

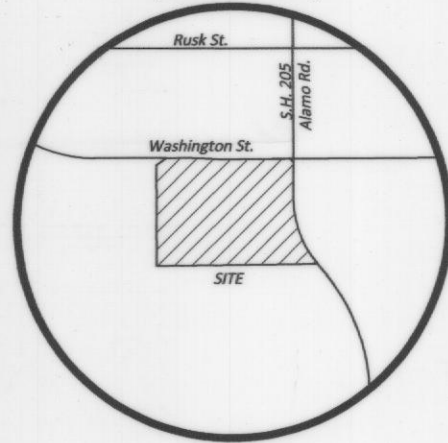


0' 20' 40' 80'
Scale: 1" = 40'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)

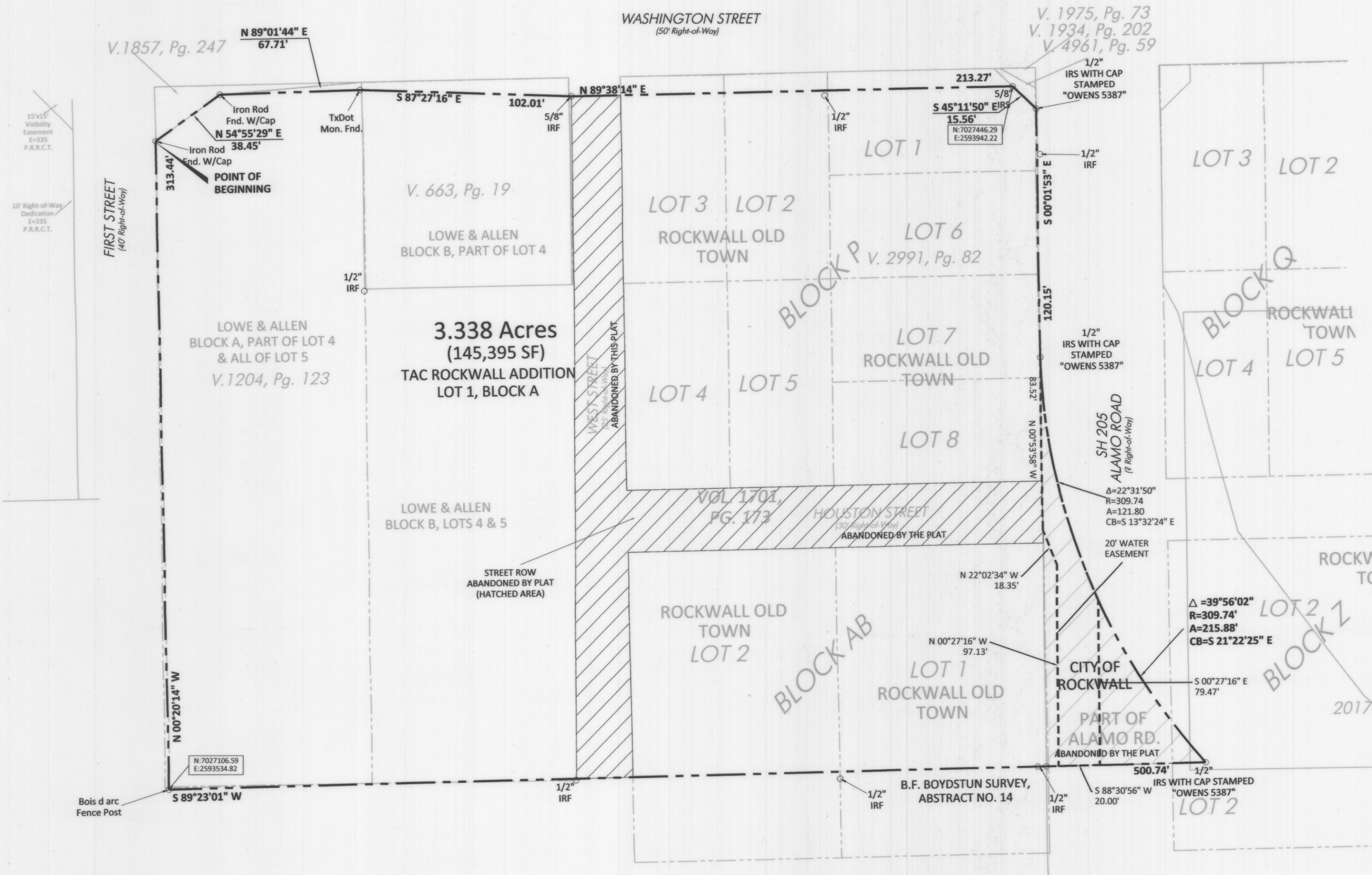


GENERAL NOTES:

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



2021000030758 1/2 PLAT 11/10/2021 01:41:49 PM



Case No.: P2021-035

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD
TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET,
HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX 75032

Engineer:
EFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jburan@efm-tx.com

Scale: 1" = 40'
Date: June 9, 2021
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job No. 552-176
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being all of the same property described to ROCKWALL DOWNTOWN LOFTS, LTD., recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDOT Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 87°27'16" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, NORTH 89°38'14" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION 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 LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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, my (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.

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnershipBy: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

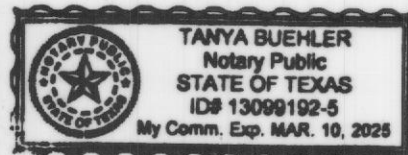
Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 3rd day of November, 2021

Tanya Buehler
Notary Public and for the State of Texas

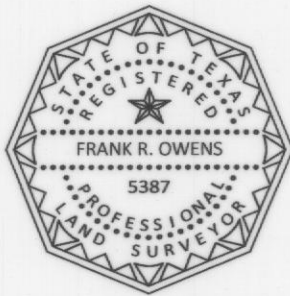


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



GENERAL NOTES:

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.

RIGHT OF WAYS FOR WEST STREET, HOUSTON STREET AND PART OF ALAMO TO BE ABANDONED AS PART OF THIS PLAT.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/10/2021 01:41:49 PM
\$100.00
20210000030758



Jennifer Fogg

RECOMMENDED FOR FINAL APPROVAL

Planned by Zoning Commission

11/9/21
Date

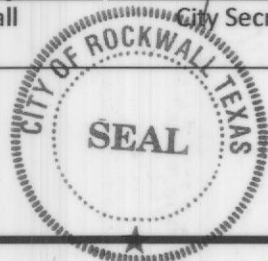
APPROVED

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 16 day of July, 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 3rd day of November, 2021.

Mayor, City of Rockwall
City Secretary
City Engineer



Case No.: P2021-035

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
2300 Versailles Ct.
Heath, TX 75032

Engineer:
KFM ENGINEERING & DESIGN
3501 CAMPUS BLVD., SUITE 100
DALLAS, TEXAS 75039
jboran@kfm-tx

Scale: 1" = 40'
Date: June 9, 2021
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

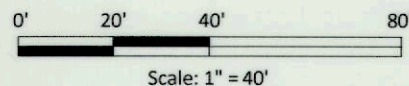
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Job. No. 552-176
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
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Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

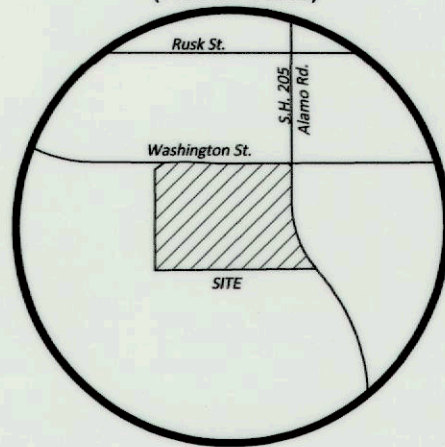
TBPLS REG#10118200



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

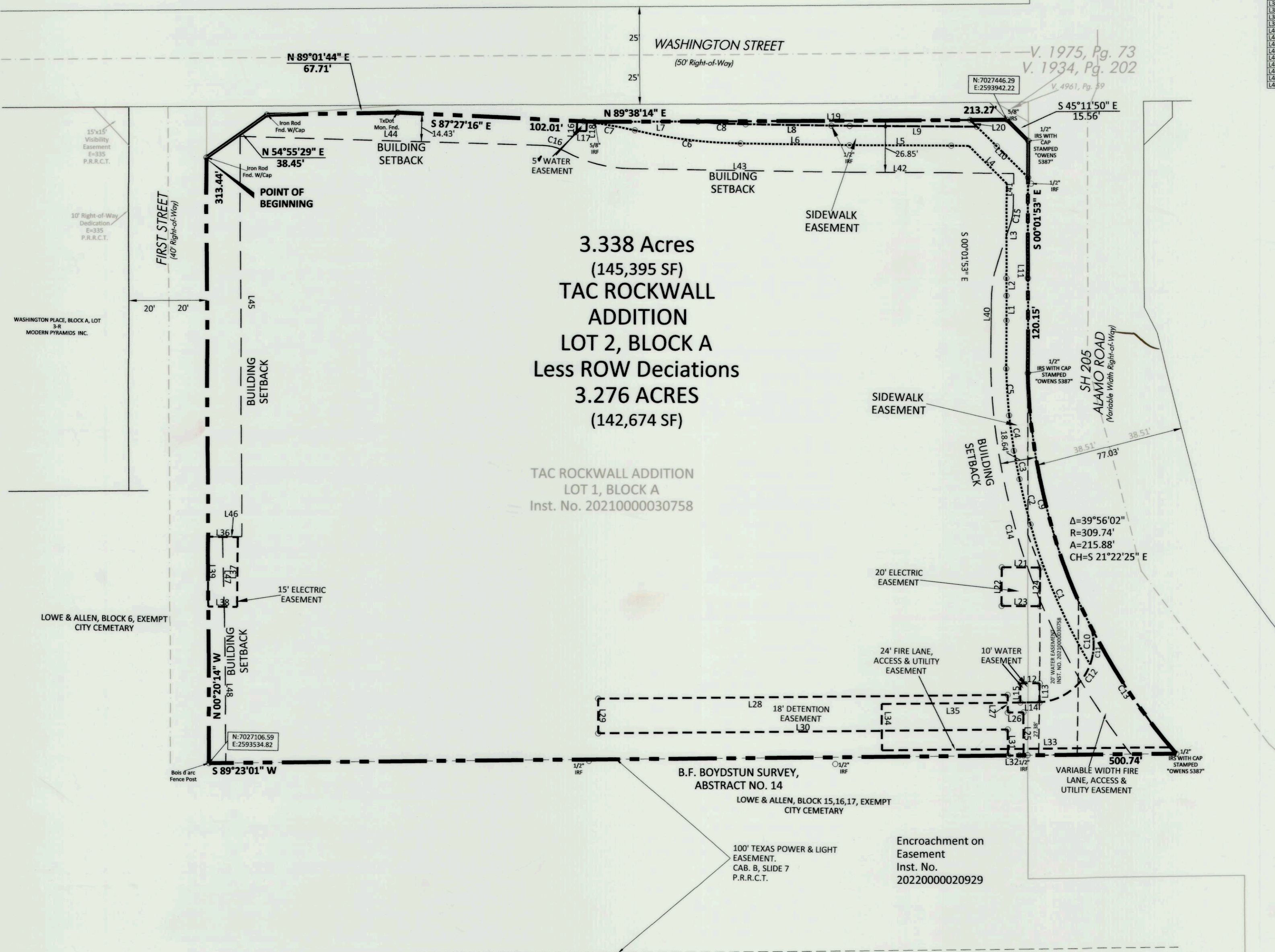
Vicinity Map (Not to Scale)



20220000027419 1/2 PLAT 12/29/2022 09:38:44 AM

EASEMENTS & BUILDING LINE - LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	N 00°15'59" E	12.87	C1	14°25'51"	314.08	79.11	N 23°10'36" W	78.90
C2	N 00°00'00" E	9.02	C2	3°49'17"	286.56	24.03	N 13°46'10" W	24.02
C3	N 89°24'24" E	46.95	C3	2°47'48"	306.27	14.95	N 10°43'05" W	14.95
C4	N 25°11'50" W	77.82	C4	3°28'45"	306.27	18.69	N 07°34'19" W	18.68
C5	N 89°44'23" W	52.77	C5	3°49'40"	361.21	24.13	N 03°46'47" W	24.13
C6	N 89°09'45" E	56.50	C6	12°10'57"	260.00	55.28	N 83°04'16" W	55.18
C7	N 89°38'24" E	53.28	C7	6°27'19"	240.00	27.04	N 80°12'27" W	27.03
C8	N 89°09'45" E	55.78	C8	5°42'05"	250.50	24.93	N 86°51'12" E	24.92
C9	N 89°57'54" E	63.86	C9	25°16'40"	309.74	136.65	S 14°02'44" E	135.54
C10	N 00°00'00" E	10.00	C10	3°41'18"	30.00	19.73	S 01°29'41" W	19.36
C11	S 00°01'53" E	101.19	C11	106°44'00"	30.00	55.89	S 86°01'01" W	48.15
C12	N 90°00'00" W	10.00	C12	13°50'54"	309.74	74.86	N 33°56'31" W	74.88
C13	N 00°00'00" E	10.00	C13	38°02'16"	335.50	228.59	N 18°58'50" W	224.19
C14	N 89°22'42" E	18.39	C14	18°20'15"	33.50	10.72	N 09°29'23" E	10.68
C15	S 00°00'00" W	10.00	C15	26°36'59"	25.50	11.85	N 5°02'39" W	11.74
C16	S 02°32'44" E	5.00						
C17	N 87°27'16" W	5.00						
C18	S 02°32'44" W	5.00						
C19	S 89°38'14" W	141.02						
C20	N 45°11'49" W	4.82						
C21	S 89°35'12" E	20.00						
C22	N 00°24'48" E	20.00						
C23	N 89°35'12" W	20.00						
C24	S 00°24'48" W	20.00						
C25	N 00°37'00" W	22.16						
C26	S 89°23'00" W	8.10						
C27	N 00°37'00" W	9.27						
C28	S 89°23'00" W	211.92						
C29	N 00°37'00" W	18.00						
C30	N 89°23'00" E	211.92						
C31	N 00°37'00" W	13.43						
C32	S 89°23'00" E	14.95						
C33	N 89°23'00" E	149.54						
C34	S 00°41'41" E	24.00						
C35	S 89°23'00" E	80.18						
C36	N 89°32'24" W	15.50						
C37	N 00°27'30" E	36.00						
C38	N 89°32'24" E	15.00						
C39	S 00°20'14" E	36.00						
C40	N 00°32'39" E	36.00						
C41	N 00°19'15" E	12.58						
C42	N 89°24'24" W	52.77						
C43	N 89°09'45" W	112.99						
C44	N 88°21'08" W	156.90						
C45	S 00°20'14" E	179.40						
C46	S 89°39'46" E	91.96						
C47	S 01°25'44" E	4.95						
C48	N 00°34'11" E	75.04						



Case No.: P2022-033

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
REPLAT
LOTS 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.276 Acres
Situated in the B. F. Boydstun Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD.
2300 Versailles Ct.
Heath, TX 75032

Engineer:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
ibaran@kfm-llc

Scale: 1" = 40'

Date: March 18, 2022

Technician: Spradling/Be

Drawn By: Spradling/Be

Checked By:	Frank R. Owens
P.C.:	Cryer/Spradling
File:	TAC ROCKWALL ADDITION REPAIR
Job. No.	552-176
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #2021000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°03'24" EAST a distance of 38.45 feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, NORTH 88°09'39" EAST a distance of 67.71 feet to a TxDOT Monument found for corner;

THENCE continuing with the south line of said Washington Street, SOUTH 88°19'21" EAST a distance of 102.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the south line of said Washington Street, NORTH 88°46'09" EAST a distance of 213.27 feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 46°03'55" EAST a distance of 15.56 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°53'58" EAST a distance of 120.15 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°14'30" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 88°30'56" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, NORTH 01°12'19" WEST a distance of 313.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.338 acres or 145,395 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, ROCKWALL DOWNTOWN LOFTS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the TAC ROCKWALL ADDITION 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 TAC ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street, Houston Street and part of Alamo Road, as indicated and shown hereon, and West Street, Houston Street and part of Alamo Road, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street, Houston Street and part of Alamo Road to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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, my (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.

ROCKWALL DOWNTOWN LOFTS, LTD.,
a Texas limited partnership

By: ROCKWALL DOWNTOWN LOFTS GP, LP,
a Texas limited partnership, General Partner

By: TONY AUSTIN COMPANY, INC., Managing General Partner

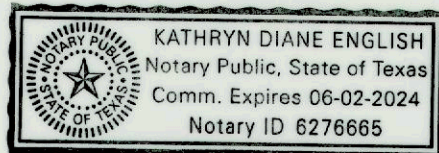
By: Tony S. Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tony Austin, President, 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 7th day of December, 2022.

Kathryn Diane English
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
12/29/2022 09:38:44 AM
\$100.00
20220000027419



Jennifer Fogg

RECOMMENDED FOR FINAL APPROVAL

12-21-2022
Planning and Zoning Commission Date

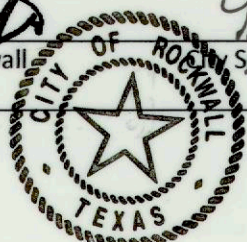
APPROVED

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 5th day of July, 2022.

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 19th day of December, 2022.

Mayor, City of Rockwall
City Secretary
City Engineer



Case No.: P2022-033

REPLAT
TAC ROCKWALL ADDITION, LOT 2, BLOCK A
REPLAT
LOTS 1, BLOCK A TAC ROCKWALL ADDITION
Containing a total of 3.276 Acres
Situated in the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD.
2300 Versailles Ct.
Heath, TX 75032

Engineer:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
jbaran@kfm-llc

Scale: 1" = 40'
Date: March 18, 2022
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

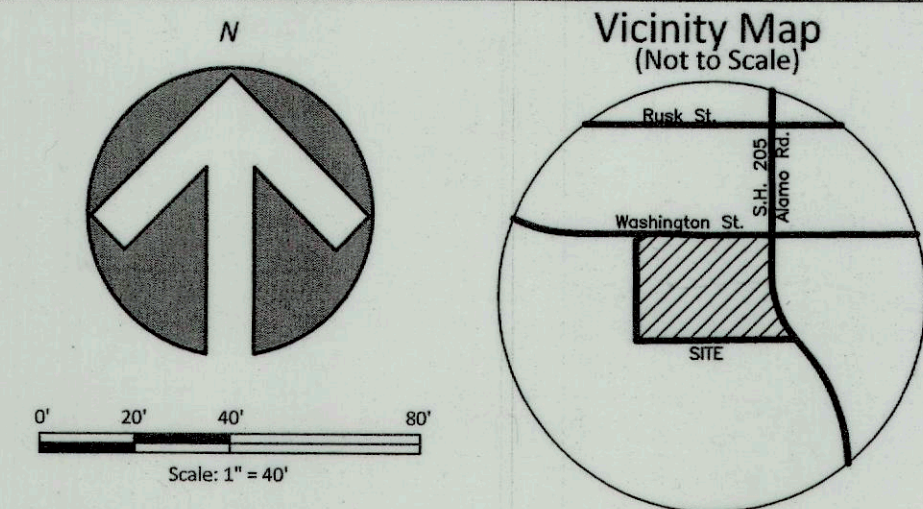
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2022-06-09
Job No. 552-176
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

COUNTY OF ROCKWALL
VOL. 2075, PG. 22
O.P.R.R.C.T.

CITY OF ROCKWALL

EASEMENTS & BUILDING LINE LINE & CURVE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°04'58" E	37.74'	L53	S 00°20'14" E	48.25'
L2	N 00°00'00" E	9.02'	L54	S 00°20'14" E	68.79'
L3	N 00°09'24" E	48.95'	L55	N 89°49'03" E	17.39'
L4	N 45°11'50" W	27.82'	L56	S 00°00'00" E	68.75'
L5	N 89°44'23" W	52.77'	L57	N 89°39'46" E	16.98'
L6	N 89°09'45" W	56.30'	L58	S 54°55'29" W	26.28'
L7	N 89°38'14" E	53.29'	L59	N 89°01'44" E	37.79'
L8	S 89°09'45" E	53.76'	L60	N 00°00'00" W	14.61'
L9	S 89°37'54" E	65.88'	L61	N 90°00'00" E	17.42'
L10	S 45°11'50" E	37.38'	L62	N 00°00'00" W	6.81'
L11	S 00°01'53" E	101.19'	L63	N 89°01'44" E	17.94'
L12	N 90°00'00" W	10.00'	L64	N 54°55'29" E	29.18'
L13	N 00°00'00" W	9.85'	L65	N 00°20'14" W	9.13'
L14	N 89°22'42" E	8.39'	L66	S 45°11'50" E	10.75'
L15	S 00°00'00" W	10.00'	L67	S 89°25'15" E	183.18'
L16	N 02°32'44" E	5.00'	L68	S 44°25'15" E	11.28'
L17	N 87°27'16" W	5.00'	L69	N 89°38'14" E	9.04'
L18	S 02°32'44" W	5.00'	L70	N 44°25'15" W	0.88'
L19	S 89°38'14" W	141.02'	L71	N 89°25'15" W	173.78'
L20	N 45°11'49" W	4.92'			
L21	S 89°35'12" E	20.00'			
L22	N 00°24'48" E	20.00'			
L23	N 89°35'12" W	20.00'			
L24	S 00°24'48" W	20.00'			
L25	N 00°37'00" W	22.16'			
L26	S 89°23'00" W	8.10'			
L27	N 00°37'00" W	9.27'			
L28	S 89°23'00" W	211.92'			
L29	S 00°37'00" E	18.00'			
L30	N 89°23'00" E	211.92'			
L31	S 00°37'00" E	13.43'			
L32	N 89°23'00" E	8.10'			
L33	N 89°23'01" E	149.54'			
L34	S 00°41'41" E	24.00'			
L35	S 89°23'01" W	80.18'			
L36	N 89°32'24" W	15.50'			
L37	N 00°27'30" E	36.00'			
L38	S 89°32'24" E	15.00'			
L39	S 00°20'14" E	36.00'			
L40	N 00°32'39" E	12.58'			
L41	N 00°19'15" E	16.39'			
L42	N 89°44'23" W	52.77'			
L43	N 89°09'45" W	112.99'			
L44	N 88°21'08" W	156.90'			
L45	S 00°20'14" E	173.40'			
L46	S 89°39'46" W	9.96'			
L47	S 01°25'44" E	41.97'			
L48	S 00°38'13" E	75.04'			
L49	N 90°00'00" E	2.06'			
L50	N 02°32'44" E	5.00'			
L51	N 90°00'00" W	4.22'			
L52	S 21°10'29" E	5.36'			

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°25'51"	314.08'	79.11'	N 23°10'36" W	78.90'
C2	4°48'17"	286.56'	24.03'	N 13°46'10" W	24.02'
C3	2°47'48"	306.27'	14.95'	N 10°43'05" W	14.95'
C4	3°29'45"	306.27'	18.69'	N 07°34'19" W	18.68'
C5	3°49'40"	361.21'	24.13'	N 03°46'47" W	24.13'
C6	12°10'57"	260.00'	55.28'	N 83°04'16" W	55.18'
C7	6°27'19"	240.00'	27.04'	N 80°12'27" W	27.03'
C8	5°42'05"	250.50'	24.93'	S 86°51'21" E	24.92'
C9	25°16'40"	309.74'	136.65'	S 14°02'44" E	135.54'
C10	37°41'18"	30.00'	19.73'	S 01°29'41" W	19.38'
C11	106°44'00"	30.00'	55.89'	S 36°01'01" W	48.15'
C12	13°50'54"	309.74'	74.86'	N 33°36'31" W	74.68'
C13	39°02'16"	335.50'	228.59'	N 18°58'30" W	224.19'
C14	18°20'15"	33.50'	10.72'	N 09°29'23" E	10.68'
C15	26°36'59"	25.50'	11.85'	N 75°02'39" W	11.74'
C16	27°25'36"	74.50'	35.66'	S 75°26'57" E	35.32'

Case No.: P2024-013

FINAL PLAT LOT 3, BLOCK A TAC ROCKWALL ADDITION

BEING A REPLAT OF
LOT 2, BLOCK A TAC ROCKWALL ADDITION
Being one (1) lot 3.35 Acres or 145,947 SF
Situated within the B. F. Boydston Survey, Abstract No. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd., Suite 3000
Richardson, TX 75080

Scale: 1" = 40'

Date: February 1, 2024

Technician: Spradling/Bedford

Drawn By: Spradling/Bedford

Checked By: DSH

P.C.: Spradling

File: ROCKWALL LOFTS OF 2021-06-09

Job. No. 552-176

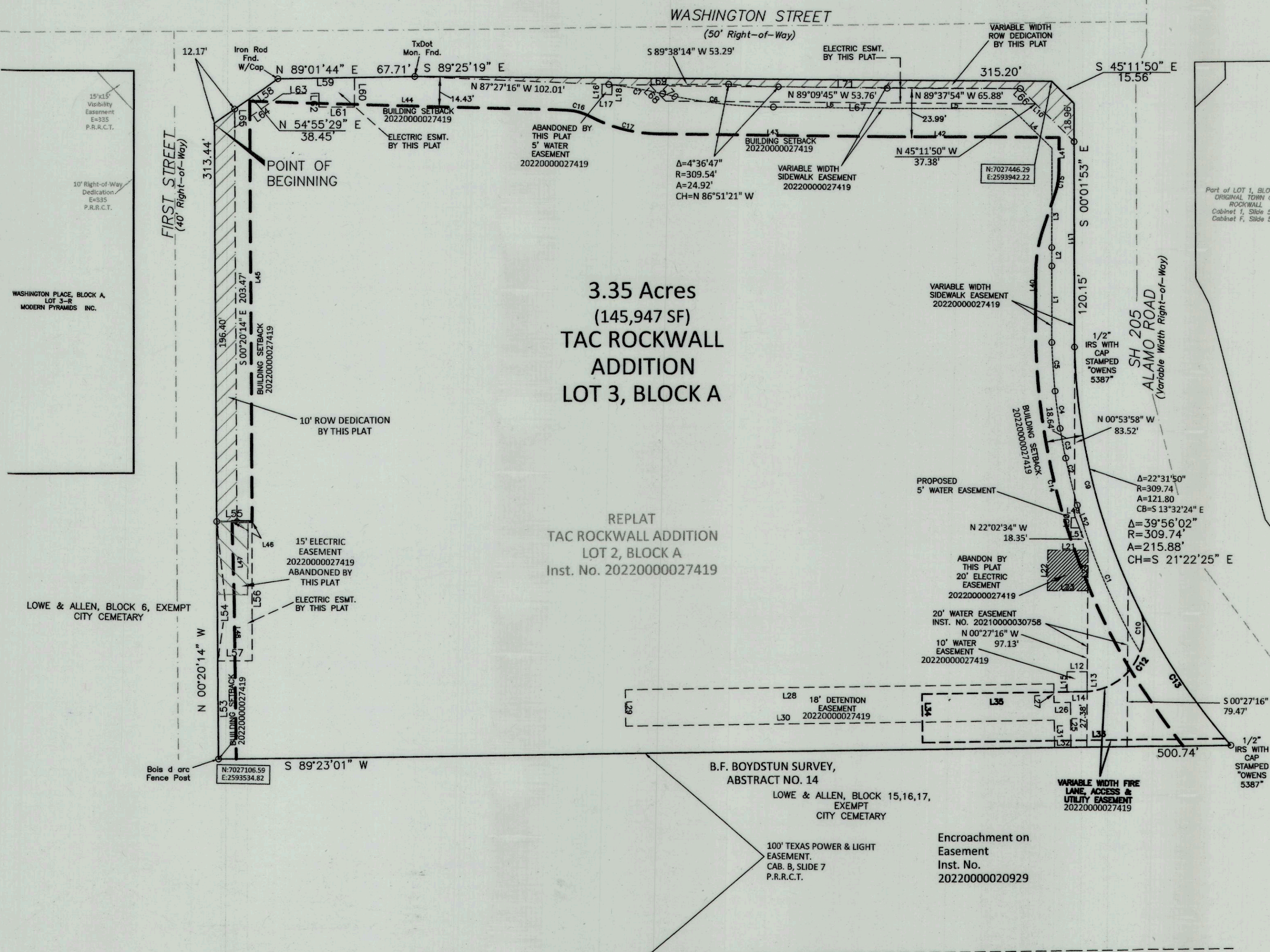
GF No.

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Sheet:
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Of: 2

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ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Downtown Lofts, LTD, is the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a 3.35 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of TAC ROCKWALL ADDITION, LOT 1, BLOCK A as recorded in Clerk File #20210000027157, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);
THENCE with the south line of said Washington Street with said corner cut-off line, NORTH 54°55'29" EAST a distance of 38.45 feet to an iron rod with cap found for corner;
THENCE with the south line of said Washington Street, NORTH 89°01'44" EAST a distance of 67.71 feet to a TxDot Monument found for corner;
THENCE continuing with the south line of said Washington Street, SOUTH 89°25'19" EAST a distance of 315.20 feet to a 5/8 inch iron rod found for corner for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);
THENCE with the west line of State Highway 205 (ALAMO ROAD), SOUTH 45°11'50" EAST a distance of 15.56 feet to a 1/2 inch iron rod with cap stamped Owens found for corner;
THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), SOUTH 00°01'53" EAST a distance of 120.15 feet to a 1/2 inch iron rod with cap stamped Owens found for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;
THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of 39°56'02" for an arc length of 215.88 feet to a 1/2 inch iron rod with cap stamped Owens found for the southeast corner of the herein described tract of land;
THENCE departing the west line of said State Highway 205 (ALAMO ROAD), SOUTH 89°23'01" WEST a distance of 500.74 feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;
THENCE with the east line of said FIRST STREET, NORTH 00°20'14" WEST a distance of 313.44 feet to the POINT OF BEGINNING;
CONTAINING within these metes and bounds 3.35 acres or 145,947 square feet of 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 TAC ROCKWALL ADDITION, 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 TAC ROCKWALL 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 (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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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 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; 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.

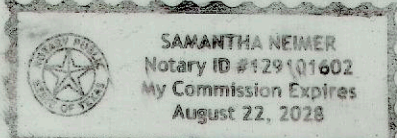
Rockwall Downtown Lofts, LTD

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Tony Austin, 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 the 15 day of January, 2025

Samantha Neimer



OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, 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.

Donald S. Holder
Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS
COUNTY OF Hunt

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of January, 2025

Traci Mott
Notary Public in and for Hunt County, Texas



STANDARD CITY SIGNATURE BLOCK

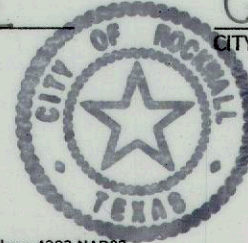
APPROVED:

I hereby certify that the above and forgoing subdivision plat of TAC ROCKWALL ADDITION 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 May, 2024

[Signature]
MAYOR OF THE CITY OF ROCKWALL

[Signature]
PLANNING AND ZONING COMMISSION CHAIRMAN

[Signature]
CITY SECRETARY



[Signature]
CITY ENGINEER

General Notes:

1. Bearings are based North Central Texas State Plane 4202 NAD83.
2. According to the Flood Insurance Rate Map No. 48397C0040L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. 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.
4. 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.
5. 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.
6. 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.

Case No.: P2024-013

FINAL PLAT
LOT 3, BLOCK A TAC ROCKWALL ADDITION

BEING A REPLAT OF
LOT 2, BLOCK A TAC ROCKWALL ADDITION
Being one (1) lot 3.35 Acres or 145,947 SF
Situated within the B. F. Boydston Survey, Abstract NO. 14
City of Rockwall, Rockwall County, Texas

Owner:
ROCKWALL DOWNTOWN LOFTS, LTD
1600 N. Collins Blvd., Suite 3000
Richardson, TX, US 75080

Engineer:
KFM ENGINEERING & DESIGN
5501 OLYMPIUS BLVD., SUITE 100
DALLAS, TEXAS 75013
jmillisp@kfm-llc.com

Scale: 1" = 40'
Date: February 1, 2024
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: DSH
P.C.: Spradling
File: ROCKWALL LOFTS CP 2023-06-09
Job. No. 552-176
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
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THE STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000004258 PLAT
03/13/2025 02:14:29 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

[Signature]



Sheet:
2
Of: 2

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FIRM REG. CERT. #10022400