

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Regional Hospital, LLP is the owner of a 33.201 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, said tract being all of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital, LLP, recorded in Volume 4415, Page 214, of the Deed Records of Rockwall County, Texas; said 33.201 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "RCSI R.P.L.S. 5034" cap found on the southeast right-of-way line of Rockwall Parkway (a variable width right-of-way), said point being at the intersection of said southeast right-of-way line with the south west right-of-way line of Horizon Road (F.M. 3097) (a variable width right-of-way); said point also being the northeasterly most corner of a tract of land described in a Special Warranty Deed to Murphy Road, LTD., recorded in Volume 1605, Page 182, of the Deed Records of Rockwall County, Texas;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along said southwest right-of-way of Horizon Road a distance of 270.50 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the POINT OF BEGINNING; from said point a 1/2-inch iron rod found bears South 47 degrees, 01 minutes West a distance of 0.50 feet;

THENCE, along said southwest right-of-way of Horizon Road the following three (3) calls:

South 45 degrees, 46 minutes, 04 seconds East, a distance of 214.85 feet to a concrete monument found for corner;

South 44 degrees, 14 minutes, 20 seconds East, a distance of 899.81 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 45 degrees, 37 minutes, 11 seconds East, a distance of 426.16 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being on the northwest right-of-way line of Tubbs Road (a 85-foot wide right-of-way).

THENCE, leaving said southwest right-of-way line of Horizon Road and along said northwest right-of-way line of Tubbs Road the following three (3) calls:

South 54 degrees, 35 minutes, 45 seconds West, a distance of 191.86 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the left;

Southwesterly, along said curve to the left, having a central angle of 25 degrees, 40 minutes, 11 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 41 degrees, 45 minutes, 40 seconds West, 463.16 feet, an arc distance of 467.06 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

South 28 degrees, 55 minutes, 34 seconds West, a distance of 94.93 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being in the northeast right-of-way line of Summer Lee Drive (a 60-foot wide right-of-way);

THENCE, leaving said northwest right-of-way line of Tubbs Road and along said northeast right-of-way line of Summer Lee Drive the following three (3) calls:

North 62 degrees, 45 minutes, 02 seconds West a distance of 411.89 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the right; from said point a 1/2-inch iron rod found bears North 55 degrees, 44 minutes West a distance of 6.3 feet;

Northwesterly, along said curve to the right, having a central angle of 6 degrees, 10 minutes, 17 seconds, a radius of 825.00 feet, a chord bearing and distance of North 59 degrees, 39 minutes, 53 seconds West, 88.82 feet, an arc distance of 88.86 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

North 56 degrees, 34 minutes, 45 seconds West, a distance of 772.12 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 3/8-inch iron rod bears south 63 degrees, 58 minutes West a distance of 0.6 feet; said point being the south corner of Lot 9, Block A of Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 149, of the Plat records of Rockwall County, Texas; said Lot 9, Block A, being described in a Special Warranty Deed to the City of Rockwall, as recorded in Volume 1738, Page 8 of the Deed Records of Rockwall County, Texas;

THENCE, North 33 degrees, 25 minutes, 38 seconds East, along the southeast property line of said Lot 9, Block A, a distance of 200.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 3/8-inch iron rod bears South 00 degrees, 33 minutes West a distance of 0.4 feet;

THENCE, North 56 degrees, 34 minutes, 45 seconds West, along the northeast property line of said Lot 9, Block A, a distance of 270.62 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being on the said southeast right-of-way line of Rockwall Parkway; said point also being the beginning of a non-tangent curve to the left;

THENCE, along said southeast right-of-way line of Rockwall Parkway the following three (3) calls:

Northeasterly, along said curve to the left, having a central angle of 9 degrees, 10 minutes, 15 seconds, a radius of 915.00 feet, a chord bearing and distance of North 26 degrees, 44 minutes, 10 seconds East, 146.30 feet, an arc distance of 146.46 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

North 22 degrees, 09 minutes, 01 seconds East, a distance of 471.78 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the right;

Northeasterly, along said curve to the right, having a central angle of 5 degrees, 08 minutes, 26 seconds, a radius of 795.00 feet, a chord bearing and distance of North 24 degrees, 43 minutes, 14 seconds East, 71.30 feet, an arc distance of 71.33 feet to a 1/2-inch iron rod found for the end of said curve; said point being the west corner of said Murphy tract;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along the southwest property line of said Murphy tract, a distance of 236.01 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 1/2-inch iron rod found bears North 83 degrees, 59 minutes West a distance of 0.5 feet; said point being the south corner of said Murphy tract;

THENCE, North 44 degrees, 13 minutes, 56 seconds East, along the southeast property line of said Murphy tract, a distance of 265.00 feet to the POINT OF BEGINNING;

CONTAINING: 1,446,213 square feet or 33.201 acres of land, more or less.

NOTES

- 1. 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 the personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Bearing system for this survey is based on a bearing of South 45 Degrees, 46 Minutes, 04 Seconds East, for the northeast property line of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital LLP, as recorded in Volume 4415, Page 214 of the Deed Records of Rockwall County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Regional Hospital, LLP, Being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner of the land shown on this plat, and designated herein as the PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, a 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 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 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; 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 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 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 exaction's made herein.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ken Teel 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 7th day of September, 2006

[Signature]
Notary Public in and for the State of Texas

[Signature]
Signature of Party with Mortgage or Lien Interest
MARY FRONTINO
BANK OF AMERICA

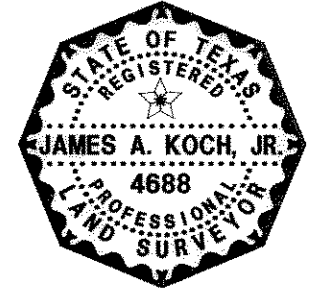


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.

[Signature]
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

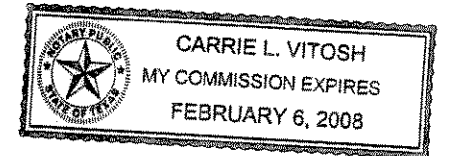


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James A. Koch Jr., 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 7th day of September, 2006

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 2/4/2008



RECOMMENDED FOR FINAL APPROVAL

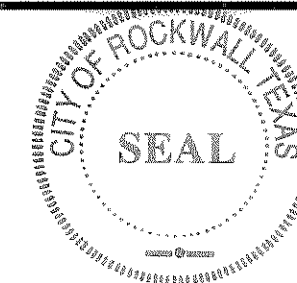
[Signature]
Planning and Zoning Commission
DATE 10-2-06

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 5th day of September 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 (180) days from said date of final approval.

WITNESS OUR HANDS, this 2nd day of October, 2006

[Signatures]
Mayor, City of Rockwall
City Secretary
City Engineer



SHEET 7 OF 7
FINAL PLAT

**LOT'S 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**

33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031				
DRAWN BY RRL	CHECKED BY EMH	SCALE 1"=50'	DATE 09/06/2006	JOB NUMBER 1567-06.023

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Presbyterian Hospital of
Rockwall Addition
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PRESBYTERIAN HOSPITAL OF ROCKWALL