



	S.A.C.		GRID AZIMUTHS	
	NORTHS	EASTS	NORTHS	EASTS
1	7024101.469000	2600585.268000		
2	7024920.773473	2600570.273029		
3	7024920.563097	2600930.246899		
4	7024921.230911	2601957.981127		
5	7024648.053001	2600986.541785		
6	7024475.321208	2601097.633846		
7	7024215.804134	2601016.882840		
8	7023987.689865	2600846.799285		
9	7023426.937802	2600719.093983		
10	7023248.381796	2600558.728339		
11	7023248.094714	2600456.768553		
12	7023184.013199	2600423.444260		
13	7023248.314530	2600392.829971		
14	7023423.372842	2600243.871739		
15	7024087.143574	2600402.759252		

FINAL PLAT
REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION

CITY OF ROCKWALL

A. HANNA SURVEY, ABSTRACT NO. 99

ROCKWALL COUNTY TEXAS

OWNER

ROCKWALL STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD

ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102

ARLINGTON, TEXAS 76011 (817) 640-4554

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and being all of LOT 2, of RESUBDIVISION OF INDUSTRIAL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Side 75, Map and Plat Records, Rockwall County, Texas, and also being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of the Resubdivision of Industrial Addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Side 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;

THENCE, N.01°02'53"W, along the Smartt, Lofland and Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;

THENCE, N.89°14'04"E, along the South line of M.F. Joint Venture property, recorded in Volume 159, Page 242, a distance of 360.00 feet to an iron stake for corner;

THENCE, S.50°45'11"E, leaving the said South line of M.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;

THENCE, S.22°25'02"W, a distance of 187.33 feet to an iron stake for corner;

THENCE, S.32°44'49"E, a distance of 205.37 feet to an iron stake for corner;

THENCE, S.17°17'02"W, a distance of 271.79 feet to an iron stake for corner;

THENCE, S.37°39'53"W, a distance of 288.17 feet to an iron stake for corner;

THENCE, S.12°14'44"W, a distance of 573.81 feet to an iron stake for corner;

THENCE, S.41°55'41"W, a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake for corner;

THENCE, N.89°35'58"W, along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 101.96 feet to an iron stake for corner;

THENCE, S.27°06'46"W, along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, N.74°28'01"W, along the South line of said Lot 2, a distance of 239.81 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;

THENCE, along the East line of Industrial Boulevard, the following:
N.16°15'28"E, a distance of 182.32 feet to an iron stake for corner;
N.13°17'09"E, a distance of 692.30 feet to an iron stake for corner;

THENCE, N.88°38'32"E, leaving the said East line of Industrial Boulevard, and along the South line of Smartt, Lofland and Bond tract, a distance of 182.55 feet to the PLACE OF BEGINNING and containing 17.719 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this _____ day of _____, 1993.

OWNER Rockwall Steel Company, Inc.

BY A.H. SHARAWAY

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I, Bob O. BROWN, 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.

Bob O. Brown, R.P.L.S. No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL APPROVED

CITY MANGER CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, A.D. 1993.

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 and twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

Mayor, City of Rockwall, Texas City Secretary, City of Rockwall, Texas