

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS, HARVEY LEMMOND is the owner of all of that certain lot, tract or parcel of land situated in the J. R. Johnson Survey, A-128, City of Rockwall, Rockwall County, Texas, and being that same tract of land described in deed to David and Sue M. Pirtle, recorded in Volume 931, Page 87 of the Deed Records of Rockwall County, Texas; said tract being formally known as Lot 6, Block A, of Rockwall 205 Business Park, an addition to the City of Rockwall, Texas, recorded in Cabinet C, Slide 7 of the Plat Records of Rockwall County, Texas and vacated by separate instrument, recorded in Volume 588, Page 173 of the Deed Records of Rockwall County, Texas;

COMMENCING at the present intersection of the south R.O.W. line of Mims Road (a variable width R.O.W.) with the southwest R.O.W. line of State Highway 205 (a variable width R.O.W.); THENCE S 41°30'00" E, 322.20' along the southwest line of State Highway 205 to a point; THENCE S 48°33'28" W, 622.35' to a point; THENCE S 41°30'00" E, 350.00' to the east corner of that same tract of land described in deed to Lloyd D. and Cheryl E. Nabors, recorded in Volume 1409, Page 090 of the Deed Records of Rockwall County, Texas; said point being in the northwest line of that same tract of land described in deed to J & S Expo Limited, recorded in Volume 1406, Page 201 of the Deed Records of Rockwall County, Texas; THENCE S 48°30'00" W, 360.03' along the northwest line of said Expo Limited property to a cross found at the south corner of the aforementioned Nabors property and the POINT OF BEGINNING:

THENCE S 48°30'00" W, 279.01' along the northwest line of said Expo Limited property to a 1/2" iron rod found for corner;

THENCE N 88°25'12" W, 40.50' along a northerly line of said Expo Limited property to a 1/2" iron rod found at the southeast corner of that same tract of land described in deed to Wood Brother's Investment Partnership, recorded in Volume 1868, Page 0004 of the Deed Records of Rockwall County, Texas;

THENCE N 16°39'59" W, 272.69' along the east line of said Wood Brother's Investment Partnership property to a 1/2" iron rod found for corner in the southeast line of National Drive (a 60' access and utility easement); said point being the start of a curve to the left having a central angle of 24°50'01" and a radius of 380.00', bearing N 16°39'59" W;

THENCE along the southeasterly line of National Drive and around said curve, a distance of 164.70' to a 1/2" iron rod found for corner;

THENCE N 48°30'00" E, 34.47' along the southeast line of National Drive to a 1/2" iron rod found at the west corner of the above mentioned Nabors property;

THENCE S 41°30'00" E, 240.00' along the southwest line of said Nabors property to the Point of Beginning and containing 65,339.08 square feet or 1.5000 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT DAVIS, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SCOTT DAVIS
Registered Professional Land Surveyor No. 5111

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

By: SCOTT DAVIS

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

City Engineer, City of Rockwall 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 \_\_\_\_\_, 2002.

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 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 \_\_\_\_\_, 2002.

Mayor, City of Rockwall

City Secretary, City of Rockwall

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
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as PHASE I LOT 6, BLOCK A, ROCKWALL 205 BUSINESS PARK 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, parks, water courses, 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 PHASE I BLOCK A, LOT 6, ROCKWALL 205 BUSINESS PARK 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 of 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 the 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 drainage 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; 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 exactions 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.

Party with Mortgage or Lien Interest

HARVEY LEMMOND

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared HARVEY LEMMOND, 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 \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

FINAL PLAT
PHASE I LOT 6, BLOCK A
ROCKWALL 205 BUSINESS PARK
1 LOT / 1.50 ACRES
LAND USE: OFFICE / WAREHOUSE
ZONED H-HEAVY COMMERCIAL
LOCATED IN THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HARVEY LEMMOND OWNER
1831 STATE HWY. 205 972-524-0130
ROCKWALL, TEXAS 75032

DAVIS LAND SURVEYING CO., INC. SURVEYOR
9777 FERGUSON ROAD, SUITE 105 214-321-0569
DALLAS, TEXAS 75228

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TEXAS 75043
(972) 240-4821

AUGUST 2002

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