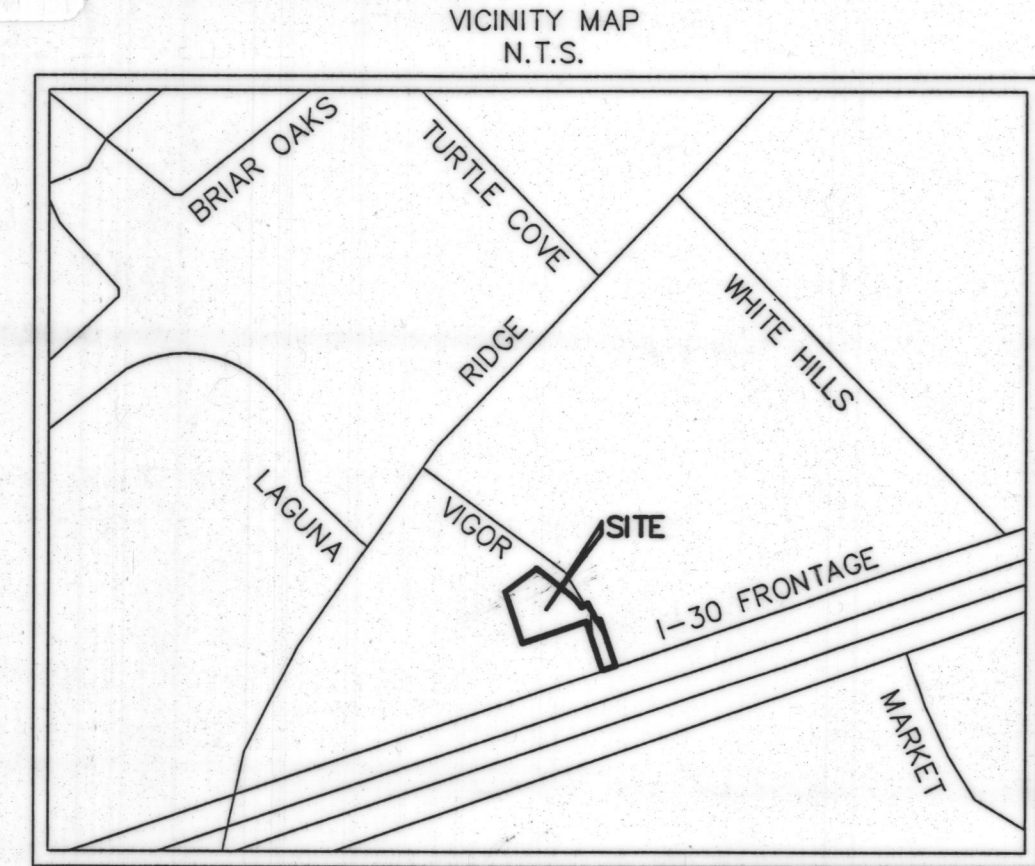
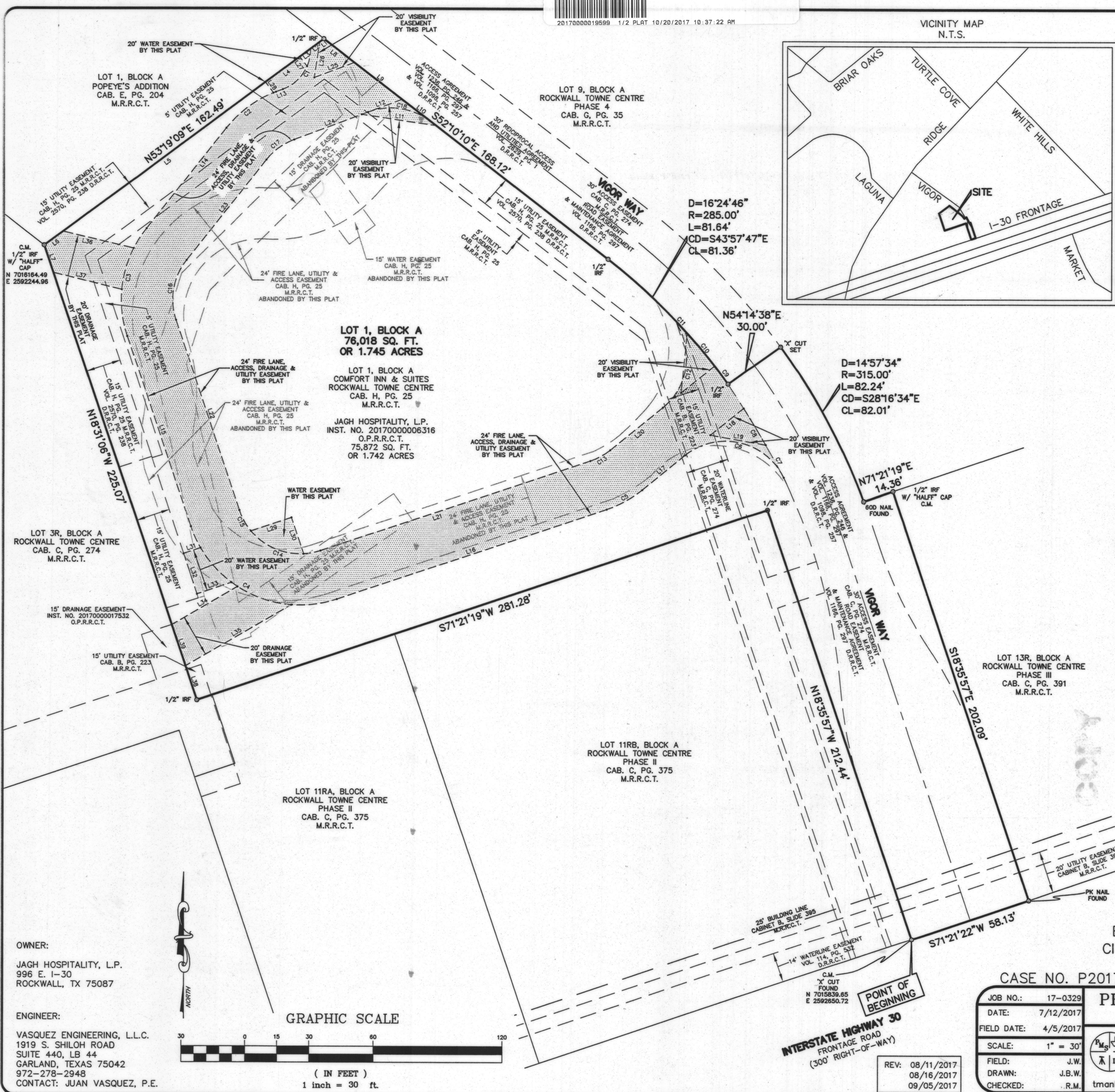




20170000019599 1/2 PLAT 10/20/2017 10:37:22 AM



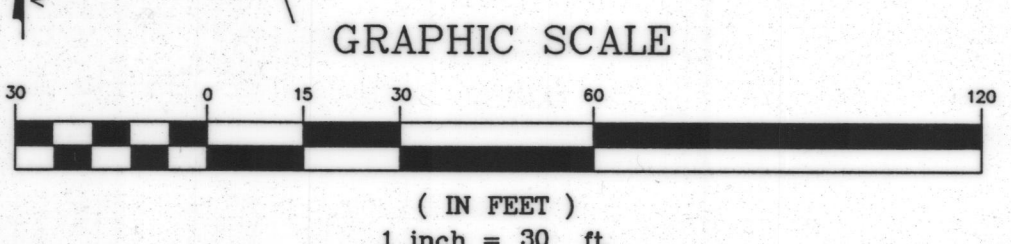
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.40'	S 53°19'09" W
L2	5.32'	S 53°19'09" W
L3	6.27'	S 53°19'01" W
L4	20.00'	S 53°19'09" W
L5	117.59'	S 53°19'09" W
L6	10.92'	S 53°19'09" W
L7	13.69'	S 18°31'06" E
L8	18.06'	S 52°10'10" E
L9	28.14'	S 52°10'11" E
L10	20.00'	S 52°10'10" E
L11	34.89'	N 81°26'28" W
L12	20.00'	N 69°17'14" E
L13	3.38'	S 69°16'07" W
L14	60.27'	S 38°21'25" W
L15	94.13'	S 18°31'01" E
L16	132.74'	N 71°21'24" E
L17	26.01'	N 51°03'00" E
L18	20.00'	S 51°03'00" W
L19	26.21'	S 79°53'22" E
L20	31.81'	S 51°03'00" W
L21	132.74'	S 71°21'24" W
L22	94.13'	N 18°31'01" W
L23	60.27'	N 38°21'25" E
L24	36.90'	N 69°17'14" E
L25	20.00'	S 69°17'12" W
L26	16.91'	N 08°34'35" E
L27	5.67'	N 36°44'14" W
L28	6.31'	N 36°44'14" W
L29	20.02'	N 71°21'19" E
L30	18.03'	S 18°38'41" E
L31	8.37'	S 71°21'19" W
L32	20.00'	S 18°21'07" E
L33	17.07'	N 71°21'19" E
L34	35.57'	S 59°51'25" W
L35	57.27'	N 59°51'25" E
L36	33.67'	N 76°21'54" W
L37	32.56'	N 76°21'54" W
L38	16.83'	N 18°31'06" W
L39	20.42'	N 18°31'06" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	24.56'	20.00'	70°21'16"	N 34°5'29" E	23.04'
C2	29.13'	54.00'	30°54'42"	S 53°48'46" W	28.78'
C3	53.60'	54.00'	56°52'25"	S 09°55'12" W	51.43'
C4	84.94'	54.00'	90°07'35"	S 63°34'48" E	76.45'
C5	19.14'	54.00'	20°18'24"	N 61°12'12" E	19.04'
C6	54.17'	30.00'	103°27'17"	N 77°13'21" W	47.10'
C7	17.45'	544.70'	01°50'08"	N 28°51'33" W	17.45'
C8	20.00'	544.70'	02°06'14"	N 30°49'44" W	20.00'
C9	10.55'	285.58'	02°07'03"	N 36°49'00" W	10.55'
C10	20.00'	285.00'	04°01'18"	N 39°53'21" W	20.00'
C11	12.94'	284.44'	02°36'25"	N 43°12'17" W	12.94'
C12	50.03'	30.00'	95°33'07"	N 03°16'27" E	44.43'
C13	10.63'	30.00'	20°18'24"	N 61°12'12" E	10.58'
C14	35.97'	30.00'	68°41'35"	S 74°17'48" E	33.85'
C15	11.22'	30.00'	21°26'00"	S 29°14'01" E	11.16'
C16	29.78'	30.00'	56°52'25"	S 09°55'12" W	28.57'
C17	16.20'	30.00'	30°55'49"	S 53°49'19" W	16.00'
C18	30.31'	30.00'	57°52'51"	N 81°46'21" W	29.03'

J 233
REPLAT
BW PLUS
EXECUTIVE RESIDENCY
LOT 1, BLOCK A
BEING 1.742 ACRES OUT OF THE
E. P. G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2017

OWNER:
JAGH HOSPITALITY, L.P.
996 E. I-30
ROCKWALL, TX 75087

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.



INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

REV: 08/11/2017
08/16/2017
09/05/2017

CASE NO. P2017-042

JOB NO.:	17-0329
DATE:	7/12/2017
FIELD DATE:	4/5/2017
SCALE:	1" = 30'
FIELD:	J.W.
DRAWN:	J.B.W.
CHECKED:	R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

TEXAS
Society of
Professional
Surveyors

Member Since 1977

SHEET

1
OF
2

OWNER'S CERTIFICATION

WHEREAS JAGH HOSPITALITY, L.P., BEING the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the E. P. G. Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land conveyed to JAGH HOSPITALITY, L.P. in Warranty Deed recorded under Instrument Number 20170000006316, Official Public Records, Rockwall County, Texas, and being Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Center, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 25, Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in concrete for the most southerly Southwest corner of said Lot 1, same being the Southeast corner of Lot 11RB, Block A, Rockwall Towne Centre Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 375, Map Records of Rockwall County, Texas, same being in the northerly right-of-way line of Interstate Highway 30 (Frontage Road)(300 foot right-of-way), same being the Southwest corner of Vigor Way (30 foot access easement per Cabinet C, Page 274, said Plat Records);

THENCE along the common line of said Lot 1 (Comfort Inn) and said Lot 11RB as follows:

North 18 deg. 35 min. 57 sec. West, a distance of 212.44 feet to a 1/2 inch iron rod found for internal corner, same being the Northeast corner of said Lot 11RB;

South 71 deg. 21 min. 19 sec. West, passing the Northwest corner of said Lot 11RB, same being the Northeast corner of Lot 11RA, aforesaid Rockwall Towne Centre Phase II, Cabinet C, Page 375, and continuing along the common line of said Lot 1 (Comfort Inn) and said Lot 11RA, passing the most northerly Northwest corner of said Lot 11RA, same being an East corner of Lot 3R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 274, aforesaid Map Records, and continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a total distance of 281.28 feet to a 1/2 inch iron rod found for the most westerly Southwest corner of said Lot 1 (Comfort Inn);

THENCE North 18 deg. 31 min. 06 sec. West, continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a distance of 225.07 feet to a 1/2 inch iron rod with "Half" cap found for the Northwest corner of said Lot 1 (Comfort Inn), same being the Northeast corner of said Lot 3R, same being the South corner of Lot 1, Block A, Popeye's Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 204, said Map Records;

THENCE North 53 deg. 19 min. 09 sec. East, along the common line of said Lot 1 (Comfort Inn), and said Lot 1 (Popeye's Addition), a distance of 162.49 feet to a 1/2 inch iron rod found for the most northerly Northeast corner of said Lot 1 (Comfort Inn), same being the East corner of said Lot 1 (Popeye's Addition), same being in the southwesterly line of Lot 9, Block A, Rockwall Towne Centre Phase 4, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 35, said Map Records, same being in the southwesterly line of aforesaid Vigor Way;

THENCE along the common line of said Lot 1 (Comfort Inn), and said Lot 9 as follows:

South 52 deg. 10 min. 10 sec. East, a distance of 168.12 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 285.00 feet and a central angle of 16 deg. 24 min. 46 sec.;

Along said curve to the right, an arc distance of 81.64 feet and a chord bearing and distance of South 43 deg. 57 min. 47 sec. East, 81.36 feet to a 1/2 inch iron rod found for internal corner;

North 54 deg. 14 min. 38 sec. East, a distance of 30.00 feet to an 'X' cut in concrete found for corner, same being the beginning of a non-tangent curve to the right, having a radius of 315.00 feet and a central angle of 14 deg. 57 min. 34 sec.;

Along said non-tangent curve to the right, a distance of 82.24 feet and a chord bearing and distance of South 28 deg. 16 min. 34 sec. East, 82.01 feet to a 60D nail found for corner, same being the most southerly Southwest corner of said Lot 9;

North 71 deg. 21 min. 19 sec. East, a distance of 14.36 feet to a 1/2 inch iron rod with "Half" cap found for corner, same being the Northwest corner of Lot 13R, Block A, Rockwall Towne Centre Phase III, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 391, aforesaid Map Records;

THENCE South 18 deg. 35 min. 57 sec. East, along the common line of said Lot 1 (Comfort Inn) and said Lot 13R, a distance of 202.09 feet to a PK Nail found for the most southerly Southeast corner of said Lot 1 (Comfort Inn), same being the Southwest corner of said Lot 13R, same being in the northerly right-of-way line of aforesaid Interstate Highway 30, same being the Southeast corner of aforesaid Vigor Way;

THENCE South 71 deg. 21 min. 22 sec. West, along the common line of said Lot 1 (Comfort Inn) and said Interstate Highway 30, a distance of 58.13 feet to the POINT OF BEGINNING and containing 75,872 square feet or 1.742 acres of computed land, more or less.

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 **BW PLUS EXECUTIVE RESIDENCY** 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 **BW PLUS EXECUTIVE RESIDENCY** 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. All detention and drainage systems to be maintained, repaired, and replaced by property owner.

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

WITNESS MY HAND, this 27 day of September, 2017

JAGH HOSPITALITY, L.P.

By: HIMMAT CHAUHAN, GENERAL MANAGER & PARTNER

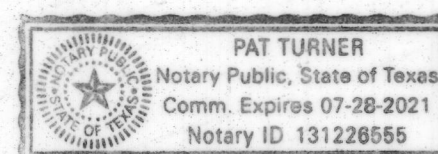
STATE OF TEXAS:

COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared HIMMAT CHAUHAN, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS



REV: 08/11/2017
08/16/2017
09/05/2017

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/20/2017 10:37:22 AM
\$100.00
20170000019559



Shelli Miller
COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

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 27 day of September, 2017.

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

WITNESS OUR HANDS, this 2nd day of October, 2017.

Mayor, City of Rockwall

City Engineer

City Secretary

NOTES:

1. IRF - Iron Rod Found
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. P.O.B. - Point of Beginning.
4. O.P.R.R.C.T. - Official Public Records, Rockwall County, Texas.
5. M.R.R.C.T. - Map Records, Rockwall County, Texas.
6. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
7. CAB. - CABINET
8. C.M. - Controllin Monument
9. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
10. Purpose of this replat is to abandon and create easements.
11. 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.



REPLAT J 234
BW PLUS
EXECUTIVE RESIDENCY

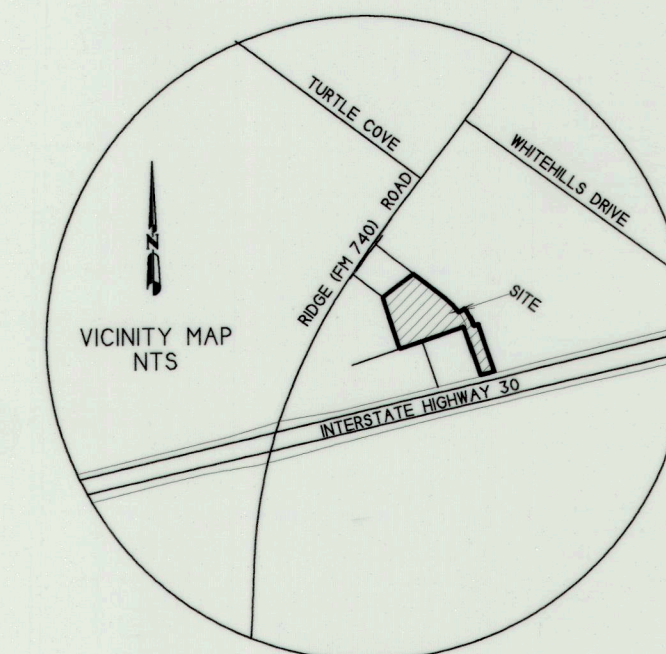
LOT 1, BLOCK A

BEING 1.742 ACRES OUT OF THE

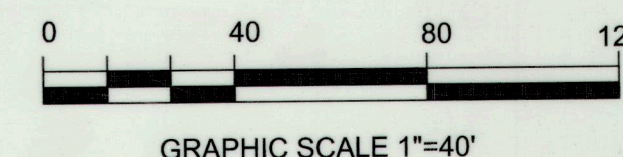
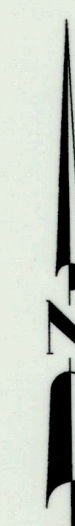
E. P. G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2017

CASE NO. P2017-042

JOB NO.: 17-0329	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 7/12/2017	www.peisersurveying.com		
FIELD DATE: 4/5/2017		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	2
SCALE: 1" = 30'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: J.W.			2
DRAWN: J.B.W.			
CHECKED: T.R.M.			
	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977



VICINITY MAP



FINAL PLAT
LOT 1, BLOCK A
VIGOR WAY PLAZA ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
BW PLUS EXECUTIVE
RESIDENCY ADDITION
1.74 ACRES OR 75,987 SF

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

SHEET 1 OF 3

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE# P2024-026

GENERAL NOTES:

Subdivider's Statement. 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.

(2) Public Improvement Statement. 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.

(3) **Drainage and Detention Easements.** 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.

(4) Fire Lanes. 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.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

WENDY'S INTERNATIONAL
V. 1063. P. 213
V. 1063. P. 218
REPLAT ROCKWALL TOWNE CENTRE
CABINET C. SLIDE 299
LOT 3R
BLOCK 'A'

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE RECIPROCAL EASEMENT AGREEMENTS AS RECORDED IN VOLUME 2629, PG. 1 VOLUME 2583, PAGE 232 & VOLUME 2628, P. 313 R.P.R.C.T. ARE BLANKET EASEMENTS ACROSS THE COMMON AREAS OF THE ORIGINAL LOT 1 AND LOT 3, BLOCK A, TO ALLOW VEHICULAR TRAFFIC TO CROSS SAME.

ROCKWALL TOWNE CENTER PH 2 & 3
BLOCK A. LOT 11RA
CAB. C. SLIDE 375

ROCKWALL TOWNE CENTER PH 2 & 3
BLOCK A. LOT 11RB
CAB. C. SLIDE 375

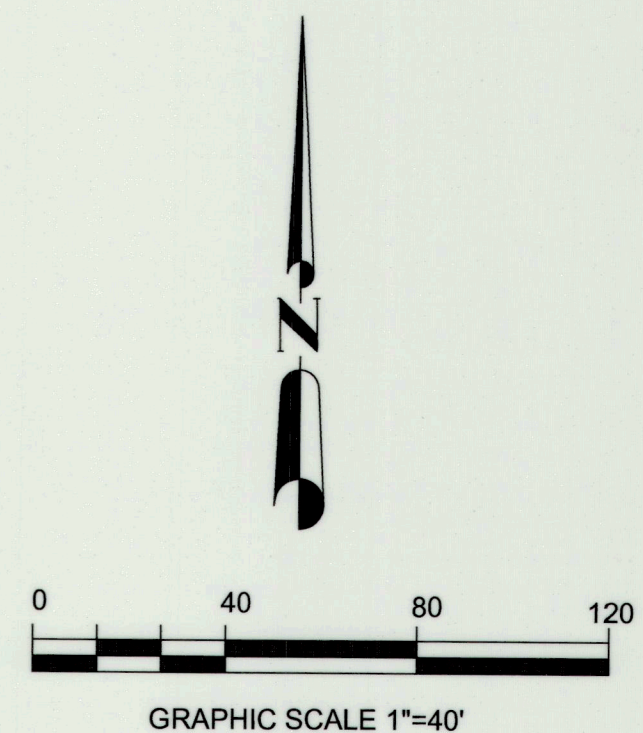
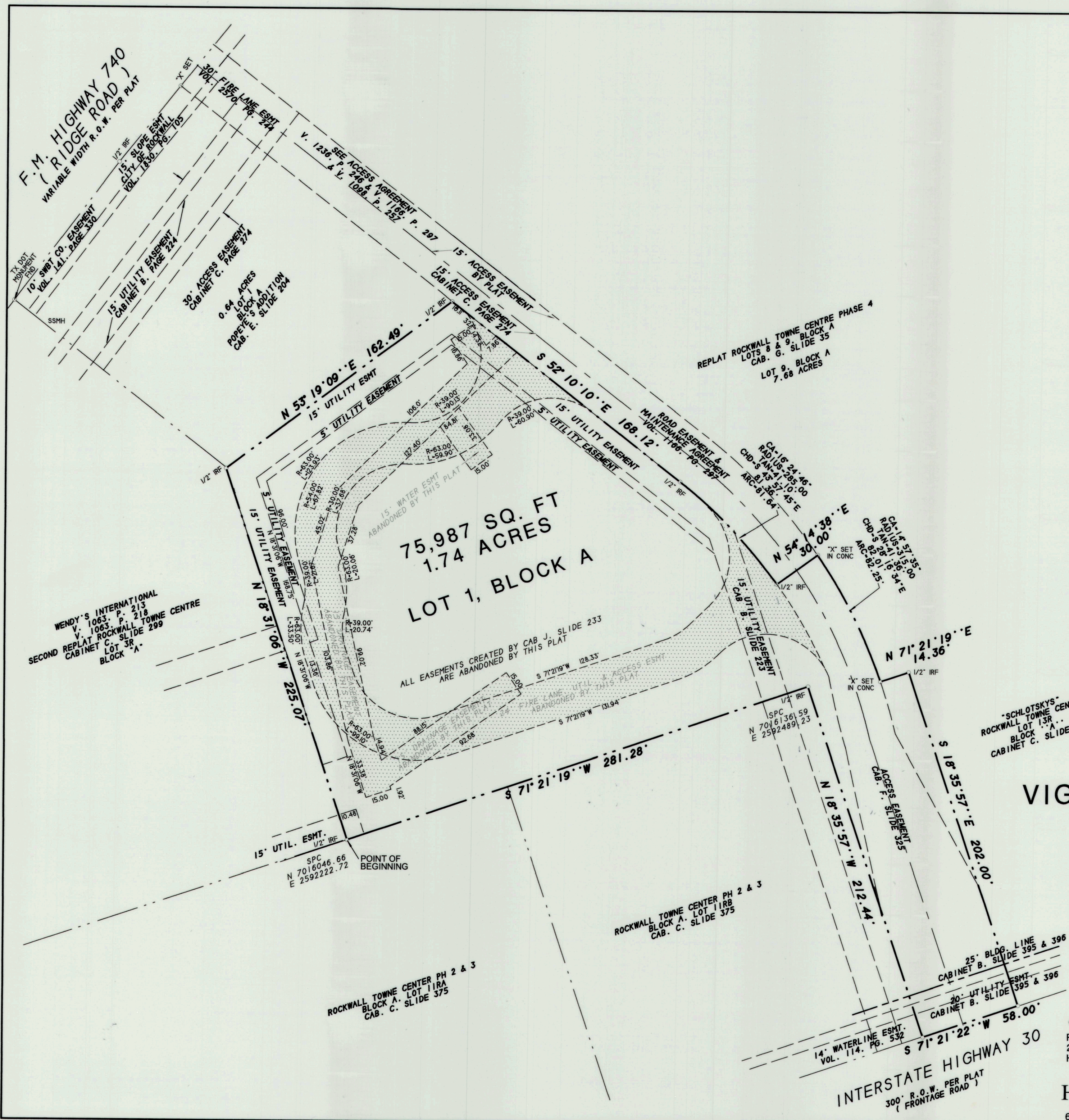
"SCHLOTSKYS"
ROCKWALL TOWNE CENTRE
LOT 13R
BLOCK "A"
CABINET C. SLIDE 27

14' WATERLINE ESMT.
VOL. 114. PG. 532

S 71° 21' 22" W 30'

INTERSTATE HIGHWAY 30

300' R.O.W. PER PLAT
(FRONTAGE ROAD)



LOT 1, BLOCK A
VIGOR WAY PLAZA ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
BW PLUS EXECUTIVE
RESIDENCY ADDITION
1.74 ACRES OR 75.987 SF

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












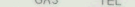


SHEET 2 OF 3
DETAIL OF EASEMENTS
ABANDONED BY THIS PLAT

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

H.D. Petty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

				
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
				
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	IRF IRON ROD FOUND (CORNER 1)
				
FENCE	EASEMENT LINE			A/C AIR COND. TANK
				
				PROpane TANK

SURVEY DATE JUNE 20. 2024
SCALE 1" = 40' FILE # 20011293-12
CLIENT PRBBS, LLC

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County, Texas;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 202.00 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 1, Block A, and continuing along the Southeast line of said Lot 1, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, VIGOR WAY PLAZA ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 LOT 1, BLOCK A, VIGOR WAY PLAZA ADDITION, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

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

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

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

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

PRBBS, LLC

By: Brian Berry
BRIAN BERRY

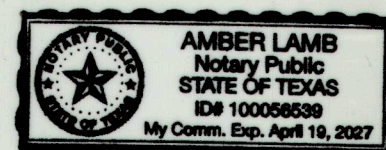
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRIAN BERRY 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 28th day of August, 2024.

Amber Lamb
Notary Public in and for the State of Texas

04/19/2027
My Commission Expires:

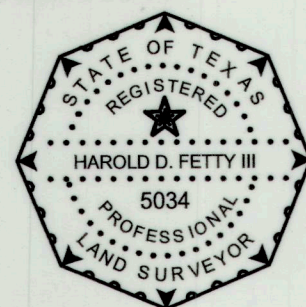


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/12/2024 10:16:18 AM
\$147.00
20240000016136



Jennifer Fogg

FINAL PLAT
LOT 1, BLOCK A
VIGOR WAY PLAZA ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
BW PLUS EXECUTIVE
RESIDENCY ADDITION
1.74 ACRES OR 75,987 SF

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

SHEET 3 OF 3

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 10150900

SYMBOL LEGEND											
TV	GAS	TEL	FW	PP							
TELEVISION CABLE TIE	GAS PIPES	PHONE LINES	PAVED HIGHWAY	POWER POLES							
ELEC.	ELEC. BOX	WATER	LP	UTZ. SPT.							
ELECTRIC RETIE	ELECTRIC BOX	WATER PIPES	LIGHT POLES	UTZ. SPT. CORNER							
FENCE	LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE							

SURVEY DATE: JUNE 20, 2024
SCALE: 1" = 40' FILE# 20011293-12RP
CLIENT: PRBBS, LLC