

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS LONE STAR LAND & PROPERTIES, LP, BEING THE OWNER OF A TRACT of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.253 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, and being all of Lot 4 and Lot 5 of Lots 1 thru 14, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, as recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, said 2.253 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "GRIFFITH 4846" (herein after referred to as "with cap") set for the east corner of said Lot 5 and the north corner of Lot 6 of said Lots 1 thru 14, Block A, Presbyterian Hospital of Rockwall Addition, said corner being in the southwesterly right-of-way line of Horizon Road (Farm to Market Road 3097);

THENCE South 43 degrees 15 minutes 55 seconds West, with the common boundary line of said Lot 5 and Lot 6, a distance of 215.03 feet to a 1/2 inch iron rod with cap set for the south corner of said Lot 5 and a westerly corner of said Lot 6, said corner being in a northeasterly boundary line of Lot 15 of Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, as recorded in Cabinet G, Slide 275 of said Plat Records;

THENCE Northwesterly and northeasterly, with the common boundary lines of said Lots 4, 5 and 15, the following courses and distances:

North 46 degrees 44 minutes 04 seconds West, a distance of 441.68 feet to an "x" cut in concrete pavement found for the west corner of said Lot 4 and an ell corner of said Lot 15;

North 43 degrees 15 minutes 55 seconds East, a distance of 231.39 feet to a 1/2 inch iron rod with cap set for corner in the southwesterly right-of-way line of said Horizon Road;

THENCE South 44 degrees 14 minutes 47 seconds East, with the southwesterly right-of-way of said Horizon Road, and the northeast boundary lines of said Lot 4 and said Lot 5, a distance of 324.48 feet to a 1/2 inch iron rod with cap set for corner;

THENCE South 45 degrees 37 minutes 38 seconds East, with the southwesterly right-of-way of said Horizon Road, and the northeast boundary line of said Lot 5, a distance of 117.53 feet to THE POINT OF BEGINNING AND CONTAINING 98,129 square feet or 2.253 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as the PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOT 20, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in the PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOT 20, BLOCK A subdivision 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:

- 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: (a) Such time as the developer and / or owner has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts ( a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot.) including the actual installation of streets, water, sewer, drainage structures, and storm sewer and alleys, all according to the specifications of the City of Rockwall; or (b) Until the 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 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 (c) 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 further acknowledge that the dedications and/or exaction's 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: LONE STAR LAND & PROPERTIES, LP  
BY AND THROUGH ITS GENERAL PARTNER: LONE STAR LAND MANAGEMENT, LLC

BY:

STATE OF TEXAS  
COUNTY OF COLLIN

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 purposes and considerations therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2009.

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, Chris E. Griffith, 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.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2011

REPLAT

PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION  
LOT 20, BLOCK A

BEING A REPLAT OF  
LOT 4 AND LOT 5, BLOCK A  
OF  
LOTS 1 THRU 14, BLOCK A  
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION  
(CAB. G, SL. 43, P.R.R.C.T.)

AND BEING  
2.253 ACRES

SITUATED IN  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
2801 CAPITAL STREET, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER  
**LONE STAR LAND MANAGEMENT, LLC**  
3920 ESQUIRE DRIVE  
PLANO, TX, 75023  
(214) 319-9100

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
607 Avenue B  
Longview, TX 75773  
(903) 295-1560  
FAX (903) 295-1570

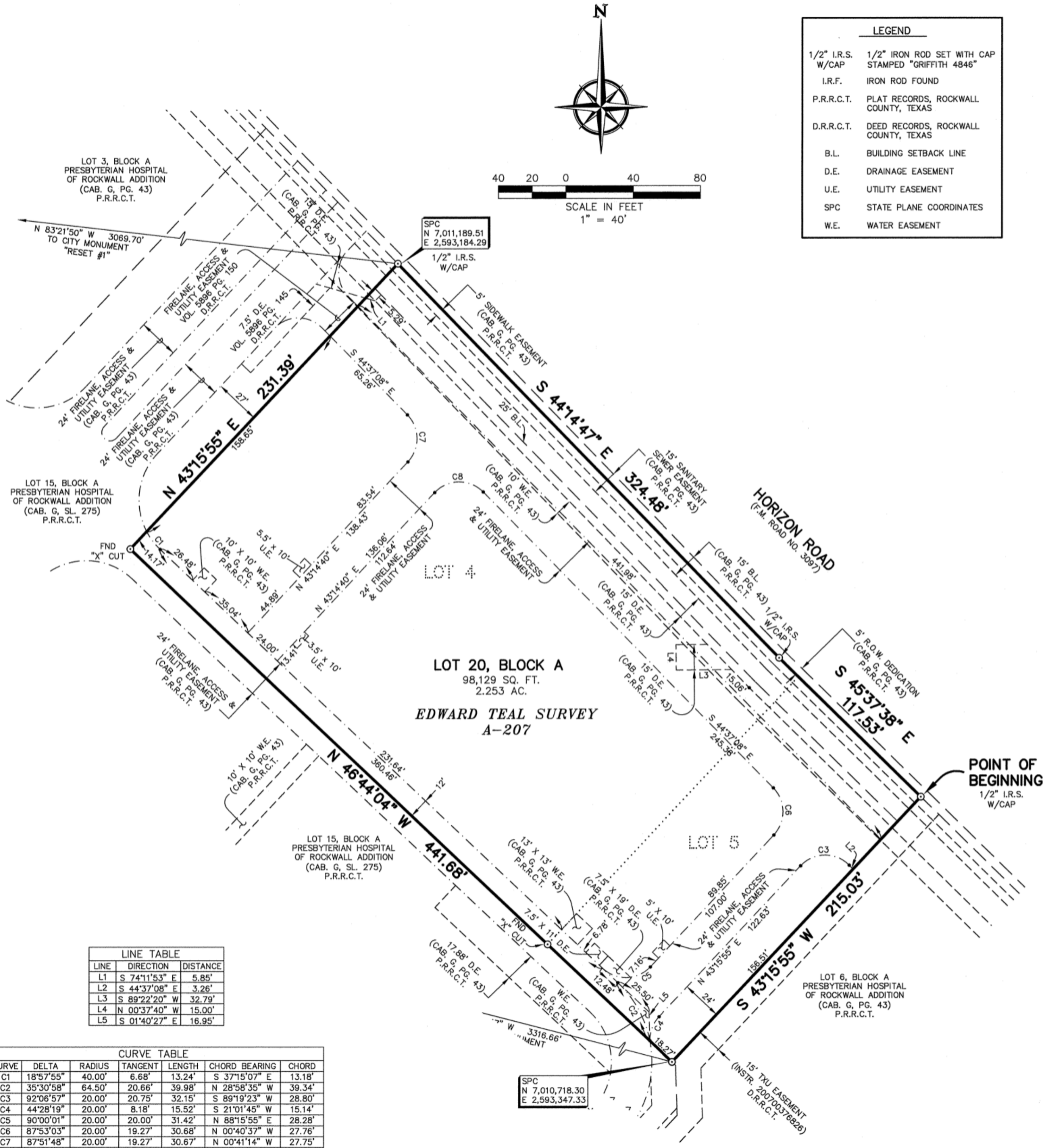
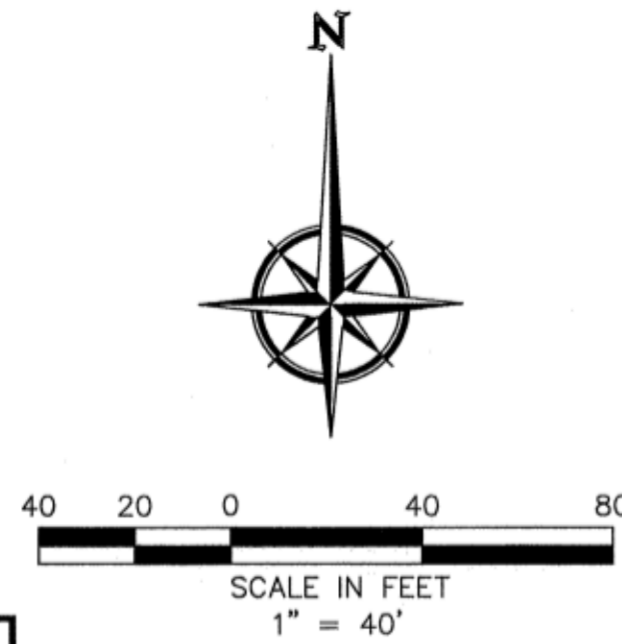
DATE: JANUARY 20, 2010

SHEET 1 OF 1

09810/dwg/9810 Replat.dwg

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
SPC	STATE PLANE COORDINATES
W.E.	WATER EASEMENT

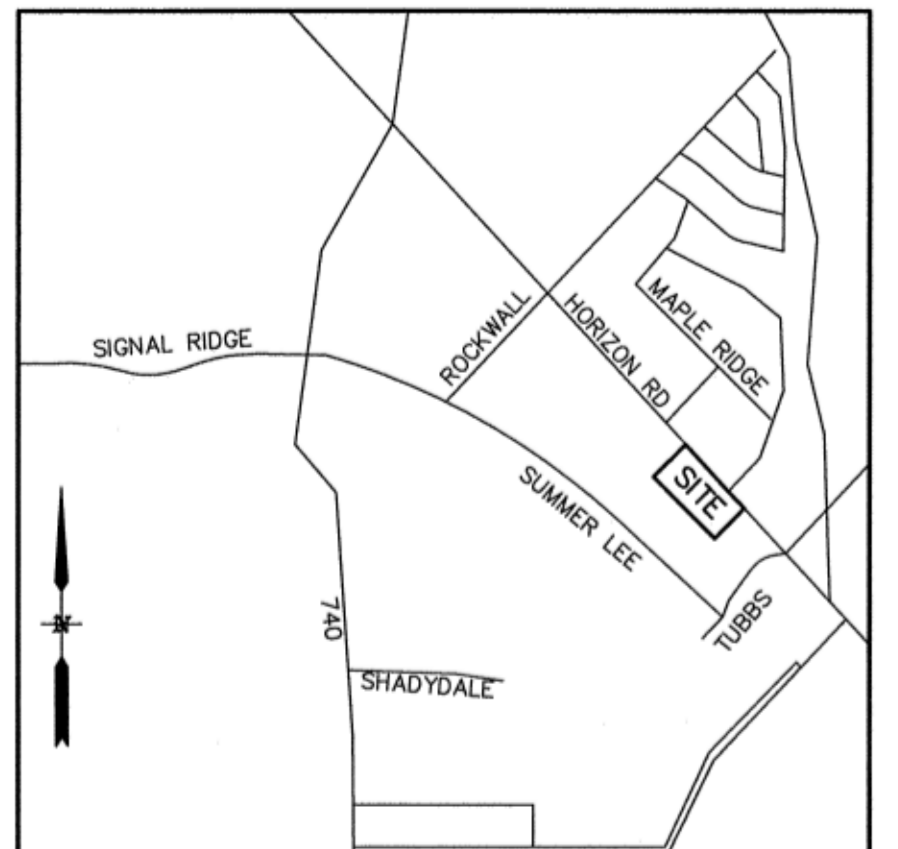


LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 74°11'53" E	5.85'
L2	S 44°37'08" E	3.26'
L3	S 89°22'20" W	32.79'
L4	N 00°37'40" W	15.00'
L5	S 01°40'27" E	16.95'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	18°57'55"	40.00'	6.68'	13.24'	S 37°15'07" E	13.18'
C2	35°30'58"	64.50'	20.66'	39.98'	N 28°58'35" W	39.34'
C3	92°06'57"	20.00'	20.75'	32.15'	S 89°19'23" W	28.80'
C4	44°28'10"	20.00'	8.18'	15.52'	S 21°01'45" W	15.14'
C5	90°00'01"	20.00'	20.00'	31.42'	N 88°15'55" E	28.28'
C6	87°53'03"	20.00'	19.27'	30.68'	N 00°40'37" W	27.76'
C7	87°51'48"	20.00'	19.27'	30.67'	N 00°41'14" W	27.75'
C8	92°08'12"	20.00'	20.76'	32.16'	S 89°18'46" W	28.81'



- NOTES:
- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
  - All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
  - By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 4839700040L, dated September 26, 2008, as published by the Federal Emergency Management Agency.

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 \_\_\_\_\_, 20\_\_.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer