

LAND DESCRIPTION

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLC is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 14 and all of Lot 13, Block A of Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet G, Slide 43 in the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a cut 'X' set for the northerly corner of said Lot 14 and the westerly corner of that certain tract of land described in deed to Murphy Road, Ltd. as recorded in Volume 1605, Page 182 of the Deed Records of Rockwall County, Texas and being on the southeasterly right-of-way line of Rockwall Parkway (60' right-of-way)

THENCE South 45° 46' 04" East, departing the southeasterly right-of-way line of said Rockwall Parkway and along the northeasterly line of said Lot 14 and the southwesterly line of said Murphy Road, Ltd. tract, a distance of 236.01', to a cut 'X' set at the southerly corner of said Murphy Road, Ltd. tract and the westerly corner of Lot 1, Block A of said Presbyterian Hospital of Rockwall Addition and also being on the northeasterly line of said Lot 14;

THENCE South 46° 43' 38" East, along the southwesterly lines of said Lot 1 and Lot 2, Block A of said Presbyterian of Rockwall Addition and the northeasterly line of said Lot 14, a distance of 114.92', to a cut 'X' set at the easterly corner of said Lot 14 on the southerly line of said Lot 2;

THENCE South 43° 16' 22" West, along the southeasterly lines of said Lot 14 and Lot 13 and the northwesterly lines of Lot 10 and Lot 11, Block A of said Presbyterian Hospital of Rockwall Addition, a distance of 536.58', to a 5/8" iron rod with cap stamped "PATE" set for corner at an ell corner of said Lot 10;

THENCE North 46° 43' 37" West, along the southwesterly line of said Lot 13 and northeasterly line of said Lot 10, a distance of 146.22', to a 5/8" iron rod with cap stamped "PATE" set for corner on the southeasterly right-of-way line of said Rockwall Parkway; said iron rod also being in a curve to the left having a central angle of 02° 11' 23", a radius of 915.00' and a chord bearing and distance of North 23° 14' 44" East, 34.97';

THENCE continuing along said curve to the left and along the southeasterly right-of-way line of said Rockwall Parkway, an arc distance of 34.97' to a 5/8" iron rod with cap stamped "PATE" set at end of said curve;

THENCE North 22° 09' 01" East, along the southeasterly right-of-way line of said Rockwall Parkway and the northwesterly lines of said Lot 13 and Lot 14, a distance of 471.78' to a 5/8" iron rod with cap stamped "PATE" set at the beginning of a curve to the right having a central angle of 05° 08' 26", a radius of 795.00', and a chord bearing and distance of North 24° 43' 14" East, 71.30';

THENCE, continuing along the southeasterly right-of-way line of said Rockwall Parkway and the northwesterly line of said Lot 14, and along said curve to the right in a northeasterly direction, an arc distance of 71.33' to the POINT OF BEGINNING and containing 3.078 acres of land, more or less.

Basis of bearings: All bearings shown herein are based on the record bearings of aforementioned Presbyterian Hospital of Rockwall Addition.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOTS 16, 17, & 19, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose names 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 further certify that all other parties who have a mortgage or lien interest in PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOTS 16, 17, & 19, BLOCK A, subdivision have been notified and signed this plat.

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:

- 1. No buildings shall be constructed of 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 the 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 drainage 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.

We further acknowledge that the dedications and/or exactions 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; 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.

ROCKWALL REGIONAL HOSPITAL LLC  
D/B/A PRESBYTERIAN HOSPITAL OF ROCKWALL

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.  
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

RECORD DRAWING  
THIS DRAWING REFLECTS REVISIONS  
AS FIELD VERIFIED BY ENGINEER AND  
CONTRACTOR

\_\_\_\_\_  
DATE: 4/15/09

SURVEYOR:  
PATE SURVEYORS  
2201 BROOKHOLLOW PLAZA  
DR., 445  
ARLINGTON, TX 76006  
PHONE: 817-695-4994  
FAX: 817-695-5888  
CONTACT: MARK A. NACE

OWNER:  
ROCKWALL REGIONAL  
HOSPITAL, LLC  
3150 HORIZON ROAD  
ROCKWALL, TX 75032  
PHONE: 972-698-1000  
FAX:  
CONTACT: KEN TEEL

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mark A. Nace, R.P.L.S., 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.

PRELIMINARY - THIS DOCUMENT SHALL  
NOT BE RECORDED FOR ANY PURPOSE.

Mark A. Nace  
Registered Professional Land Surveyor No. 5539

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Mark A. Nace, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_, 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 approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary, City of Rockwall \_\_\_\_\_ City Engineer \_\_\_\_\_

NOTES

1. According to the Flood Insurance Rate Map No. 480547 0005 C, published by the Federal Emergency Management Agency, dated: June 16, 1992 the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

2. It shall be the policy of the City of Rockwall to withhold issuing building permit until all streets 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 buildings 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 personal use and fire protection within such plat, as required under Ordinance 83-54.

REPLAT

PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION

LOTS 16, 17, AND 19, BLOCK A  
3.078 ACRES

BEING A REPLAT OF ALL OF LOT 14 AND ALL OF LOT 13,  
BLOCK A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION AS  
RECORDED IN CABINET G, SLIDE 43, P.R.R.C.T.  
LOCATED IN THE EDWARD TEAL SURVEY ABSTRACT NO. 207 AN  
ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PATE SURVEYORS

2201 BROOKHOLLOW PLAZA DR., #445  
TEL: (817) 695-4994 FAX (817) 695-5888  
JOB NO. 182800100 SHEET 2 OF 2

DATE: MAY 2008