

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, THE WHITMORE MANUFACTURING COMPANY is the owner of a 10.8672 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas; said tract being part of that certain tract of land described in Warranty Deed to The Whitmore Manufacturing Company recorded in Volume 453, Page 167 of the Deed Records of Rockwall County, Texas; said 10.8672 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the northerly right-of-way line of Whitmore Drive (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a variable width right-of-way); said point also being in the south line of said Whitmore Manufacturing Company tract;

THENCE, North 87 degrees, 51 minutes, 50 seconds West, along the said northerly line of Whitmore Drive and the said south line of Whitmore Manufacturing Company tract, a distance of 696.86 feet to a 5/8-inch iron rod found for corner at an angle point of said northerly line of Whitmore Drive; said point also being the southwest corner of said Whitmore Manufacturing Company tract;

THENCE, North 02 degrees, 33 minutes, 10 seconds East (Deed: North 02 degrees, 30 minutes, 21 seconds East), departing the said south line of Whitmore Manufacturing Company tract and along the said northerly line of Whitmore Drive and the west line of said Whitmore Manufacturing Company tract, at a distance of 42.50 feet passing an angle point of said northerly line of Whitmore Drive and the southeast corner of Lot 4, Block A, Whitmore Industrial Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet F, Slide 291 of the Plat Records of Rockwall County, Texas, continuing along the said west line of Whitmore Manufacturing Company tract and the east line of said Lot 4, Block A, in all a total distance of 717.28 feet (Deed: 717.04 feet) to a 3/4-inch iron rod found for corner in the southerly right-of-way line of Dallas Area Rapid Transit (a 100-foot wide right-of-way); said point also being the northwest corner of said Whitmore Manufacturing Company tract and the northeast corner of said Lot 4, Block A;

THENCE, South 88 degrees, 52 minutes, 39 seconds East, departing the said west line of Whitmore Manufacturing Company tract and the said east line of Lot 4, Block A and along the north line of said Whitmore Manufacturing Company tract and the said south line of Dallas Area Rapid Transit, a distance of 584.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the west corner of north terminus of said Industrial Boulevard;

THENCE, departing the said north line of the Whitmore Manufacturing Company tract and the said south line of Dallas Area Rapid Transit and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 02 degrees, 17 minutes, 07 seconds West, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 11 degrees, 23 minutes, 07 seconds East, 157.17 feet, an arc distance of 158.67 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 25 degrees, 03 minutes, 22 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 11 degrees, 33 minutes, 46 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 01 degrees, 55 minutes, 50 seconds West, a distance of 294.37 feet to the POINT OF BEGINNING;

CONTAINING, 473,374 square feet or 10.8672 acres of land, 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 SPR PACKAGING ADDITION, 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. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION 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. We 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 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 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; 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.

Ray Schwertner
RAY SCHWERTNER

Secretary - Treasurer
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RAY SCHWERTNER, 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 8th day of February 2007.

Jeanne K. Adams
Notary Public in and for the State of Texas
My Commission Expires: 4/23/08



N.A.
Signature of Party with Mortgage or Lien Interest

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 _____ day of _____ 2007.

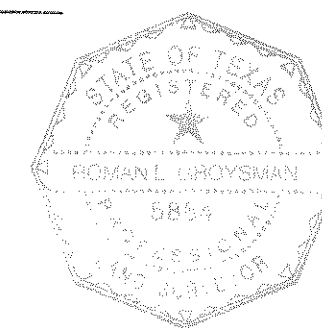
N.A.
Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman
Roman L. Groysman
Registered Profession Land Surveyor No. 5864



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
2-12-07
Date
APPROVED

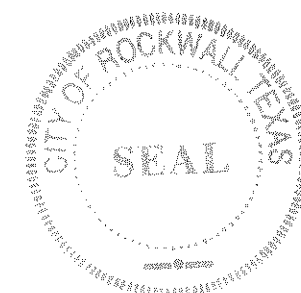
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of February 2007.

WITNESS OUR HANDS, this 12th day of February 2007.

[Signature]
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

Chad Hill 2-12-07
City of Rockwall Engineer



FINAL PLAT
LOT 1, BLOCK A,
SPR PACKAGING ADDITION
OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 AND
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED FOR: THE WHITMORE MANUFACTURING COMPANY P.O. BOX 9300 ROCKWALL, Texas 75083 (972) 771-1000 (PHONE)		P.I. NO:	1312-06-094
		DATE:	02-08-2007
		SCALE:	1" = 5'
		DRAWN BY:	RLG
1515 HERITAGE DRIVE SUITE 105 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com		CHECKED BY:	RLG

SPR Packaging
Addition (2)

G108
SHEET 2 OF 2

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POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2007. ALL RIGHTS RESERVED