

LEGAL DESCRIPTION

BEING a 1.4176 acre (61,751 square feet) lot, tract or parcel of land situated in the J.D. McFarland Survey, Abstract No. 145 in the City of Rockwall, Rockwall County, Texas, and being a portion of that same certain called 17.6712 acre tract of land as described by deed to Rockwall Crossing, Ltd., as recorded in Volume 03645, Page 00171 (Doc. No. 00310373) of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), said tract also being part of that same certain called 34.126 acre tract of land described by deed to PRS Realty II, LP as recorded in Volume 951, Page 55, of the D.R.R.C.T., with said 1.4176 acre tract also being all of Lot 2, Block A of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 145-147, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), with said 1.4176 acre (61,751 square feet) being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic cap stamped "DA" ("cap") marking the most northerly corner of said Rockwall Crossing, Ltd. tract and the most northerly corner of Lot 2, of said Rockwall Crossing addition, said point being common with the most westerly/northwesterly corner of Lot 1, Block C, Rockwall Business Park East, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slides 265-266, of the P.R.R.C.T., with said point also being in the existing southeasterly right-of-way (R.O.W.) line of Interstate Highway 30 (having a variable width R.O.W.);

THENCE South 45 degrees 50 minutes 36 seconds East, along the common northeasterly lines of said Rockwall Crossing, Ltd. tract and Lot 2, and the southwesterly line of Lot 1, of said Rockwall Business Park East addition and departing said southeasterly R.O.W. line, a distance of 327.42 feet to a 1/2 inch iron rod found marking the most easterly corner of said Rockwall Crossing, Ltd. tract, same being the most easterly corner of said Lot 2, said point also being the most easterly northeast corner of Lot 1, Block A, of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 235, of the P.R.R.C.T.;

THENCE South 44 degrees 09 minutes 24 seconds West, along the common southeasterly lines of said Rockwall Crossing, Ltd. tract and Lot 2, and the northwesterly line of Lot 1, of said Rockwall Crossing addition, a distance of 195.17 feet to a chiseled "X" found in concrete marking an angle point in the northwesterly line of said Lot 1, said point being the most southerly corner of said Rockwall Crossing, Ltd. tract and Lot 2, said point also being at the most easterly corner of Lot 5, Block A, of Rockwall Crossing, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slides 235-236, of the P.R.R.C.T.;

THENCE North 46 degrees 33 minutes 37 seconds West, along the common northeasterly line of said Lot 5 and the southwesterly line of said Lot 2, a distance of 296.00 feet to a chiseled "X" found in concrete marking the most westerly corner of said Rockwall Crossing, Ltd. tract and Lot 2, same being common with the most northerly corner of said Lot 5, with said point also being in the existing southeasterly R.O.W. line of the above-referenced Interstate Highway 30;

THENCE North 35 degrees 12 minutes 58 seconds East, along the northwesterly line of said Rockwall Crossing, Ltd. tract and Lot 2, and along said southeasterly R.O.W. line, a distance of 202.33 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 1.4176 acres (61,751 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 LOT 8, BLOCK A BEING A REPLAT OF LOT 2, BLOCK A, ROCKWALL CROSSING, 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 the LOT 8, BLOCK A BEING A REPLAT OF LOT 2, BLOCK A, ROCKWALL CROSSING have been notified and signed this plat.

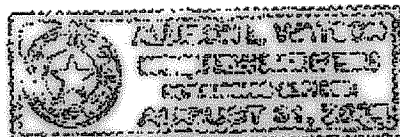
I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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 or 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.

Stephen Coslik
OWNER: ROCKWALL CROSSING, LTD. by

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Stephen Coslik 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 13th day of July, 2006
Ann J. Wate 8-31-08
Notary Public in and for the State of Texas My Commission Expires:



OWNER: ROCKWALL CROSSING, LTD.
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

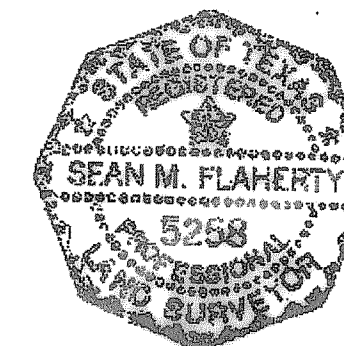
SURVEYOR: THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1026 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207-5330
(814-747-3753) (FAX: 814-747-7933)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN M. FLAHERTY, 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.

Sean M. Flaherty
SEAN M. FLAHERTY,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5258

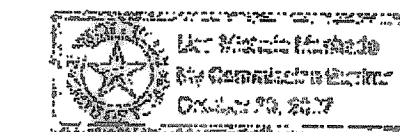


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SEAN M. FLAHERTY 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 13th day of July, 2006

Dora Michelle Machado October 2006
Notary Public in and for the State of Texas My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Greg Williams 8/29/06
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 13th day of July, 2006

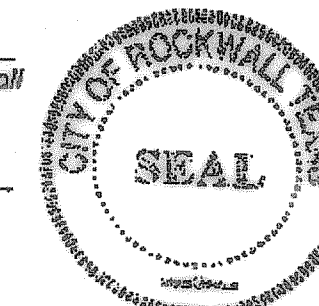
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 24th day of August, 2006

William R. Papp Deborah Brooks
Mayor, City of Rockwall City Secretary City of Rockwall

Clark Todd 8-23-06
City Engineer



G 20
LOT 8, BLOCK A
BEING A REPLAT OF
LOT 2, BLOCK A
ROCKWALL CROSSING
1 LOT, 1.4176 ACRES
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS