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STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS (Owner) COUNTY OF ROCKWALL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING a 20.70 acre tract of land situated in the Joseph Cadle Survey, Abstract Number 65 in the City of Rockwall, Rockwall County, Texas, and being all of a called 7.89 acre tract of land described in Warranty Deed to the County of Rockwall as recorded in Volume 2370, Page 154 in the Deed Records of Rockwall County Texas (D.R.R.C.T.) and being all of that called 3.561 acre tract of land described in Warranty Deed to the County of Rockwall as recorded in Volume 2349, Page 243 D.R.R.C.T. and being a part of that called 15.557 acre tract of land described in Agreed Judgment to Rockwall County as recorded in Volume 3522, Page 158 D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common northwest corner of said called 7.89 acre tract and the northeast corner of the Rockwall Business Park, an addition to the City of Rockwall, Rockwall County as recorded in Cabinet A, Slide 283 in the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being on the southerly right-of-way line of Yellow Jacket Lane (called 85 foot right-of-way);

THENCE North 44 degrees 34 minutes 35 seconds East, along said southerly right-of-way line, a distance of 673.84 feet to a 5/8-inch found iron rod for the northwest corner of the Rockwall Library Addition, Lot 1, Block A, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet G, Slide 200 P.R.R.C.T.;

THENCE South 45 degrees 59 minutes 30 seconds East, departing said southerly right-of-way line and along the common line between the east line of the herein described tract and the west line of the Rockwall Library Addition, a distance of 737.05 feet to a point for corner from which a 5/8-inch found iron rod bears North 08 degrees 59 minutes 56 seconds East, a distance of 0.25 feet;

THENCE North 44 degrees 10 minutes 13 seconds East, departing said common line and along the common line between the southeasterly line of said Rockwall Library Addition and a northerly line of the herein described tract, a distance of 411.66 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") for corner on the westerly right-of-way line of R.L. Townsend Drive (variable width right-of-way);

THENCE South 66 degrees 56 minutes 47 seconds East, departing said common line and along said westerly right-of-way line, a distance of 321.63 feet to a 1/2-inch found iron rod with cap stamped "WEIR & ASSOC. INC." at the point of curvature of a circular curve to the right, having a radius of 357.50 feet, and whose chord bears South 48 degrees 31 minutes 25 seconds East, a distance of 225.96 feet;

THENCE Southeasterly, continuing along said westerly right-of-way line and along said circular curve to the right, through a central angle of 36 degrees 50 minutes 45 seconds, for an arc length of 229.90 feet to a 1/2-inch found iron rod with cap stamped "WEIR & ASSOC. INC." at the northerly end of a corner clip between said westerly right-of-way line and the northerly right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE South 20 degrees 49 minutes 28 seconds West, departing said westerly right-of-way line and along said corner clip, a distance of 53.11 feet to the southerly end of said corner clip, from which a 1/2-inch found iron rod with cap stamped "WEIR & ASSOC. INC." bears North 26 degrees 46 minutes 49 seconds East, a distance of 0.22 feet, and being on a circular curve to the left, not being tangent to the preceding course, having a radius of 3,014.93 feet and whose chord bears South 55 degrees 22 minutes 13 seconds West, a distance of 915.48 feet;

THENCE Southwesterly, departing said corner clip, along said northerly right-of-way line and along said circular curve to the left, through a central angle of 17 degrees 27 minutes 55 seconds, for an arc length of 919.03 feet to a 1/2-inch set iron rod with cap for the common most southerly southeast corner of the herein described tract and the east corner of the Harrison Subdivision, an addition to the City of Rockwall, Rockwall County as recorded in Cabinet B, Slide 144 P.R.R.C.T.;

THENCE North 45 degrees 43 minutes 25 seconds West, along the common line between the herein described tract and the east line of said Harrison Subdivision, a distance of 351.17 feet to a point for the common north corner of said Harrison Subdivision and an ell corner of the herein described tract, from which a 3/8-inch found iron rod bears North 68 degrees 16 minutes 19 seconds East, a distance of 0.30 feet;

THENCE South 44 degrees 16 minutes 35 seconds West, departing said common line and along the common line between the herein described tract and the north line of said Harrison Subdivision, a distance of 270.00 feet to a point for the common northwest corner of said Harrison Subdivision and the most westerly southwest corner of the herein described tract, and being an angle point on the east line of the Lakeside Chevrolet Addition, an addition to the City of Rockwall, Rockwall County as recorded in Cabinet E, Slide 125 P.R.R.C.T., from which a 1/2-inch found iron rod with cap stamped "PACHECO KOCH" bears South 24 degrees 36 minutes 20 seconds West, a distance of 0.28 feet;

THENCE North 45 degrees 54 minutes 42 seconds West, departing said common line and along the common line between the west line of the herein described tract and the east line of said Lakeside Chevrolet Addition, a distance of 195.92 feet to a 1/2-inch found iron rod with cap stamped "PACHECO KOCH" for the common most northerly corner of said Lakeside Chevrolet Addition and the most easterly southeast corner of said Rockwall Business Park;

THENCE North 45 degrees 35 minutes 19 seconds West, departing said common line and along the common line between the most westerly line of the herein described tract and the most easterly line of said Rockwall Business Park, a distance of 563.21 feet to the POINT OF BEGINNING AND CONTAINING 901,692 square feet or 20.70 acres of land, more or less.

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202). Based on City of Rockwall Monuments R003, R005-1, R011, R015 and R016 observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network on 7/25/2008. Convergence Angle For City of Rockwall Monument R005-1 is 0.1 degree 06 minutes 43.78636 seconds, according to City of Rockwall GPS Data Sheet dated August 11, 2003. Coordinate shown is a grid coordinate, distances shown are surface distances.

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 COUNTY COURTHOUSE ADDITION LOT 1 AND 2, BLOCK 1, 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 (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COUNTY COURTHOUSE ADDITION subdivision 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:

- 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 (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 growth 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 exactions made herein.

Owner _____

NOTE: 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 personal use and fire protection within such plat, as required under Ordinance 83-54.

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 _____ 2010.

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

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 _____, 2010.

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 _____, 2010. 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.

WITNESS OUR HANDS, this _____ day of _____, 2010.

Mayor, City of Rockwall _____ *City Secretary* _____ *City Engineer*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Douglas A. Calhoun 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.

Douglas A. Calhoun
Registered Public Land Surveyor No.5619
State of Texas

FINAL PLAT
OF

LOTS 1 AND 2, BLOCK 1

BEING A PLAT OF ROCKWALL COUNTY COURTHOUSE ADDITION

OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APRIL 30, 2010 AV0: 26244

SHEET 3 OF 3

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ROCKWALL COUNTY COURTHOUSE
ROCKWALL COUNTY
ROCKWALL, TEXAS



| Revision No. | Date | Description |
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Project No.: 26244
Issued: APRIL 2011
Drawn By: B/JG
Checked By: SBC
Scale: AS NOTED
Sheet Title

FINAL PLAT

C0.02C
Sheet Number