

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, DUKE REALTY BEMC ROCKWALL DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, Being the owner of a tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas and being part of Lot 1, Block B and all of Lot 2, Block B of ELLIS CENTRE, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 101, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" found in concrete for the intersection of the east line of Alpha Drive, a 80 foot right-of-way, with the northeasterly line of T.L. Townsend Drive, an 85 foot right-of-way;

THENCE Northeasterly, with said east line, the following three (3) courses and distances:

North 39 degrees 03 minutes 14 seconds East, a distance of 190.34 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left having a central angle of 36 degrees 54 minutes 48 seconds, a radius of 330.00 feet and a chord bearing and distance of North 20 degrees 35 minutes 50 seconds East, 208.85 feet;

Northeasterly, with said curve to the left, passing at an arc distance of 57.67 feet a 1/2 inch iron rod with a yellow plastic cap found for the common northwest corner of the above mentioned Lot 1 and southwest corner of the above mentioned Lot 2, and continuing in all for a total arc distance of 212.60 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 02 degrees 08 minutes 27 seconds East, a distance of 30.75 feet to a point for the intersection of said east line with the south line of Beta Court, a 60' right-of-way, from which point a 1/2 inch iron rod with a yellow plastic cap found bears South 46 degrees 40 minutes 35 seconds West, 0.23 feet;

THENCE Easterly, with said south line, the following three (3) courses and distances:

South 87 degrees 49 minutes 22 seconds East, leaving said east line, a distance of 269.80 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner at the beginning of a curve to the right having a central angle of 32 degrees 12 minutes 14 seconds, a radius 80.00 feet and a chord bearing and distance of South 71 degrees 43 minutes 15 seconds East, 44.38 feet;

Easterly, with said curve to the right, an arc distance of 44.96 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner at the beginning of a reverse curve to the left having a central angle of 110 degrees 19 minutes 35 seconds, a radius of 50.00 feet and a chord bearing and distance of North 69 degrees 13 minutes 04 seconds East, 82.08 feet;

Northeasterly, with said curve to the left, an arc distance of 96.28 feet to a 1/2 inch iron rod with a yellow plastic cap found for the northeast corner of the above mentioned Lot 2;

THENCE South 13 degrees 59 minutes 58 seconds West, leaving said south line and with the east line of said Lot 2, passing at a distance of 204.02 feet a 1/2 inch iron rod with a yellow plastic cap found for the common southeast corner of said Lot 2 and northeast corner of the above mentioned Lot 1, and continuing with the east line of said Lot 1 for a total distance of 403.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most easterly southeast corner of said Lot 1 in the north line of Interstate Highway No. 30, a variable width right-of-way;

THENCE South 72 degrees 39 minutes 42 seconds West, with the north line of said Interstate Highway No. 30, a distance of 56.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 05 degrees 13 minutes 46 seconds, a radius of 3,014.79 feet and chord bearing and distance of South 70 degrees 02 minutes 57 seconds West, 275.06 feet;

THENCE Southwesterly, continuing with said north line and with said curve to the left, an arc distance of 275.16 feet to a 1/2 inch iron rod with a yellow plastic cap found for the intersection of said north line with the above mentioned northeasterly line of T.L. Townsend Drive;

THENCE Northeasterly, with said northeasterly line, the following four (4) courses and distances:

North 81 degrees 49 minutes 48 seconds West, leaving said north line, a distance of 71.54 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

South 67 degrees 30 minutes 42 seconds West, a distance of 4.96 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 50 degrees 57 minutes 04 seconds West, a distance of 6.44 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner at the beginning of a non-tangent curve to the left having a central angle of 18 degrees 47 minutes 28 seconds, a radius of 442.50 feet and a chord bearing and distance of North 39 degrees 55 minutes 00 seconds West, 144.48 feet;

Northwesterly, with said curve to the left, an arc distance of 145.12 feet to the POINT OF BEGINNING and containing 4.194 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the EMERUS EMERGENCY HOSPITAL 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, parts, watercourses, 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 EMERUS EMERGENCY HOSPITAL subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 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 properly abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

WITNESS MY HAND THIS DAY OF 2014.

DUKE REALTY BEMC ROCKWALL DEVELOPMENT, LLC, an Indiana limited liability company

By: Duke Realty Limited Partnership, an Indiana limited partnership, its sole member

By: Duke Realty Corporation, an Indiana corporation, its general partner

By: Deenl Taylor, Executive Vice President

REVISED: JANUARY 15, 2014

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, a Notary Public in and for the said County and State, personally appeared Deenl Taylor, by me known to be the Executive Vice President of Duke Realty Corporation, an Indiana corporation, the general partner of Duke Realty Limited Partnership, an Indiana limited partnership, the sole member of Duke Realty BEMC Rockwall Development, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2014.

Notary Signature

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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

THAT I, SEAN PATTON, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Rockwall, Texas.

Sean Patton
Registered Professional Land Surveyor
No. 5660

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2014.

Notary Signature

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Contains 24 rows of curve data.

AMENDING PLAT
EMERUS EMERGENCY HOSPITAL
LOT 1, BLOCK A
BEING A RE-PLAT OF
LOT 1 AND 2, BLOCK B
ELLIS CENTRE
BEING 4.194 ACRES
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DECEMBER 2012 SCALE: 1" = 50'
OWNER
DUKE REALTY BEMC
ROCKWALL DEVELOPMENT, LLC
14141 DALLAS PARKWAY, SUITE 1000
DALLAS, TEXAS 75254
CONTACT: STEVEN WHEELER



APPLICANT/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

THIS PLAT FILED IN CABINET ,SLIDE , DATE 2 OF 2