

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Peak PEDI, LLC., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Part of the J.M. Allen Survey, Abstract No. 2, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Peak PEDI, LLC., as recorded in Volume 7385, Page 144 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Peak PEDI tract, the most southerly southeast corner of a tract of land to PneuMa Ventures LTD. as recorded in Volume 2924, Page 314 of the Deed Records of Rockwall County, Texas, and on the north right-of-way line of State Highway No. 276, (a variable width right-of-way);

THENCE North 01 degrees 31 minutes 09 seconds West along the common line of said Peak PEDI and said PneuMa Ventures tracts, a distance of 288.54 feet to a 1/2 inch iron rod found for the northwest corner of said Peak PEDI tract and an inner ell corner of said PneuMa Ventures tract;

THENCE North 89 degrees 33 minutes 45 seconds East continuing along said common line, a distance of 149.00 feet to a 1/2 inch iron rod found for the northeast corner of said Peak PEDI tract, said point also being on the west line of Lot 4, Block B, Rockwall Technology Park, as recorded in Cabinet H, Slide 221, of the Plat Records of Rockwall County, Texas;

THENCE South 01 degrees 41 minutes 47 seconds East along the west line of said Lot 4, Block B Technology Park tract and the east line of said Peak PEDI Tract, a distance of 287.57 feet to a 1/2 inch iron rod found for the southeast corner of said Peak PEDI tract on the north right-of-way of the aforementioned State Highway No. 276, and from which a 1/2 inch iron rod with cap stamped "WEIR" found for the southwest corner of said Technology Park tract bears South 01 degrees 41 minutes 47 seconds East a distance of 1.56 feet;

THENCE South 89 degrees 11 minutes 07 seconds West along said north right-of-way line, a distance of 149.88 feet to the Point of Beginning, and containing 43,040 Square Feet, or 0.988 of an acre of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2014.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BASIS OF BEARINGS FOR THIS SURVEY IS THE (NAD83) NORTH TEXAS STATE PLANE COORDINATE SYSTEM (4202), AS TIED TO THE CITY OF ROCKWALL GPS MONUMENT NUMBER R019.

THE REASON FOR THIS PLAT IS TO CREATE A LOT FOR DEVELOPMENT.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Peak PEDI LLC., the owners of the land shown on this plat, and designated herein as Lot 1, Block A, Peak PEDI Medical Office, an addition 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.

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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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

Peak PEDI LLC.

Representative

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 UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission Date
I hereby certify that the above and foregoing plat of Peak PEDI Medical Office, Lot 1, Block A to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the _____ day of _____, 2014.

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 year from said date of final approval. An extension may be granted by the City Council.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the _____ day of _____, 2014.

Mayor, City of Rockwall Date City Secretary, City of Rockwall Date

City Engineer, City of Rockwall Date

LINE	BEARING	DISTANCE
L1	South	52.55
L2	East	61.50
L3	North	24.00
L4	East	41.50
L5	South	19.50
L6	East	24.00
L7	South	49.17
L8	South	52.55
L9	S 00°53'50" E	23.07
L10	S 89°06'10" W	64.10
L11	S 89°06'10" W	63.42
L12	S 89°06'10" W	8.55
L13	South	14.83
L14	South	14.66
L15	S 89°06'10" W	31.35
L16	S 89°06'10" W	30.91
L17	South	29.01
L18	South	9.93
L19	S 89°06'10" W	7.62
L20	East	69.67
L21	East	97.38
L22	East	25.65
L23	East	44.22
L24	North	85.25
L25	West	20.43
L26	N 54°49'48" W	20.93
L27	N 04°31'41" W	48.25
L28	N 54°39'32" W	25.61
L29	N 72°46'41" W	28.54
L30	N 37°31'38" W	18.66
L31	N 88°16'53" E	20.96
L32	N 88°16'53" E	17.87
L33	S 01°43'07" E	17.57
L34	N 37°31'38" W	7.01
L35	N 72°46'41" W	26.62
L36	S 89°06'10" W	40.53
L37	S 59°50'02" W	12.89
L38	North	27.66
L39	East	12.00
L40	South	8.00
L41	West	3.50
L42	N 16°18'44" E	2.33

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00	66°07'32"	50.78	S 32°09'56" W	48.01
C2	20.00	65°13'45"	22.77	N 32°36'50" E	21.56
C3	20.00	90°00'00"	31.42	N 45°00'00" W	28.28
C4	28.50	90°00'00"	44.77	N 45°00'00" E	40.31
C5	41.50	30°03'38"	21.77	S 15°01'49" E	21.52
C6	44.00	30°03'38"	23.08	N 15°01'49" W	22.82
C7	44.00	65°13'43"	50.09	N 32°36'51" E	47.43
C8	20.00	66°07'32"	23.08	S 32°09'56" W	21.82

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32.00	66°07'32"	36.93	S 32°09'56" W	34.92
C2	32.00	65°13'42"	36.43	N 32°36'51" E	34.49
C3	32.00	90°00'00"	50.27	N 45°00'00" W	45.25
C4	53.50	30°03'38"	28.07	S 15°01'49" E	27.75

LINE	BEARING	DISTANCE
L1	S 00°53'50" E	13.05
L2	South	52.55
L3	East	61.50
L4	South	49.17


NOTE: No building permits will be issued until all public improvements are accepted by the City.


**FINAL PLAT
LOT 1, BLOCK A
PEAK PEDI MEDICAL OFFICE**

ALL OF A TRACT OF LAND TO PEAK PEDI, LLC. AS RECORDED IN VOLUME 7385, PAGE 144 OF THE DEED RECORDS ROCKWALL COUNTY, TEXAS.

SITUATED IN THE J.M. ALLEN SURVEY, ABST. NO. 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PEAK PEDI, LLC
6222 BROADWAY BLVD, SUITE 101
GARLAND, TEXAS 75043
(972) 226-5853

SURVEYOR:

MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

ENGINEER:

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
PHONE: (972)771-9004
FAX: (972)771-9005