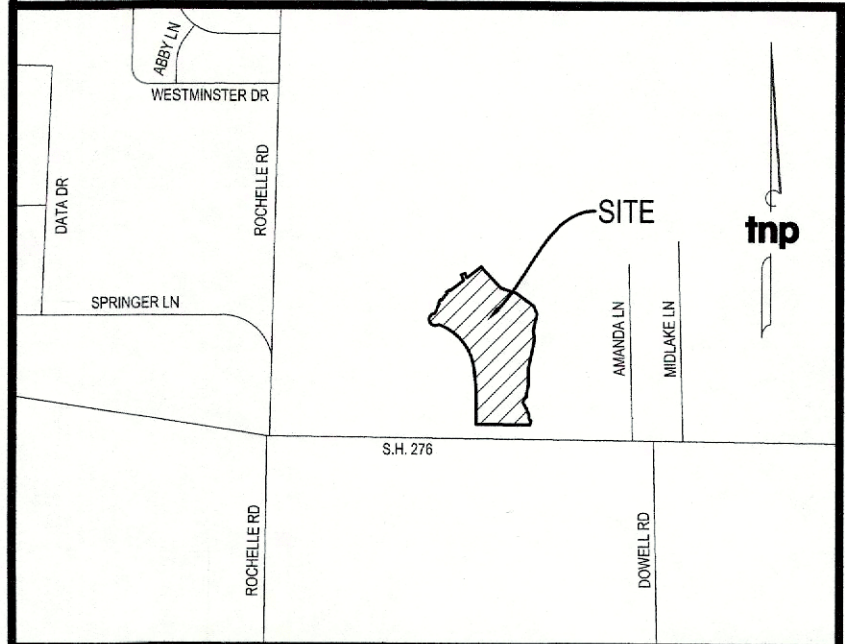


- LEGEND**
- IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - MIN FP - MINIMUM FINISHED PAD
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - A.E. - ACCESS EASEMENT
 - S.I. - SEPARATE INSTRUMENT
 - S.W.E. - SIDE WALK EASEMENT
 - WSEL - WATER SURFACE ELEVATION
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
 - THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING ALL NON STANDARD DECORATIVE SIGNS, POLE/POST, HARDWARE AND FOUNDATIONS.

VICINITY MAP
N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	N 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 38°54'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°51'02"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'
C9	80.00'	20°50'16"	29.10'	N 69°54'54" E	29.94'
C10	60.00'	15°04'46"	15.79'	S 72°47'39" E	15.75'
C11	80.00'	45°00'00"	62.83'	S 84°07'32" E	61.23'
C12	60.00'	45°00'00"	47.12'	N 84°07'32" W	45.92'

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	22°46'19"	31.80'	N 48°06'36" E	31.59'
C2	60.00'	28°31'49"	29.88'	N 50°59'21" E	29.57'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	32°09'00"	280.56'	S 34°58'28" W	276.90'
C2	700.00'	62°54'02"	768.48'	S 38°01'24" E	730.46'
C3	2010.00'	5°46'28"	203.75'	S 03°40'09" E	203.66'
C4	638.60'	1°44'11"	19.29'	S 51°30'08" W	19.29'
C5	525.00'	5°59'52"	54.96'	N 60°14'42" W	54.93'
C6	775.00'	1°14'58"	16.90'	S 36°33'09" E	16.90'
C7	250.00'	5°43'53"	25.01'	S 40°02'35" E	25.00'
C8	800.00'	4°11'32"	58.54'	S 28°36'12" E	58.52'
C9	800.00'	49°06'52"	685.77'	S 55°15'24" E	664.96'
C10	125.00'	88°01'15"	192.03'	S 35°48'12" E	173.70'
C11	125.00'	81°01'40"	176.78'	S 48°43'15" W	162.41'
C12	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C13	1525.00'	17°08'46"	455.48'	N 87°45'11" E	453.79'
C14	1525.00'	4°09'40"	110.75'	S 81°36'36" E	110.73'
C15	725.00'	1°36'08"	20.27'	S 80°23'06" E	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	N 46°40'27" W	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'08" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'
L8	N 47°01'12" W	21.18'
L9	S 08°24'41" E	10.08'
L10	S 04°48'49" E	10.22'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	S 08°39'58" E	20.00'
L3	S 80°20'02" W	22.36'
L4	N 73°22'28" E	2.05'
L5	S 61°37'32" E	72.98'
L6	S 28°22'28" W	20.00'
L7	N 61°37'32" W	72.98'
L8	S 73°22'28" W	5.41'

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-10, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

32 RESIDENTIAL LOTS
4 COMMON AREA
1,477,618 SQUARE FEET OR 33.921 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES PHASE I, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

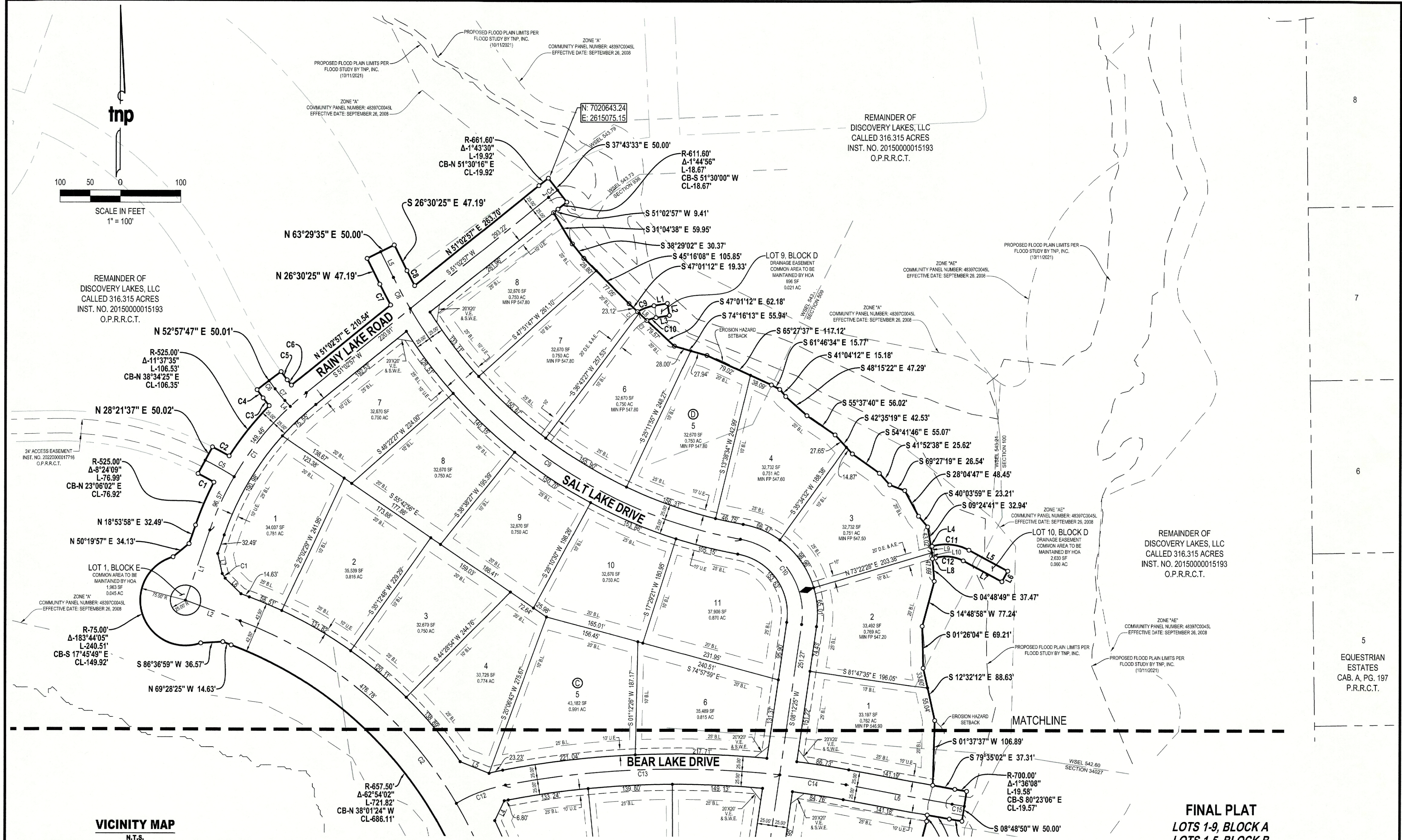
PROJECT INFORMATION
Project No.: SBD 20370
Date: September 9, 2022
Drawn By: JM
Scale: 1"=100'
SHEET 1 of 3



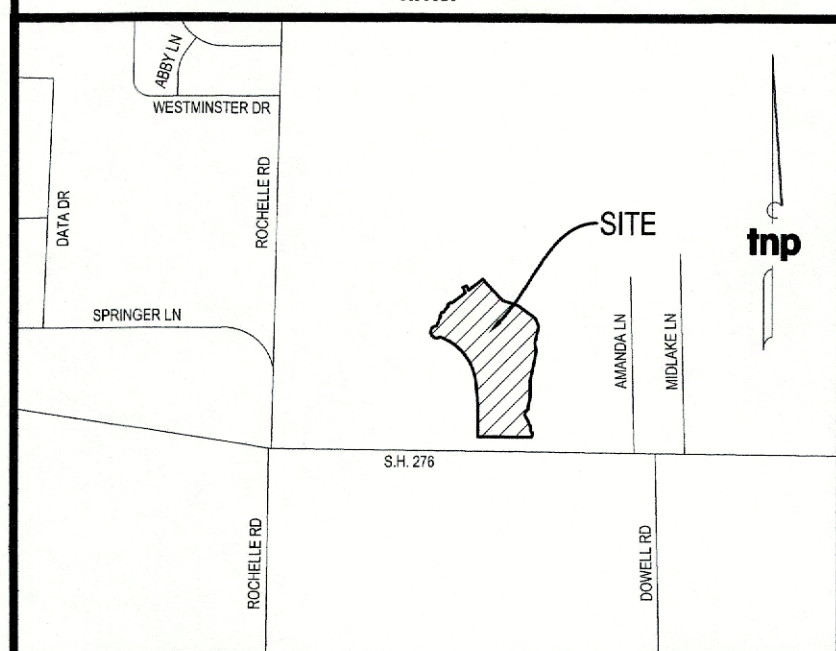
CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

Drawing: L:\Projects\SBD 20370 Discovery Lakes\Acad\Deliverables\Final_Plat\2022 09 09 SBD 20370 Final Plat.dwg at Nov 18, 2022 4:35pm by bmadodx



VICINITY MAP
N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.98'	N 38°34'12" W	16.98'
C5	750.00'	1°17'11"	16.84'	S 38°32'03" E	16.84'
C6	225.00'	2°51'02"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'
C9	80.00'	20°50'16"	29.10'	N 69°54'54" E	28.94'
C10	60.00'	15°04'46"	15.79'	S 72°47'39" E	15.75'
C11	80.00'	45°00'00"	62.83'	S 84°07'32" E	61.23'
C12	80.00'	45°00'00"	47.12'	N 84°07'32" W	45.92'

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	22°46'19"	31.80'	N 48°06'36" E	31.89'
C2	60.00'	28°31'49"	29.88'	N 50°59'21" E	29.57'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	32°09'00"	280.56'	S 34°58'28" W	276.90'
C2	700.00'	62°54'02"	768.48'	S 38°01'24" E	730.46'
C3	2010.00'	5°48'28"	203.75'	S 03°40'09" E	203.66'
C4	638.60'	1°44'11"	19.29'	S 51°30'08" W	19.29'
C5	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C6	775.00'	1°14'58"	16.90'	S 36°33'09" E	16.90'
C7	250.00'	5°43'53"	25.01'	S 40°02'35" E	25.00'
C8	800.00'	4°11'32"	58.54'	S 28°36'12" E	58.52'
C9	800.00'	49°06'52"	686.77'	S 55°15'24" E	664.96'
C10	125.00'	88°01'15"	192.03'	S 35°48'12" E	173.70'
C11	125.00'	81°01'40"	176.78'	S 48°43'15" W	162.41'
C12	250.00'	19°54'28"	86.86'	N 69°14'35" E	86.43'
C13	1525.00'	17°08'46"	455.48'	N 87°45'11" E	453.79'
C14	1525.00'	4°08'40"	110.75'	S 81°36'36" E	110.73'
C15	725.00'	1°36'08"	20.27'	S 80°23'06" E	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

LOT LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'	L1	N 80°20'02" E	22.36'
L2	N 44°14'05" E	42.43'	L2	S 09°39'58" E	20.00'
L3	N 46°40'27" W	43.09'	L3	S 80°20'02" W	22.36'
L4	N 25°32'51" E	38.15'	L4	N 73°22'28" E	2.05'
L5	N 67°37'06" W	51.01'	L5	S 81°37'32" E	72.98'
L6	N 45°33'50" W	36.57'	L6	S 28°22'28" W	20.00'
L7	N 12°32'02" W	34.13'	L7	N 61°37'32" E	72.98'
L8	N 47°01'12" W	21.18'	L8	S 73°22'28" W	5.41'
L9	S 09°24'41" E	10.08'			
L10	S 04°48'49" E	10.22'			

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°53'58" W	123.20'
L2	S 09°32'25" E	98.43'
L3	S 06°34'23" E	159.71'
L4	S 42°54'31" E	13.20'
L5	S 26°30'25" E	47.19'
L6	S 79°35'02" E	178.52'

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-10, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

32 RESIDENTIAL LOTS
4 COMMON AREA
1,477,618 SQUARE FEET OR 33.921 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES PHASE I, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: September 9, 2022
Drawn By: JM
Scale: 1"=100'
SHEET 2 of 3



CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\SBD 20370 Discovery Lakes\Acad\Deliverables\Final_Plat\2022 09 09 SBD 20370 Final Plat.dwg at Nov 18, 2022 4:35pm by bmadbox

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.921 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 20150000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 58.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 630.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 08 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 32 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 38 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 9.41 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 31 degrees 04 minutes 38 seconds East, a distance of 59.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 38 degrees 29 minutes 02 seconds East, a distance of 30.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 45 degrees 16 minutes 08 seconds East, a distance of 105.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 47 degrees 01 minutes 12 seconds East, a distance of 19.33 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 80.00 feet, a central angle of 20 degrees 50 minutes 16 seconds, an arc length of 29.10 feet, a chord bearing of North 69 degrees 54 minutes 54 seconds East, a distance of 28.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 80 degrees 20 minutes 02 seconds East, a distance of 22.36 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 39 minutes 58 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 80 degrees 20 minutes 02 seconds West, a distance of 22.36 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 60.00 feet, a central angle of 15 degrees 04 minutes 46 seconds, an arc length of 15.79 feet, a chord bearing of South 72 degrees 47 minutes 39 seconds West, a distance of 15.75 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 47 degrees 01 minutes 12 seconds East, a distance of 62.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 16 minutes 13 seconds East, a distance of 55.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 65 degrees 27 minutes 37 seconds East, a distance of 117.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 61 degrees 46 minutes 34 seconds East, a distance of 15.77 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 04 minutes 12 seconds East, a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 48 degrees 15 minutes 22 seconds East, a distance of 47.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 55 degrees 37 minutes 40 seconds East, a distance of 56.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 42 degrees 35 minutes 19 seconds East, a distance of 42.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 41 minutes 46 seconds East, a distance of 55.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 52 minutes 38 seconds East, a distance of 25.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 69 degrees 27 minutes 19 seconds East, a distance of 26.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 28 degrees 04 minutes 47 seconds East, a distance of 48.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 40 degrees 03 minutes 59 seconds East, a distance of 23.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 24 minutes 41 seconds East, a distance of 32.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 73 degrees 22 minutes 28 seconds East, a distance of 2.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 80.00 feet, a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 62.83 feet, a chord bearing of South 84 degrees 07 minutes 32 seconds East, a distance of 61.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 61 degrees 37 minutes 32 seconds East, a distance of 72.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 28 degrees 22 minutes 28 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 61 degrees 37 minutes 32 seconds West, a distance of 72.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 60.00 feet, a central angle of 45 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a chord bearing of North 84 degrees 07 minutes 32 seconds West, a distance of 45.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 73 degrees 22 minutes 28 seconds West, a distance of 5.41 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 48 minutes 49 seconds East, a distance of 37.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 14 degrees 48 minutes 58 seconds West, a distance of 77.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 01 degrees 26 minutes 04 seconds East, a distance of 69.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 32 minutes 12 seconds East, a distance of 88.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 01 degrees 37 minutes 37 seconds West, a distance of 106.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 37.31 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 38 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 37.36 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 42 minutes 19 seconds West, a distance of 10.41 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 14 degrees 46 minutes 17 seconds West, a distance of 56.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 01 minutes 30 seconds West, a distance of 52.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 27 degrees 00 minutes 08 seconds West, a distance of 53.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 20 minutes 40 seconds West, a distance of 38.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 02 minutes 29 seconds East, a distance of 188.09 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 37 minutes 10 seconds East, a distance of 25.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 24 degrees 45 minutes 04 seconds West, a distance of 23.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 11 degrees 31 minutes 39 seconds West, a distance of 18.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 19 degrees 09 minutes 16 seconds East, a distance of 15.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 15 degrees 44 minutes 40 seconds West, a distance of 28.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 42 degrees 08 minutes 00 seconds West, a distance of 15.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 03 minutes 06 seconds West, a distance of 26.76 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 01 degrees 27 minutes 06 seconds East, a distance of 45.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 69 degrees 20 minutes 13 seconds West, a distance of 11.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 45 minutes 34 seconds West, a distance of 15.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 36 degrees 57 minutes 07 seconds West, a distance of 4.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 28 degrees 51 minutes 49 seconds West, a distance of 25.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 08 minutes 20 seconds West, a distance of 13.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 06 degrees 00 minutes 39 seconds West, a distance of 6.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 31 degrees 54 minutes 27 seconds East, a distance of 8.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 33 minutes 45 seconds West, a distance of 26.65 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 31 degrees 31 minutes 07 seconds East, a distance of 62.39 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 34 degrees 25 minutes 13 seconds East, a distance of 37.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 32 degrees 27 minutes 46 seconds West, a distance of 48.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 34 degrees 07 minutes 56 seconds East, a distance of 41.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 19 degrees 11 minutes 08 seconds West, a distance of 45.72 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 46 minutes 44 seconds East, a distance of 56.46 feet to the POINT OF BEGINNING containing 1,477,618 square feet, or 33.921 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

01-10-2023
Date

APPROVED

I hereby certify that the above and foregoing plat of Discovery Lakes, Phase 1, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the 15th day of November, 2021.

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

WITNESS OUR HANDS, this 9th day of JANUARY, 2022.

Mayor, City of Rockwall

City Secretary



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF November, 2022

Brian J. Maddox
R.P.L.S. NO. 5430



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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.
- We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
7. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes Phase I, LLC

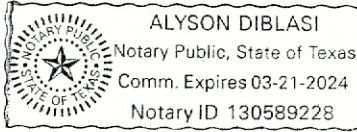
Manager: Nick DiGiuseppe

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe, 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 21st day of November, 2022.

Alyson DiBlasi
Notary Public in and for the State of Texas
03-21-2024
My Commission Expires:



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk