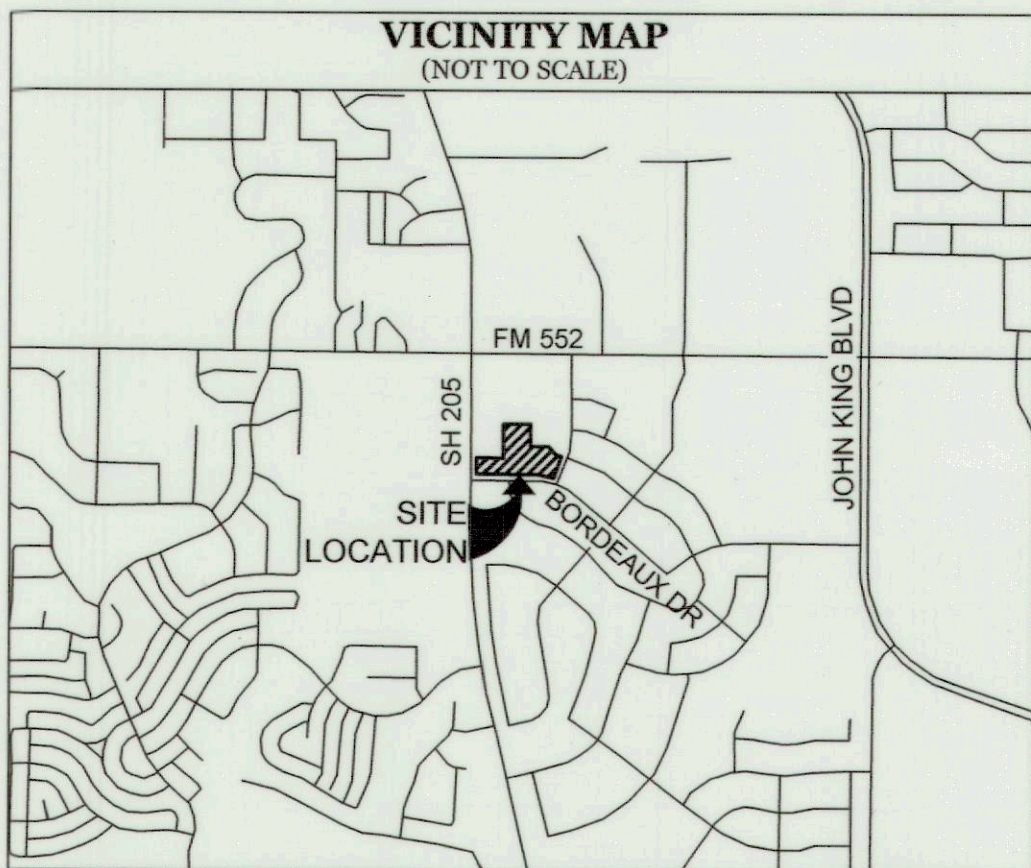
|         |             |   |  |
|---------|-------------|---|--|
| Project | 1910.030-24 |  | <b>EAGLE SURVEYING, LLC</b><br>222 S. Elm Street, Suite 200<br>Denton, TX 76201<br>(940) 222-3009<br>TX Firm #10194177 |
| Date    | 07/09/2024  |   |  |
| Drafter | TAR         |   |  |

**SURVEYOR**  
Eagle Surveying, LLC  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390





## OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, METROPLEX ACQUISITION FUND, L.P., is the owner of 5.16 acres of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20220000013377 of the Official Public Records of Rockwall County, Texas, said Lot 13 being a portion of a called Tract I - 21.1522 acre tract of land conveyed by Special Warranty Deed of record in Document Number 20080000409649 of said Official Public Records and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

**THENCE**, N00°56'17"W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

**THENCE**, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 12, being the irregular North line of said Lot 13, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;

**THENCE**, continuing along the irregular North line of said Lot 13, being in part, the common East line of said Lot 12 and in part, the common East line of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, the following three (3) courses and distances:

- N19°02'20"W, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N00°49'55"W, a distance of 245.44 feet to an X cut found in the South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

**THENCE**, N89°10'05"E, along the South line of said Lot 2, being the common irregular North line of said Lot 13, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of said Official Public Records;

**THENCE**, along the West and South lines of said Lot 10, being the common irregular North line of said Lot 13, the following five (5) courses and distances:

- S01°27'38"E, a distance of 12.00 feet to an X cut set;
- SOUTH, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
- EAST, a distance of 228.20 feet to an X cut set;
- S30°00'00"E, a distance of 74.41 feet to an X cut set;
- S69°46'45"E, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (100' right-of-way), being the Southeast corner of said Lot 10, also being the most Easterly Northeast corner of said Lot 13;

**THENCE**, S20°13'15"W, along the West right-of-way line of Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of a cutback line at the intersection of the West right-of-way line of Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

**THENCE**, S62°21'14"W, along said cutback line, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Bordeaux Drive;

**THENCE**, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

- Along a non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 14 & 15, BLOCK 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, 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 **STONE CREEK RETAIL ADDITION, LOTS 14 & 15, BLOCK A** subdivision 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:

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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.
- 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.

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/29/2024 03:40:54 PM  
\$147.00  
20240000015141



*Janice Johns*

METROPLEX ACQUISITION FUND, L.P.

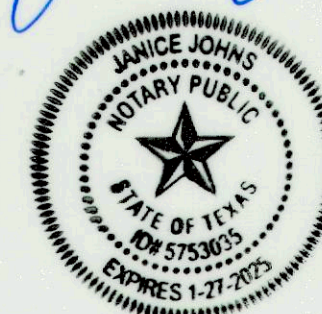
BY: *Billy J. Brice, III* 7/15/24  
Date

STATE OF Texas §  
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, 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 THE OFFICE this 15th day of July, 2024.

*Janice Johns*  
Notary Public in and for the State of Texas



## CERTIFICATE OF APPROVAL

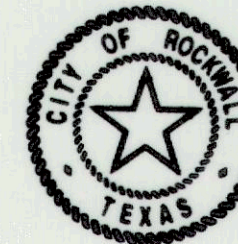
APPROVED: I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall, Texas on the 15th day of July, 2024.

*[Signature]*  
MAYOR OF THE CITY OF ROCKWALL

*[Signature]*  
PLANNING AND ZONING CHAIRMAN

*Kristy League*  
CITY SECRETARY

*Amel Williams, P.E.*  
CITY ENGINEER



## REPLAT STONE CREEK RETAIL ADDITION LOTS 14 & 15, BLOCK A

BEING A REPLAT OF  
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION  
BEING TWO (2) LOTS  
5.16 ACRES OR 224,598 SF  
SITUATED IN THE  
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2024-023  
PAGE 3 OF 3

## CERTIFICATE OF SURVEYOR

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

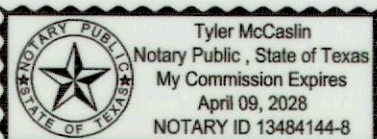
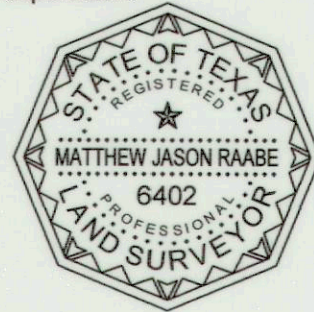
*Math Raabe 07-10-24*  
Registered Professional Land Surveyor

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 THE OFFICE this 10th day of June, 2024.

*Tyler McCaslin*  
Notary Public in and for the State of Texas



|         |             |  |
|---------|-------------|--|
| Project | 1910.030-24 | <b>EAGLE SURVEYING, LLC</b><br>222 S. Elm Street, Suite 200<br>Denton, TX 76201<br>(940) 222-3009<br>TX Firm #10194177 |
| Date    | 07/09/2024  |  |
| Drafter | TAR         |  |

**SURVEYOR**  
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222 S. Elm Street, Suite 200  
Denton, TX 76201  
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**ENGINEER**  
ClayMoore Engineering  
1903 Central Drive, Suite 406  
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**OWNER**  
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(855) 408-3390