

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

All that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, City of Rockwall, Rockwall County, Texas, and being a part of that 145,955 acres tract of land described as Tract 2 in a Correction Warranty deed from D.L. Johnson to The Cambridge Companies, Inc., dated December 31, 1975 and being recorded in Volume 119, Page 1019 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southwest line of said 145.955 acres tract, and being in the Northeast right-of-way line of State Highway 205, said point being at the West corner of Lot 2, Block 1, of MEADOWCREEK BUSINESS CENTER, PHASE 1, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 329 of the Plat Records of Rockwall County, Texas;

THENCE N. 31 deg. 13 min. 46 sec. W. along said right-of-way line, a distance of 236.29 feet to 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 25 deg. 21 min. 38 sec. W. along said right-of-way line, a distance of 31.71 feet to 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 60 deg. 18 min. 55 sec. E. leaving said right-of-way line, a distance of 230.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 25 deg. 21 min. 38 sec. E. a distance of 38.13 feet to 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 31 deg. 13 min. 46 sec. E. a distance of 229.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 60 deg. 18 min. 55 sec. W. a distance of 230.10 feet to the POINT OF BEGINNING and containing 61,648 square feet or 1.42 acres of land, of which 2,680 square feet lies within proposed right-of-way dedication for State Highway 205, leaving 58,968 square feet or 1.35 acres of land net.

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 MEADOWCREEK BUSINESS CENTER PHASE 3, LOT 3, BLOCK 1, 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, 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 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:

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

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

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

I further acknowledge that the dedications and/or 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 exaction's made herein.

LEVO GROUP, LLC

*Thiet Van Le*

By: THIENT VAN LE  
Authorized Representative

OWNERS:  
LEVO GROUP, LLC  
THIENT VAN LE  
c/o Sy Pham  
SP DESIGN & BUILD, INC.  
11500 N. STEMMONS FRWY, SUITE 44  
DALLAS, TEXAS 75229  
Voice: 214-597-7260

**R.S.C.I.**

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2

SURVEY DATE JAN 14, 2008  
SCALE 1" = 60' FILE # 20050546-PP3  
CLIENT LEVO

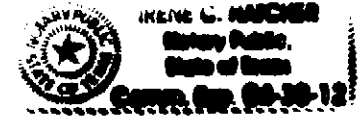
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared THIENT VAN LE 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 19th day of December, 2008.

*John C. Hatcher*  
Notary Public in and for the State of Texas

4-30-12  
My Commission Expires:



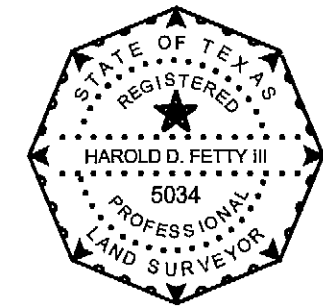
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

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



RECOMMENDED FOR FINAL APPROVAL

*C.W. Bricker*  
Planning and Zoning Commission

11-25-08  
Date

APPROVED

I hereby certify that the above and foregoing plat of MEADOWCREEK BUSINESS CENTER, PHASE 3, LOT 3, BLOCK 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 December, 2008.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 31st day of December, 2008.

*William R. Cappel*

Mayor, City of Rockwall

*Kristy Ashberry*

City Secretary City of Rockwall

*Charles J. Jodet* 12-31-08  
City Engineer



FINAL PLAT

MEADOWCREEK BUSINESS CENTER  
PHASE 3  
LOT 3, BLOCK 1

AN ADDITION TO THE CITY OF ROCKWALL  
JOSEPH CADLE SURVEY, A-207  
ROCKWALL COUNTY, TEXAS

G-374

Meadowcreek Busn. Center  
Phase 3 Lot 1, Block 1