

VICINITY MAP

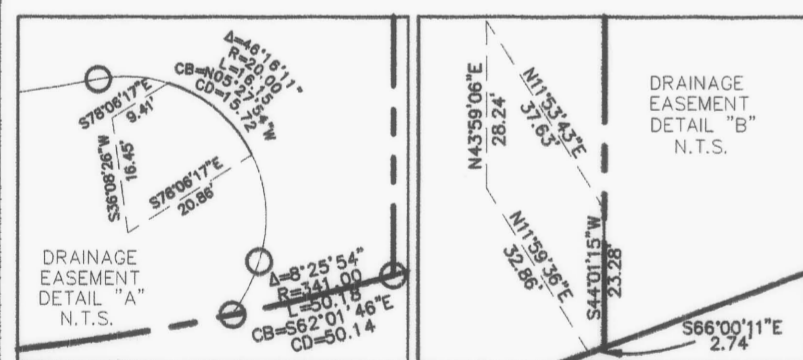
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	19.63	20.00	56°13'21"	18.85	N17°52'55"W
C2	22.87	44.03	29°45'15"	22.61	S31°13'45"E
C3	34.68	109.78	18°06'00"	34.54	N02°17'32"W
C4	31.07	44.00	40°27'45"	30.43	S23°45'14"W
C5	33.81	30.00	64°34'38"	32.05	S11°20'54"W
C6	8.53	30.00	16°17'15"	8.50	S70°28'52"W
C7	41.82	20.00	119°48'33"	34.61	N02°25'58"E
C8	45.32	116.17	15°37'39"	45.18	N49°39'29"W
C9	80.81	44.00	105°14'06"	69.92	N09°52'33"E
C10	32.62	20.00	93°27'36"	29.13	N15°44'24"E
C11	19.35	30.00	36°57'53"	19.02	N49°28'20"W
C12	24.98	20.00	71°33'48"	23.39	N81°44'37"W
C13	10.62	20.00	30°25'23"	10.50	S30°46'52"E
C14	26.12	95.00	15°45'03"	26.03	N00°51'47"W
C15	14.12	20.00	40°27'45"	13.83	N23°45'14"E
C16	25.26	20.00	72°21'53"	23.61	N80°10'03"E
C17	4.19	117.70	02°02'19"	4.19	N62°37'51"W
C18	49.26	142.17	19°51'10"	49.02	N51°46'14"W
C19	36.73	20.00	105°14'06"	31.78	N09°52'33"E

ROCKWALL CROSSING
CAB. G, SLIDES 83-84

CITY OF ROCKWALL
SURFACE COORDS.
N 7017745.1269
E 2597077.6563

ROCKWALL HALL PARKWAY L.P.
VOL. 3257, PG. 91
D.R.R.C.T.

OWNER/DEVELOPER
DR. SCOTT PIERCE
3505 SHELBY AVENUE
GREENVILLE, TEXAS 75402
(903) 455-1447



R=1242.50'
L=7.46'
Δ=00°20'39"
CD=7.46'
CB=S62°20'11"W

POINT OF COMMENCING

ROCKWALL HALL PARKWAY L.P.
VOL. 3257, PG. 91
D.R.R.C.T.

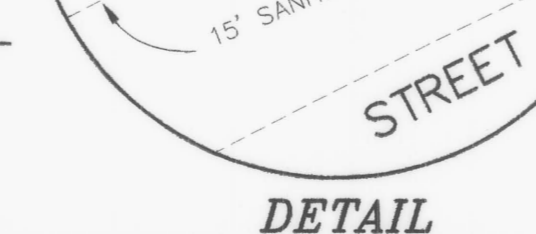
J.D. McFARLAND SURVEY
ABSTRACT NO. 145

POINT OF BEGINNING

CITY OF ROCKWALL
SURFACE COORDS.
N 7017904.2798
E 2597383.4957

LOT 1, BLOCK 1
ROCKWALL MEDICAL CENTER
2.4325 AC.
105,961 sq. ft.

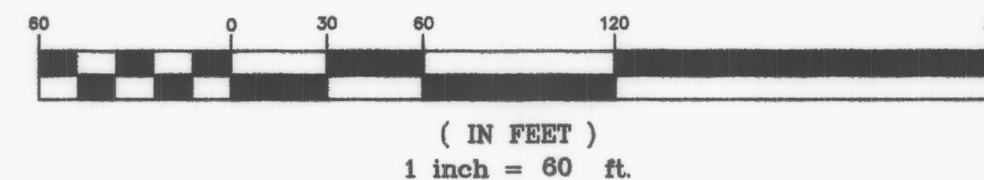
FLAGSTONE CREEK BLVD.
VARIABLE WIDTH
R.O.W.



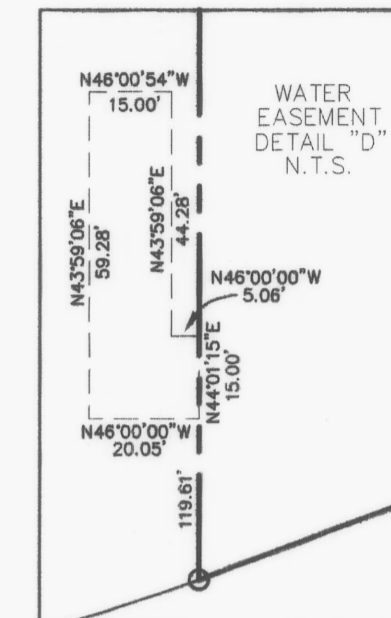
DETAIL

LOT 1, BLOCK B
ROCKWALL COMMERCIAL PARK
JOINT VENTURE
41.032 AC.
VOL. 1284, PG. 19
D.R.R.C.T.

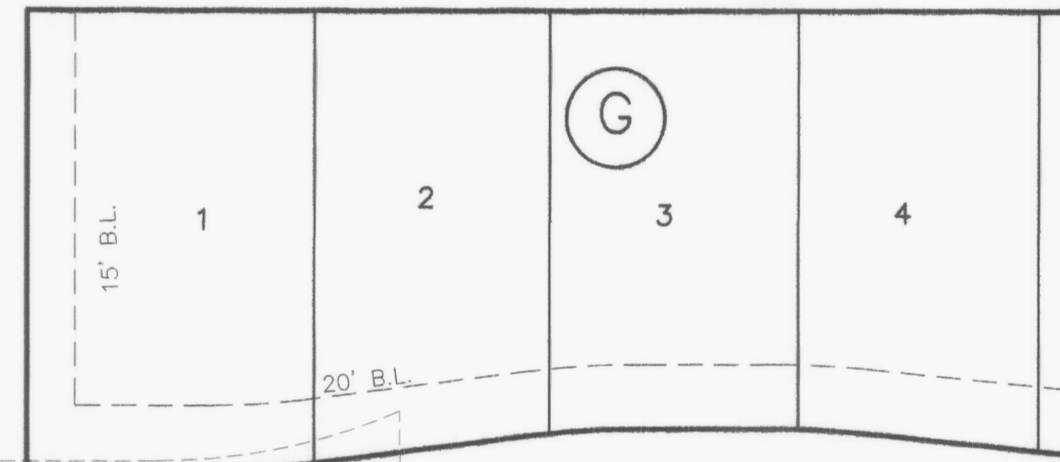
GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	165.58	S45°59'33"E
L2	239.52	S43°59'06"W
L3	150.40	N42°44'34"W
L4	180.76	S62°28'12"W
L5	112.41	S45°57'40"E
L6	194.94	S43°59'06"E
L7	150.77	S42°44'30"E
L8	221.99	S62°28'30"W



FLAGSTONE ESTATES
CABINET G, SLIDE 23

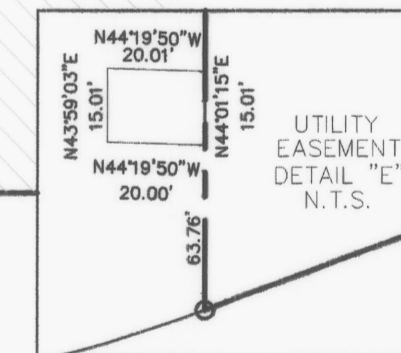


EXISTING
15' SANITARY SEWER ESMT.
VOL. 3768, PG. 255
R.E.R.R.C.T.
TO BE ABANDONED UPON FILING
OF FLAGSTONE ESTATES PLAT

PEBBLE CREEK LANE

ROCKWALL HALL PARKWAY L.P.
VOL. 3257, PG. 91
D.R.R.C.T.

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET
UNLESS OTHERWISE NOTED.



FINAL PLAT

ROCKWALL MEDICAL CENTER

LOT 1, BLOCK 1 - 2.4325 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0601FPLT
DATE: AUG. 2007
SCALE: 1"=60'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DR. SCOTT PIERCE, Being the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 105,961 square feet tract of land, more or less, in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Hall Parkway, L.P. as recorded in Volume 3257, Page 91 of the Deed Records of Rockwall County, Texas, said 105,961 square feet tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2" iron rod found at the northeast corner of said Rockwall Hall Parkway, L.P. tract, and also being on the existing southern right of way line of Ralph Hall Parkway (85 feet right of way) and also being the northwest corner of a tract conveyed to Rockwall Commercial Park Joint Venture as recorded in Volume 1284, Page 19 of said Deed Records;

THENCE along said existing southern right of way line and along a curve to the left having a central angle of 00 degrees 20 minutes 39 seconds, a radius of 1242.50 feet, a chord distance of 7.46 feet that bears South 62 degrees 20 minutes 11 seconds West, around said curve an arc distance of 7.46 feet to a 1/2" iron rod found;

THENCE South 62 degrees 30 minutes 30 seconds West, continuing along said existing southern right of way line a distance of 403.48 feet to a 1/2" iron rod set at the northeast corner of proposed Lot 1, Block 1, Rockwall Medical Center and being the POINT OF BEGINNING;

1) THENCE South 45 degrees 58 minutes 45 seconds East, along the proposed eastern line of said Lot 1, Block 1, a distance of 266.55 feet to a 1/2" iron rod set at the southeast corner of said Lot 1, Block 1 and being on the existing northern right of way line of a 20 feet alley as shown on Flagstone Estates, an Addition to the City of Rockwall as recorded in Cabinet G, Slide 23 of said Deed Records;

2) THENCE South 44 degrees 01 minutes 15 seconds West, along the common line of said Lot1, Block 1 and said Flagstone Estates, a distance of 311.63 feet to a 1/2" iron rod set at the southwest corner of said Lot 1, Block 1 and also being the northwest corner of Lot 1, Block F of said Flagstone Estates and being on the existing eastern right of way line of Flagstone Creek Boulevard (variable width right of way);

3) THENCE along the existing eastern right of way line of Flagstone Creek Boulevard and along a curve to the right having a central angle of 28 degrees 36 minutes 06 seconds, a radius of 341.00 feet, a chord distance of 168.46 feet that bears North 51 degrees 56 minutes 39 seconds West, around said curve an arc distance of 170.23 feet to a 1/2" iron rod set;

4) THENCE continuing along the existing eastern right of way line of Flagstone Creek Boulevard, North 37 degrees 38 minutes 36 seconds West, a distance of 28.71 feet to a 1/2" iron rod set;

5) THENCE continuing along the existing eastern right of way line of Flagstone Creek Boulevard and along a curve to the left having a central angle of 25 degrees 18 minutes 58 seconds, a radius of 176.64 feet, a chord distance of 77.42 feet that bears North 50 degrees 18 minutes 05 seconds West, around said curve an arc distance of 78.05 feet to a 1/2" iron rod set;

6) THENCE continuing along the existing eastern right of way line of Flagstone Creek Boulevard, North 62 degrees 57 minutes 09 seconds West, a distance of 22.50 feet to a 1/2" iron rod set;

7) THENCE continuing along the existing eastern right of way line of Flagstone Creek Boulevard and along a curve to the right having a central angle of 37 degrees 09 minutes 13 seconds, a radius of 91.00 feet, a chord distance of 57.98 feet that bears North 44 degrees 22 minutes 32 seconds West, around said curve an arc distance of 59.01 feet to a 1/2" iron rod set;

8) THENCE North 25 degrees 17 minutes 16 seconds West, continuing along the existing eastern right of way line of Flagstone Creek Boulevard, a distance of 24.84 feet to a 1/2" iron rod set at the northwest corner of said proposed Lot 1, Block 1, Rockwall Medical Center and being the intersection of said existing eastern right of way line and the existing southern right of way line of Ralph Hall Parkway;

9) THENCE North 62 degrees 30 minutes 30 seconds East, along the existing southern right of way line of Ralph Hall Parkway, a distance of 344.77 feet to the POINT OF BEGINNING and containing 105,961 square feet (2.4325 acres) of land, more or less.

CERTIFICATION

I, DANIEL A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT; A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF ROCKWALL COUNTY ABSTRACT AND TITLE CO. IN CONNECTION WITH THEIR GF#200512566, ROCKWALL HALL PARKWAY, L.P. AND INTERMED SERVICES MANAGEMENT COMPANY, L.P. AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

TO THE BEST OF MY KNOWLEDGE, THE FOLLOWING DO NOT AFFECT THE SUBJECT PROPERTY:

- 1. RCH WATER LINE EASEMENT, VOL. 64, PG. 11, R.E.R.R.C.T.
2. DRAINAGE EASEMENT, VOL. 2023, PG. 264, R.E.R.R.C.T.

TO THE BEST OF MY KNOWLEDGE, THE FOLLOWING DO AFFECT THE SUBJECT PROPERTY:

- 1. DEVELOPERS AGREEMENT, VOL. 2023, PG. 302, R.E.R.R.C.T.
2. SANITARY SEWER EASEMENT, VOL. 3768, PG. 255, R.E.R.R.C.T.

NOTES:

- 1. ALL IRONS ARE SET UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON DEED RECORDED IN VOL. 3257, PG. 91, R.E.R.R.C.T.

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 the ROCKWALL MEDICAL CENTER, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to 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 ROCKWALL MEDICAL CENTER subdivision have been notified and signed this plat. 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.

OWNER: DR. SCOTT PIERCE

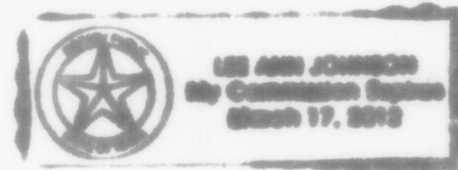
STATE OF TEXAS
COUNTY OF ROCKWALL

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 30 day of

October, 2008

Lee Ann Johnson, 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, DANIEL A. SMITH, 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.

Daniel A. Smith, R.P.L.S. NO. 4645

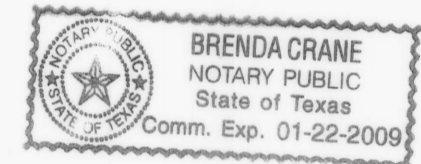


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 31st day of October, 2008

Brenda Crane, Notary Public in and for the State of Texas, My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

CW Bricker, Planning And Zoning Commission, 5-13-08, 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 May, 2008. 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. WITNES OUR HANDS, this 25th day of November, 2008, date of final approval.

Mayor: Wilton R. Beal, 11-25-08, Date; Kristy Ashberry, 11-25-08, Date; City of Rockwall City Secretary; Chuck Ladd, 11-25-08, Date; City Engineer



FINAL PLAT

ROCKWALL MEDICAL CENTER
LOT 1, BLOCK 1 - 2.4325 AC.
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0114FPLT
DATE: AUGUST 2007
SCALE:
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRA TE & ASSOCIATES, INC.
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 2 OF 2

G-394