

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUEBONNETT WEST TRUST, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE B.J. LEWIS SURVEY, ABSTRACT NO. 225, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK B OF LOFLAND INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDES 307 AND 308 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF A CALLED 2.17 ACRE TRACT AS CONVEYED TO TOBIN D. TOLER AS RECORDED IN VOLUME 1234, PAGE 159, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAME BEING ON THE SOUTHWEST LINE OF TOWNSEND DRIVE (A 90' R.O.W.)

THENCE, SOUTH 23°03'24" WEST, LEAVING TOWNSEND DRIVE AND ALONG THE NORTHWEST LINE OF SAID TOLER TRACT, A DISTANCE OF 306.93 FEET TO A 1/2" IRON ROD FOUND;

THENCE, SOUTH 21°37'22" WEST, A DISTANCE OF 32.62 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE, SOUTH 47°54'00" EAST, ALONG THE SOUTHWEST LINE OF SAID TOLER TRACT, A DISTANCE OF 249.38 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF JUSTIN DRIVE (A 60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF SAID TOLER TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°33'46", A RADIUS OF 1030.00 FEET, A CHORD DISTANCE OF 99.96 FEET THAT BEARS SOUTH 33°31'17" WEST;

AROUND SAID CURVE, AN ARC DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 59°15'36" WEST, LEAVING THE NORTHWEST LINE OF JUSTIN DRIVE, A DISTANCE OF 215.74 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF SAID LOT 1, BLOCK B, LOFLAND INDUSTRIAL PARK;

THENCE, NORTH 21°37'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK B, A DISTANCE OF 150.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,312 SQUARE FEET OR 0.650 ACRES OF LAND.

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 REPLAT OF LOT 1R, BLOCK B OF LOFLAND INDUSTRIAL PARK subdivision an addition to the City of Rockwall, Rockwall County, 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 further certify that all other parties who have a mortgage or lien interest in REPLAT OF LOT 1R, BLOCK B OF LOFLAND INDUSTRIAL PARK Addition, 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;

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.

OWNER: BLUEBONNETT WEST TRUST by ELLIE MULIKEN

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ELLIE MULIKEN 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 \_\_\_\_\_ day of \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 \_\_\_\_\_ day of \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

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

\_\_\_\_\_ day of \_\_\_\_\_, 2000

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 twenty (120) 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 \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_, 2000

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City of Rockwall

**REPLAT**  
**LOT 1R, BLOCK B, OF**  
**LOFLAND INDUSTRIAL PARK ADDITION**  
A REPLAT OF PART OF LOT 1, BLOCK B OF  
LOFLAND INDUSTRIAL PARK ADDITION  
**B.J. LEWIS SURVEY, ABSTRACT NO. 225**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PROJECT:	9936PPLT	<p><b>DOUPHRATE &amp; ASSOCIATES, INC.</b> ENGINEERING • PROJECT MANAGEMENT • SURVEYING</p>
DATE:	MAY, 2000	
SCALE:	1"=60'	
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	<p>P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005</p>

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