

60' 30' 0 60'
DRAWING SCALE: 1" = 60'

Owner's Certificate

STATE OF TEXAS
CITY OF ROCKWALL

WHEREAS Minerva Partners, Ltd., a Texas Limited Partnership, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 4 & 5, Block 1, Meadowcreek Business Center Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide S, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod (stamped "RSCI 5034") found for the most Southerly South corner of Said Lot 4;

THENCE North 31°13'46" West, with the West line of said Lot 4, a distance of 229.88 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found for corner;

THENCE North 25°21'38" West, continuing with said West line, a distance of 38.33 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found in a south line of said Lot 4, same being the north line of a tract of land described by deed to Levo Group, LLC, as recorded in Volume 5036, Page 197 Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 60°18'55" West, a distance of 220.84 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set in the Northeast right-of-way line of State Highway 205 (a variable width right-of-way) for the Southwest corner of said Lot 4;

THENCE North 25°21'38" West, with said Northeast right-of-way line, a distance of 371.46 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for the Southerly end of a corner-clip at the Southeast intersection of the South right-of-way line of State Highway 276 (a variable width right-of-way) and the Northeast right-of-way line of said State Highway 205;

THENCE North 33°15'04" East, with said corner-clip, a distance of 74.99 feet to the remains of a concrete TxDOT monument for the Northerly end of said corner-clip;

THENCE South 87°44'21" East, with said South right-of-way line, a distance of 1,268.68 feet to a point for the East corner of said Lot 4;

THENCE South 60°18'55" West, leaving said South right-of-way line and with the Southeast line of said Lot 4, a distance of 947.76 feet to the POINT OF BEGINNING and containing 8.238 acres of land, or 358,870 square feet, 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 MEADOWCREEK BUSINESS CENTER PHASE 2 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 further certify that all other parties who have a mortgage or lien interest in the MEADOWCREEK BUSINESS CENTER PHASE 2 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 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 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/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 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.

[Signature]
Owner

OWNERS:
Minerva Partners Ltd.
3811 Turtle Creek Blvd. Ste 1800
Dallas, Texas 75219-4479
214.219.4900

SURVEYOR:

BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 S.H. 360 Suite 180, Grapevine, Texas 76051
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhbc.com

RECOMMENDED FOR FINAL APPROVAL

[Signature] 07-13-10
Planning and Zoning Commission Date

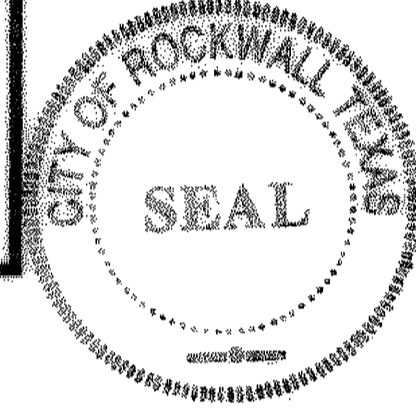
APPROVED

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 19th day of July, 2010.

This approval shall be invalid unless the approved plat for such addition is recorded in office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 3rd day of September, 2010.

[Signatures] 9-10-2010
Mayor, City of Rockwall City Secretary City Engineer



Note:
No Easement on this sheet of the replat to be abandoned.
(See Sheet 2 of 2 of Replat for Abandonments)

STATE OF TEXAS
COUNTY OF ROCKWALL
Dallas
Before me, the undersigned authority, on this day personally appeared *[Signature]*, 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.

Give upon my hand and seal of office this 26th day of August, 2010.

[Signature] 12/3/2012
Notary Public in and for the State of Texas My Commission Expires:



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John G. Margotta, do hereby certify that I prepared this information from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

John G. Margotta *[Signature]* 8-30-10 Registered Public Surveyor No. 5956

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	66°53'25"	20.00	23.35	N 86°21'48" W	22.05
C2	78°29'43"	20.00	27.40	N 80°27'55" W	25.31
C3	50°48'00"	21.00	18.62	N 39°26'55" E	18.02
C4	82°41'08"	44.08	63.61	N 15°46'23" E	58.24
C5	78°28'11"	20.00	27.39	N 20°52'52" E	25.30
C6	85°22'35"	20.00	29.80	N 17°37'37" E	27.12
C7	85°22'35"	44.00	65.56	N 17°37'37" E	59.66
C8	90°00'03"	45.00	70.69	N 70°03'39" W	63.64
C9	90°00'21"	21.00	32.99	N 70°03'39" W	29.70
C10	89°59'55"	44.00	69.11	N 19°56'17" E	62.22
C11	89°59'55"	20.00	31.42	N 19°56'17" E	28.28
C12	89°59'35"	20.50	32.20	N 19°56'03" E	28.99
C13	89°59'44"	44.50	69.90	N 19°56'07" E	62.93
C14	26°19'48"	24.50	11.26	N 78°06'05" E	11.16
C15	27°37'32"	20.00	9.64	N 77°27'44" E	9.55
C16	73°31'30"	20.00	25.67	N 56°09'53" E	23.94
C17	65°06'30"	20.00	22.73	S 57°37'52" E	21.52
C18	48°31'45"	25.00	21.17	N 40°22'30" E	20.55
C19	79°52'04"	21.50	29.97	S 50°09'32" E	27.60
C20	31°11'21"	25.00	13.61	N 17°51'20" E	13.44
C21	120°58'42"	22.50	47.50	S 44°51'49" W	39.16
C22	89°59'40"	20.50	32.20	S 19°56'07" W	28.99
C23	90°03'49"	20.00	31.44	S 70°01'21" E	28.30
C24	85°06'09"	20.00	29.71	S 17°34'06" W	27.05
C25	25°24'27"	244.32	108.34	S 01°44'16" E	107.46
C26	33°28'25"	8.00	4.67	S 12°44'55" W	4.61
C27	21°5'59"	135.83	50.42	S 28°52'58" W	50.13

Number	Bearing	Distance
L1	N 25°21'38" W	38.33'
L2	N 34°15'04" E	74.99'
L3	S 02°15'39" W	100.00'
L4	N 31°13'46" W	124.91'
L5	S 60°11'30" W	14.63'
L6	N 29°41'40" W	14.18'
L7	N 29°41'40" W	14.38'
L8	N 31°14'21" W	22.85'
L9	N 31°14'21" W	7.84'
L10	N 62°26'44" E	14.99'
L11	N 29°38'28" W	15.00'
L12	N 25°04'18" W	24.17'
L13	S 60°07'29" W	7.50'
L14	N 24°07'00" W	15.00'
L15	S 65°30'48" W	15.95'
L16	N 65°30'48" E	15.78'
L17	N 24°29'12" W	15.00'
L18	S 65°30'48" W	15.78'
L19	S 64°56'15" W	7.50'
L20	N 25°03'45" W	24.00'
L21	N 64°56'15" E	7.50'
L22	N 24°59'17" W	28.29'
L23	S 25°21'38" E	19.31'
L24	N 64°38'22" E	10.35'
L25	S 25°21'38" E	25.00'
L26	S 64°38'22" W	25.00'
L27	N 25°21'38" W	25.00'
L28	N 64°38'22" E	4.65'
L29	N 25°21'38" E	18.72'
L30	S 02°16'54" W	5.60'
L31	S 87°43'06" E	10.00'
L32	N 02°16'54" E	5.34'
L33	S 86°17'27" E	24.41'
L34	N 03°42'33" E	10.00'
L35	N 86°17'27" W	24.66'
L36	N 02°16'54" E	37.38'
L37	S 02°16'54" W	37.19'
L38	S 64°38'22" W	15.00'
L39	N 64°37'47" E	38.00'
L40	N 64°37'47" E	22.99'
L41	S 25°22'13" E	15.00'
L42	N 64°37'47" E	15.00'
L43	N 60°07'29" E	24.50'
L44	S 59°22'55" W	24.50'
L45	S 60°07'28" W	15.24'
L46	N 64°56'15" E	10.00'
L47	S 25°03'45" E	15.00'
L48	S 64°56'15" W	10.00'
L49	S 25°03'45" E	10.00'
L50	S 23°48'05" E	19.97'
L51	S 16°30'12" E	24.93'
L52	S 21°56'53" E	5.30'
L53	S 27°41'29" E	24.01'
L54	S 09°22'27" E	3.43'
L55	S 05°22'22" E	3.91'
L56	S 14°21'44" W	12.65'
L57	S 60°18'17" W	15.00'
L58	N 27°22'26" E	22.09'

**REPLAT OF
LOTS 4R & 5R, BLOCK 1
MEADOWCREEK BUSINESS CENTER
PHASE 2
JOSEPH CADLE SURVEY, A-207
ROCKWALL COUNTY
CITY OF ROCKWALL, TEXAS**