



0 1/2" 1" 2"

**PARKING REQUIREMENTS**

|   |  |
|---|--|
| TEXAS DEPT. OF HEALTH<br>NEW HOSPITAL<br>123,915 SQ. FT.        |  |
| 1 SPACE PER BED   | 58 BEDS = 58 SPACES  |
| 1 SPACE PER EMPLOYEE PER SINGLE WEEKDAY SHIFT                   | 140 EMPLOYEES = 140 SPACES                                     |
| 4 SPACES PER O.R., PROCEDURE RM., TREATMENT RM., DIAGNOSTIC RM. | 28 ROOMS = 112 SPACES  |
| <b>SUBTOTAL:</b>  | <b>310 TOTAL SPACES REQUIRED<br/>335 TOTAL SPACES PROVIDED</b> |

|   |   |
|---|---|
| CITY OF ROCKWALL<br>NEW HOSPITAL<br>123,915 SQ. FT. |   |
| 1 SPACE PER BED                                     | 58 BEDS = 58 SPACES   |
| <b>SUBTOTAL:</b>                                    | <b>58 TOTAL SPACES REQUIRED<br/>335 TOTAL SPACES PROVIDED</b> |

TEXAS ACCESSIBILITY STANDARDS

New Hospital

40% Outpatient unit or Facility  
40% of total parking (342 spaces) = 137 spaces  
TAS 4.6.6(3)(i): 10% of 137 spaces = 14 accessible spaces

60% non-outpatient  
60% of total parking (342 spaces) = 205 spaces  
TAS 4.1.2(5)(a)-Table 2: 201-300 total spaces = 7 accessible spaces required

Total Accessible Spaces Required = 21 (32 Provided)  
Total Van Accessible Spaces = 3 (6 Provided)

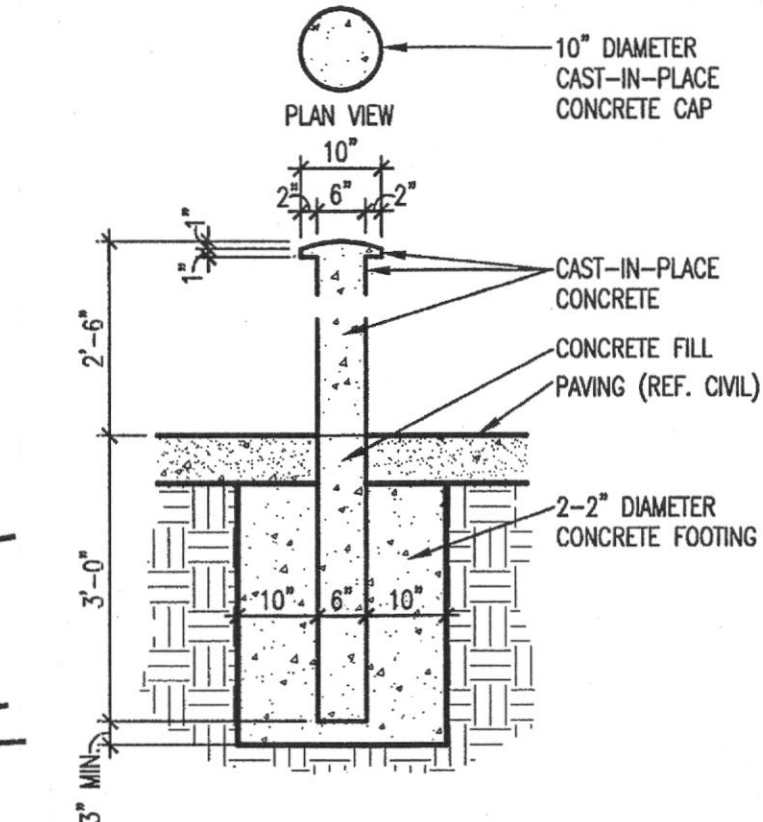
AREA REQUIREMENTS

|                                      |             |
|--------------------------------------|-------------|
| BUILDING COVERAGE (INCLUDING FUTURE) | 32%         |
| IMPERVIOUS COVERAGE                  | 62%         |
| LANDSCAPE PERCENTAGE OF LOT          | 38%         |
| FAR                                  | 5:1         |
| BUILDING HEIGHT                      | 59'-2" MAX. |

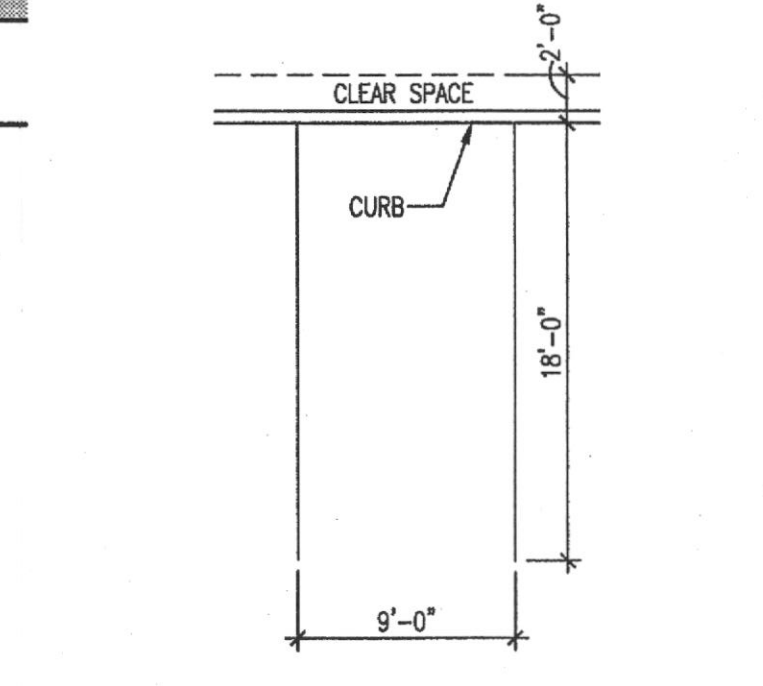
**LEGEND**

- NEW CONCRETE SIDEWALK OR PAVING
- FIRE LANE
- NEW HOSPITAL FOOTPRINT
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- NEW PARKING SPACE COUNT
- LIGHT POLE, REF. MEP
- FIRE HYDRANT, REF. CIVIL

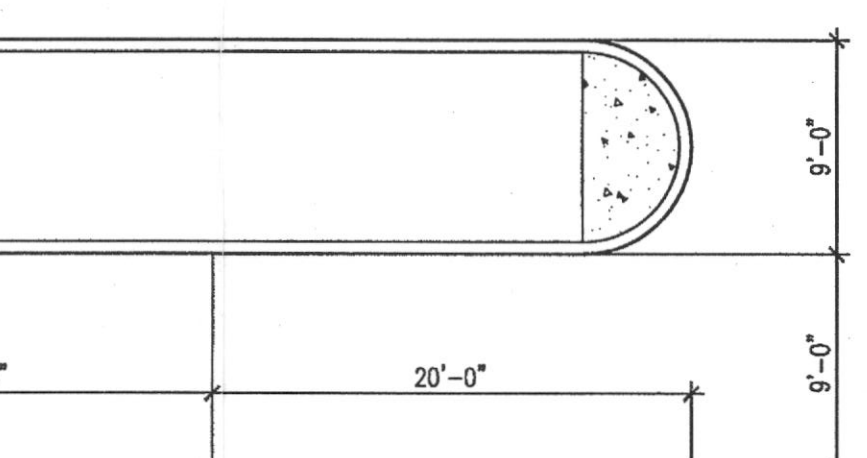
**05 BOLLARD DETAIL**  
1/2"=1'-0"



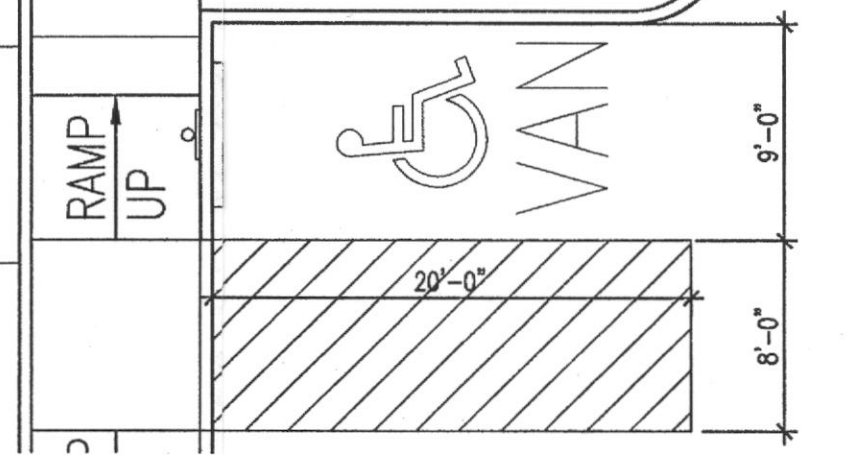
**04 TYP PARKING SPACE**  
1/8"=1'-0"



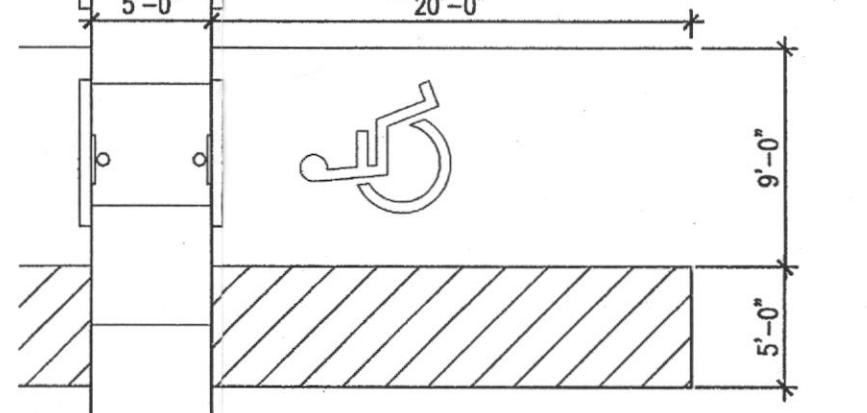
**03 TYP PARKING SPACE**  
1/8"=1'-0"



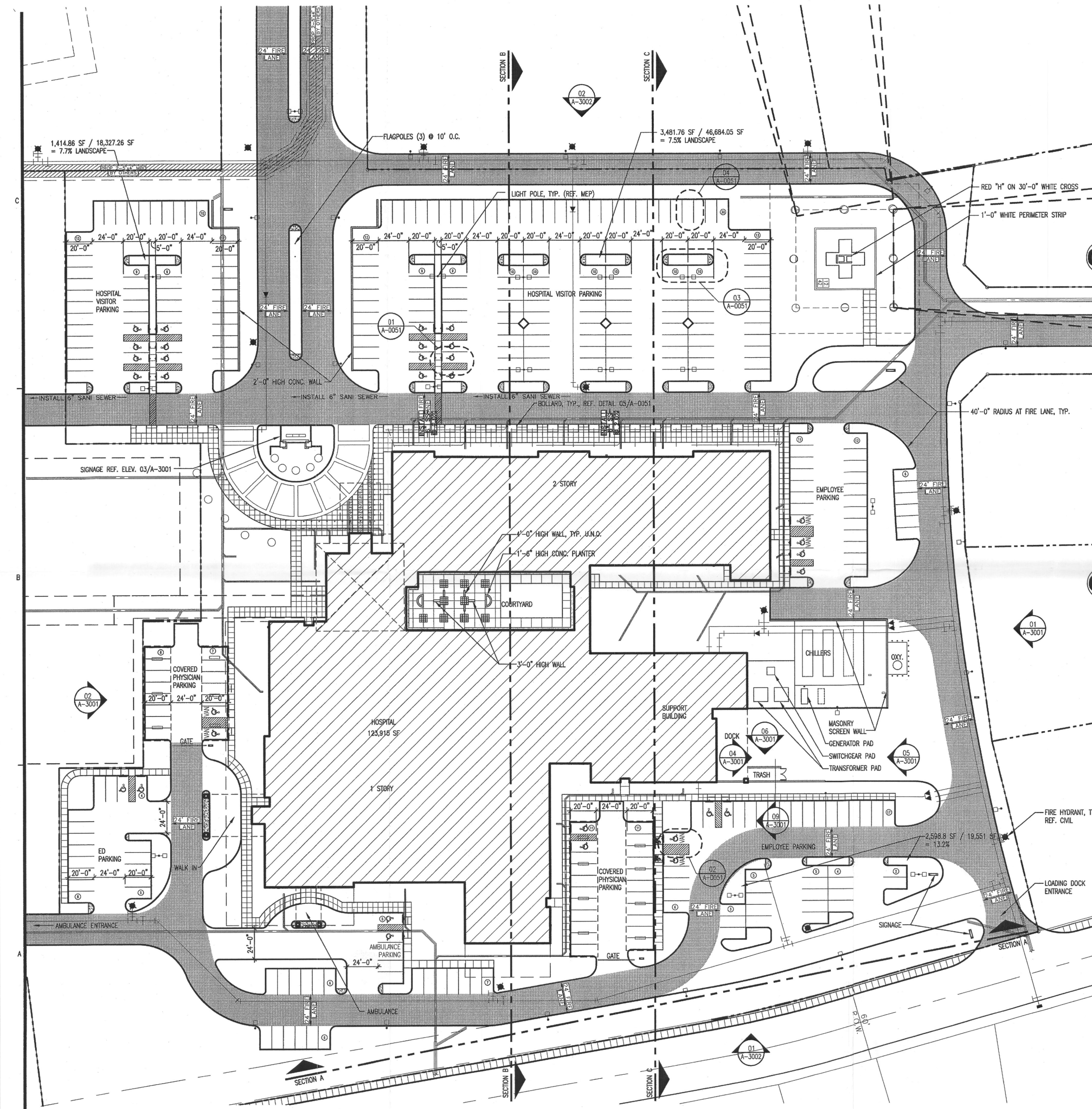
**02 TYP HC PARKING SPACE**  
1/8"=1'-0"



**01 TYP HC PARKING SPACE**  
1/8"=1'-0"



**06 ARCHITECTURAL SITE PLAN**  
1"=40'-0"



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**Sheet Information**

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| Date       | 06/07/06   |
| Job Number | 142200.000 |
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ENLARGED ARCHITECTURAL SITE PLAN & DETAILS

2006 004

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Sheet **A-0051**

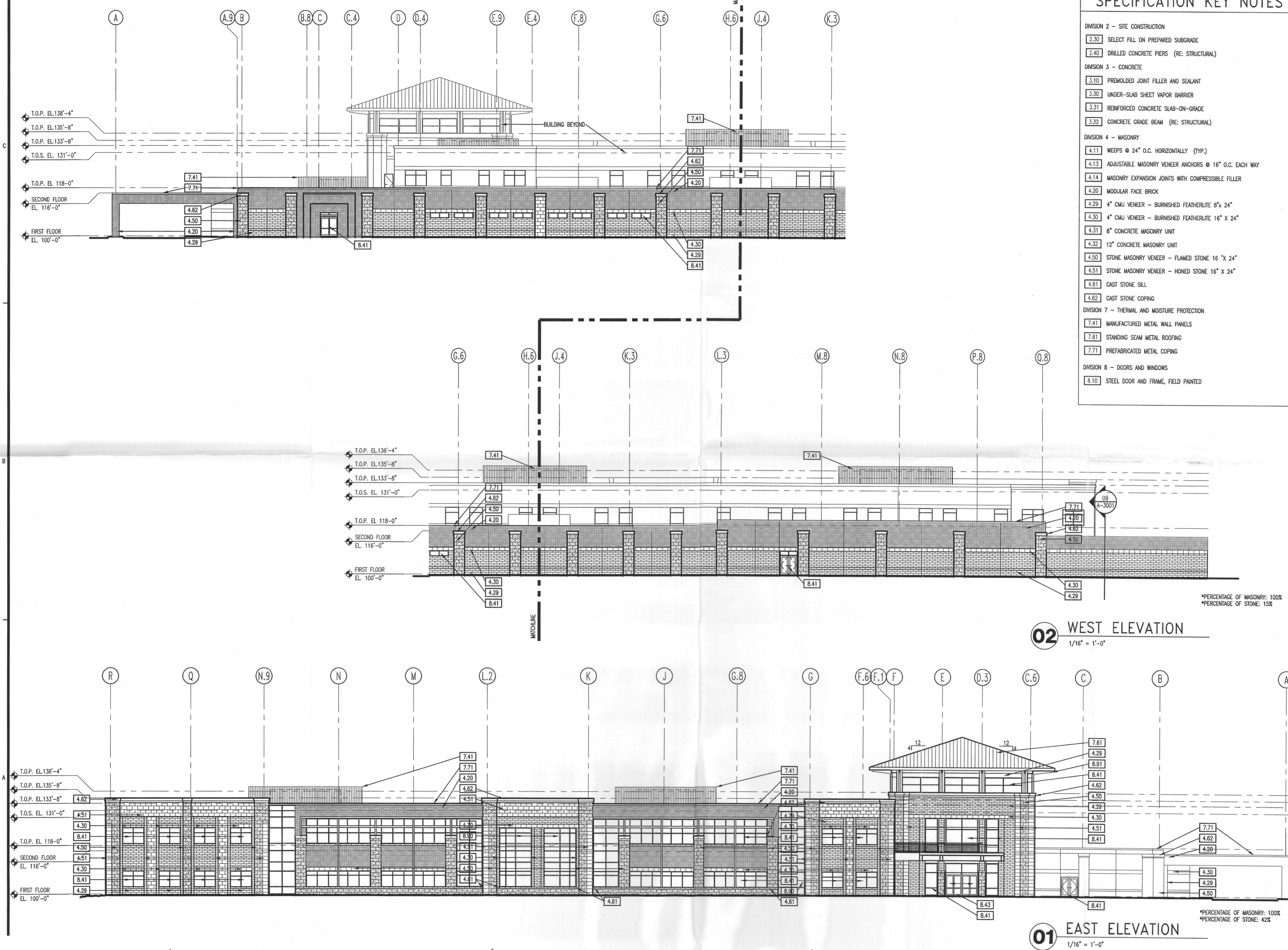
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0 1/2" = 1"



| SPECIFICATION KEY NOTES                      |   |
|--|---|
| DIVISION 2 - SITE CONSTRUCTION               |   |
| 2.30   | SELECT FILL ON PREPARED SUBGRADE                      |
| 2.40   | DRILLED CONCRETE PIERS (RE: STRUCTURAL)               |
| DIVISION 3 - CONCRETE                        |   |
| 3.10   | PREMOLDED JOINT FILLER AND SEALANT                    |
| 3.30   | UNDER-SLAB SHEET VAPOR BARRIER                        |
| 3.31   | REINFORCED CONCRETE SLAB-ON-GRADE                     |
| 3.32   | CONCRETE GRADE BEAM (RE: STRUCTURAL)                  |
| DIVISION 4 - MASONRY                         |   |
| 4.11   | WEEPS @ 24" O.C. HORIZONTALLY (TYP.)                  |
| 4.13   | ADJUSTABLE MASONRY VENEER ANCHORS @ 16" O.C. EACH WAY |
| 4.14   | MASONRY EXPANSION JOINTS WITH COMPRESSIBLE FILLER     |
| 4.20   | MODULAR FACE BRICK                                    |
| 4.29   | 4" CMU VENEER - BURNISHED FEATHERLITE 8" X 24"        |
| 4.30   | 4" CMU VENEER - BURNISHED FEATHERLITE 16" X 24"       |
| 4.31   | 8" CONCRETE MASONRY UNIT                              |
| 4.32   | 12" CONCRETE MASONRY UNIT                             |
| 4.50   | STONE MASONRY VENEER - FLAMED STONE 16" X 24"         |
| 4.51   | STONE MASONRY VENEER - HONED STONE 16" X 24"          |
| 4.61   | CAST STONE SILL                                       |
| 4.62   | CAST STONE COPING                                     |
| DIVISION 7 - THERMAL AND MOISTURE PROTECTION |   |
| 7.41   | MANUFACTURED METAL WALL PANELS                        |
| 7.61   | STANDING SEAM METAL ROOFING                           |
| 7.71   | PREFABRICATED METAL COPING                            |
| DIVISION 8 - DOORS AND WINDOWS               |   |
| 8.10   | STEEL DOOR AND FRAME, FIELD PAINTED                   |

**02 WEST ELEVATION**  
1/16" = 1'-0"

**01 EAST ELEVATION**  
1/16" = 1'-0"

\*PERCENTAGE OF MASONRY: 100%  
\*PERCENTAGE OF STONE: 15%

\*PERCENTAGE OF MASONRY: 100%  
\*PERCENTAGE OF STONE: 42%

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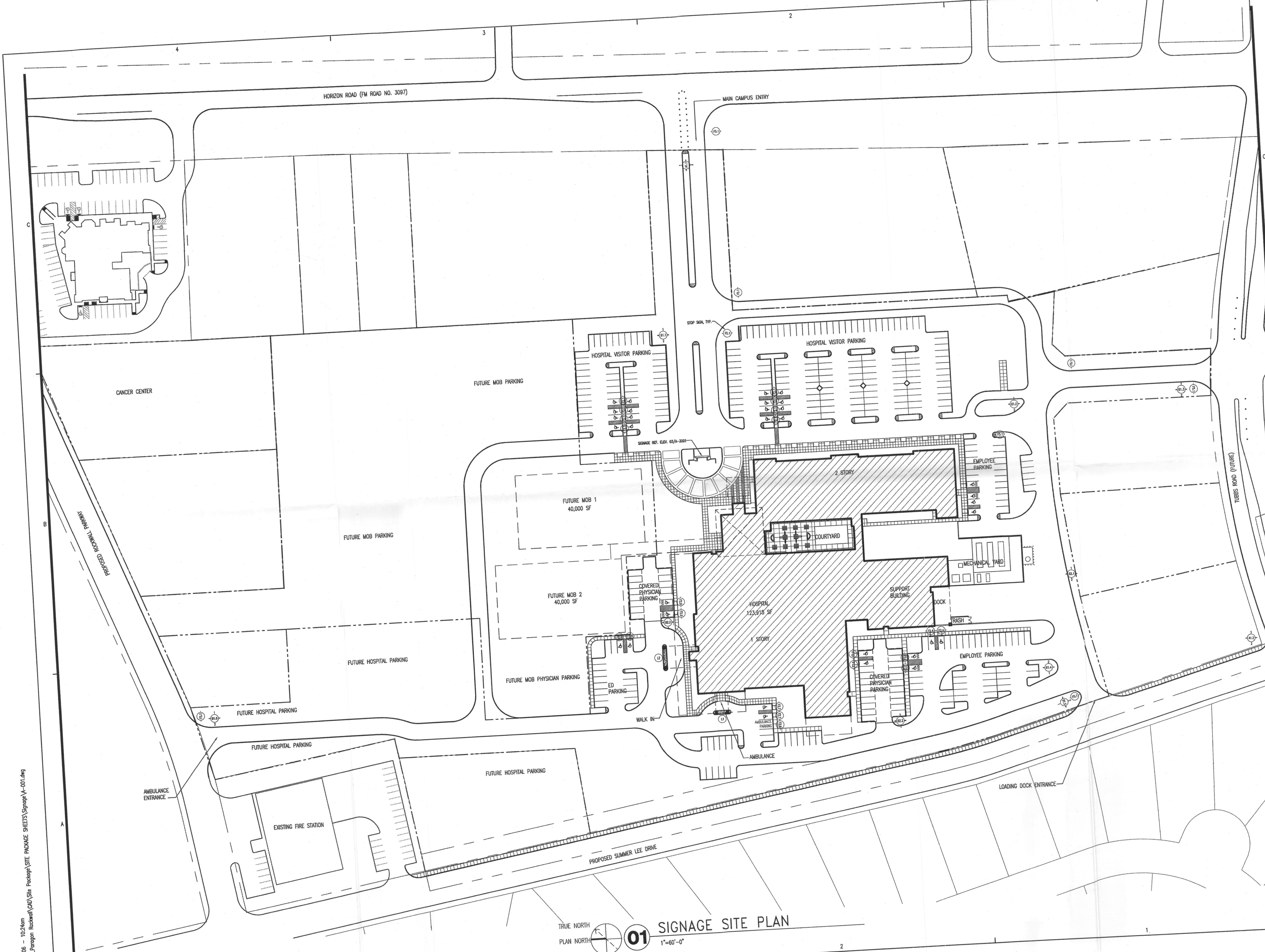
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0 1/2" 1" 2"



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 SIGNAGE SITE PLAN

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TRUE NORTH  
 PLAN NORTH  
**01**  
 SIGNAGE SITE PLAN  
 1"=60'-0"

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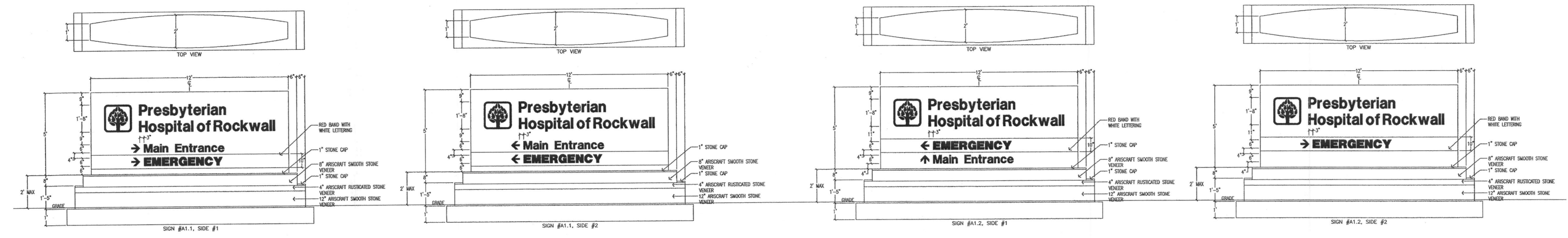
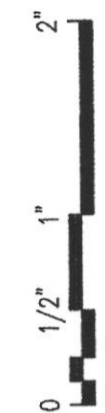
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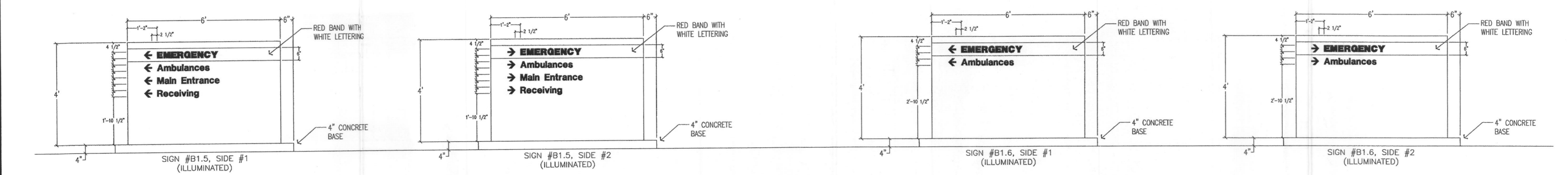
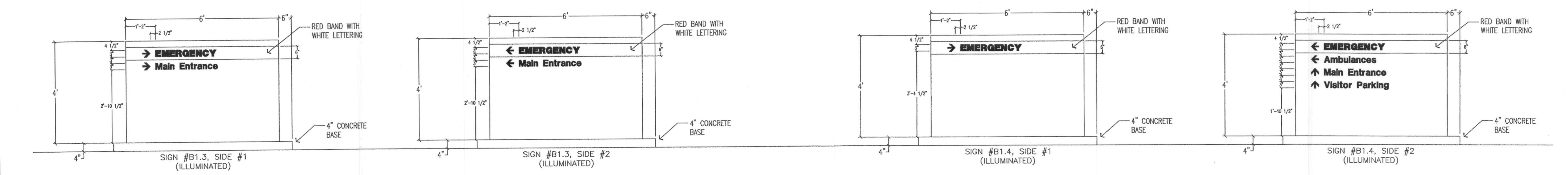
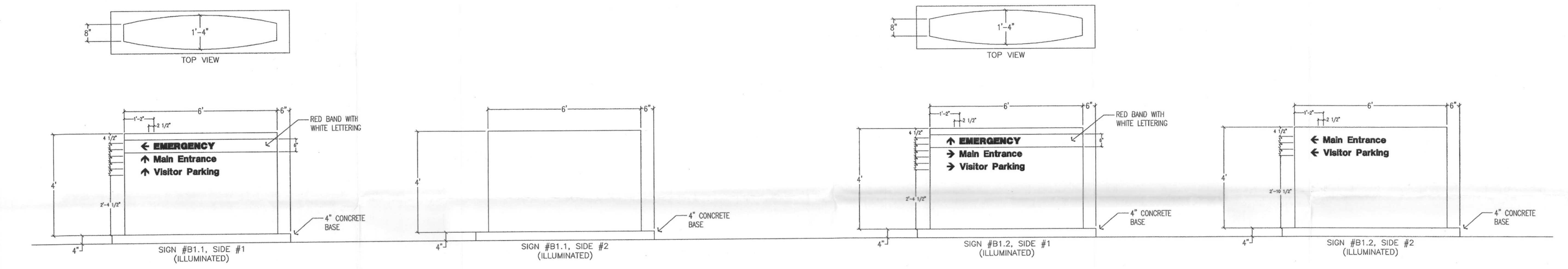
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LANDSCAPE

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- NOTES:**
1. 5'-0" x 12'-0" x 2'-0" TYPE A1.0 SITE SIGN.
  2. SIGN TO HAVE ALUMINUM MONOLITHIC CONSTRUCTION WITH COPED OUT LETTERING.
  3. LETTERING TO BE LOGO TYPE WITH LOGO.
  4. SIGN TO BE INTERNALLY ILLUMINATED, 120v.
  5. BASE TO BE DONE BY GENERAL CONTRACTOR.



- NOTES:**
1. 4'-0" x 6'-0" x 1'-4" TYPE B1.0 DIRECTIONAL SIGN.
  2. SIGN TO HAVE ALUMINUM MONOLITHIC CONSTRUCTION, ILLUMINATED OR NON-ILLUMINATED AS NOTED.
  3. NON-ILLUMINATED SIGNS TO HAVE REFLECTIVE VINYL LETTERING.
  4. ILLUMINATED SIGNS TO HAVE COPED OUT LETTERING.
  5. LETTERING TO BE HELVETICA MEDIUM, UPPER AND LOWER CASE EXCEPT FOR "EMERGENCY" WHICH IS TO BE HELVETICA BOLD, UPPER CASE. ARROWS TO BE 3-1/2".
  6. SIGN TO BE INTERNALLY ILLUMINATED OR NON-ILLUMINATED, AS NOTED.
  7. BASE TO BE DONE BY GENERAL CONTRACTOR.

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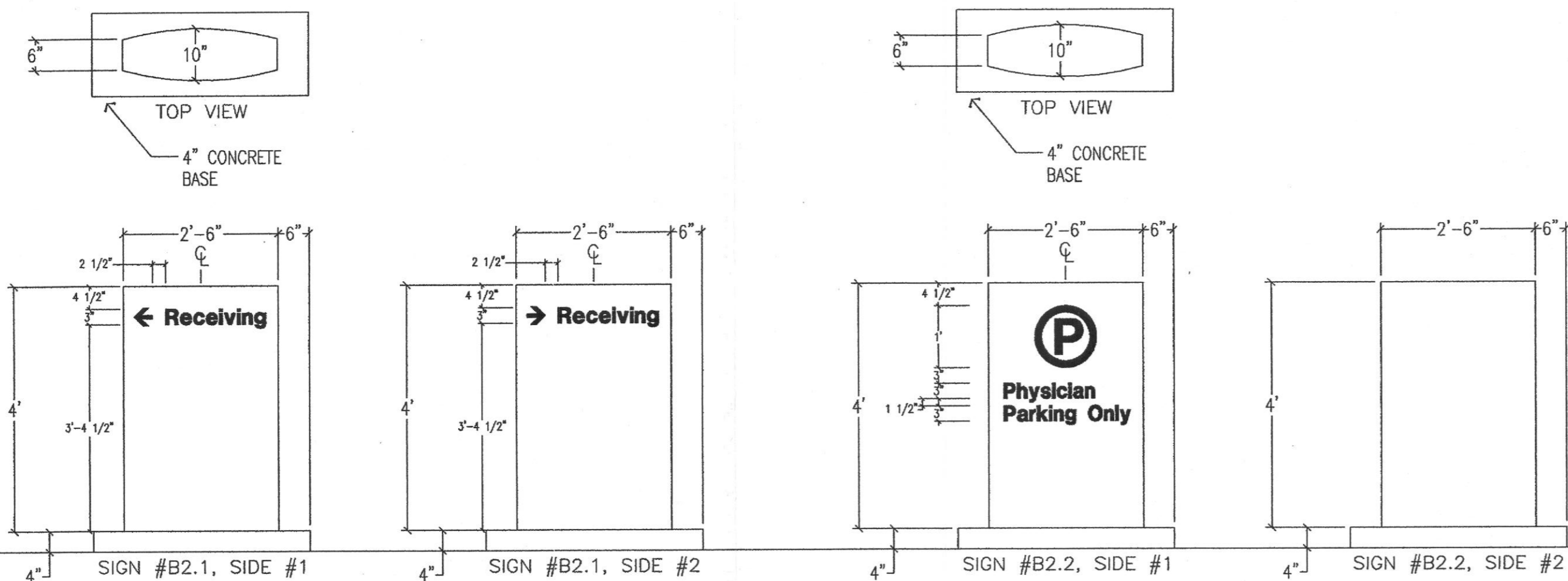
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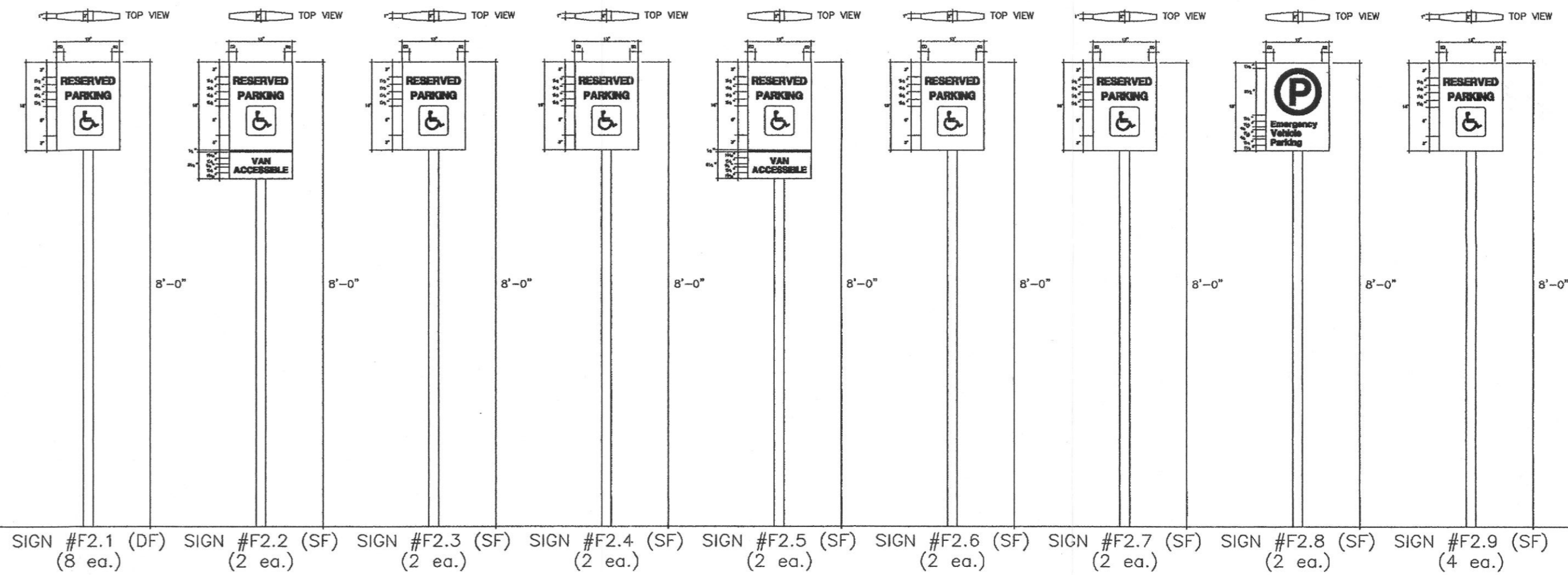
**A-002**

0 1/2" 1" 2"



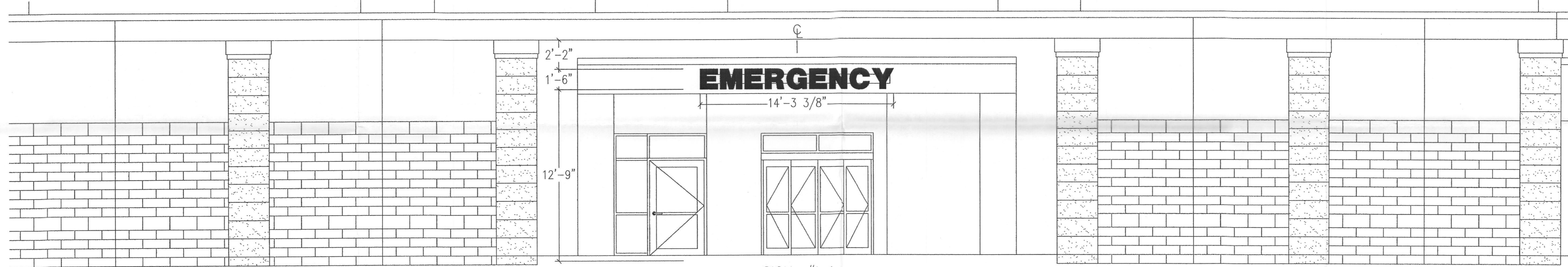
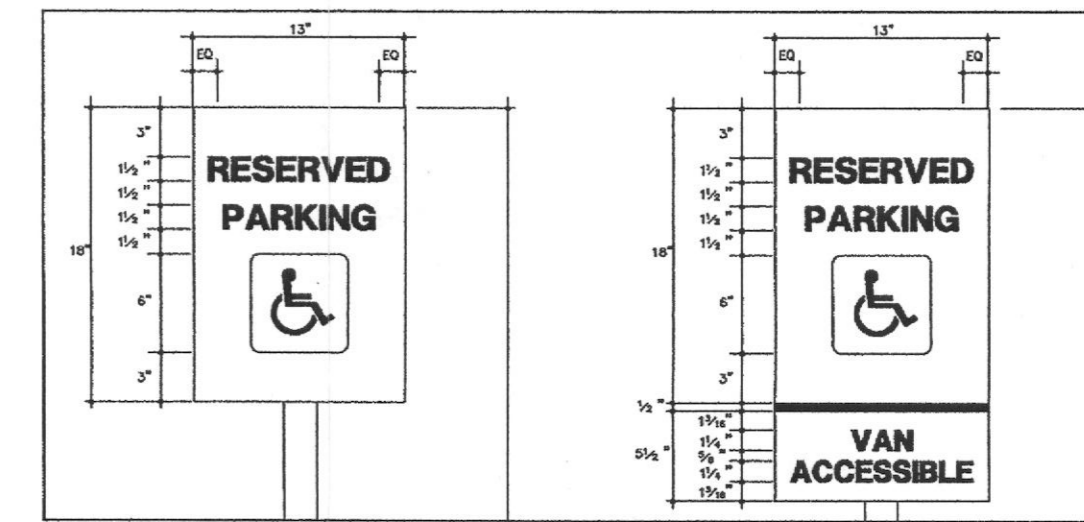
**NOTES:**

1. 4'-0" x 2'-6" x 10" TYPE B2.0 DIRECTIONAL SIGN.
2. SIGN TO HAVE ALUMINUM MONOLITHIC CONSTRUCTION WITH REFLECTIVE VINYL LETTERING.
3. LETTERING TO BE HELVETICA MEDIUM, UPPER AND LOWER CASE EXCEPT FOR "EMERGENCY" WHICH IS TO BE HELVETICA BOLD, UPPER CASE.
4. SIGN TO BE NON-ILLUMINATED.
5. BASE TO BE DONE BY GENERAL CONTRACTOR.



**NOTES:**

1. 18" x 13" x 1/8" & 24" x 13" x 1/8", ALUMINUM PANELS.
2. PANELS TO BE MOUNTED TO 2" x 2" ALUMINUM TUBE POSTS 8'-0" FROM TOP OF GRADE TO TOP OF PANEL.
3. POST TO BE PAINTED BLACK AND PANEL TO BE PAINTED PMS #286 BLUE.
4. COPY TO BE WHITE, HELVETICA MEDIUM, UPPER AND LOWER CASE, VINYL DIE CUT LETTERING.
5. "PARKING" LOGO TO BE WHITE VINYL DIE CUT.
6. HANDICAP PANELS TO BE PAINTED BLUE.
7. COPY ON HANDICAP PANELS TO BE WHITE.

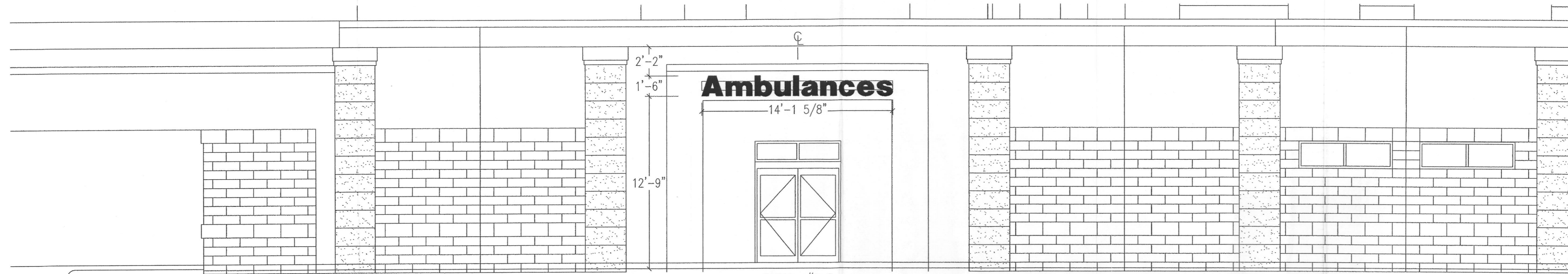


**North Elevation**

SIGN: #L.1

**NOTES:**

1. 18" TYPE L.O ILLUMINATED BUILDING LETTERS, RACEWAY MOUNTED (120v).
2. LETTERING TO BE HELVETICA BOLD.
3. COLOR OF LETTERS AS NOTED IN DETAIL.



**West Elevation**

SIGN: #L.2

**NOTES:**

1. 18" TYPE L.O ILLUMINATED BUILDING LETTERS, RACEWAY MOUNTED (120v).
2. LETTERING TO BE HELVETICA BOLD.
3. COLOR OF LETTERS AS NOTED IN DETAIL.

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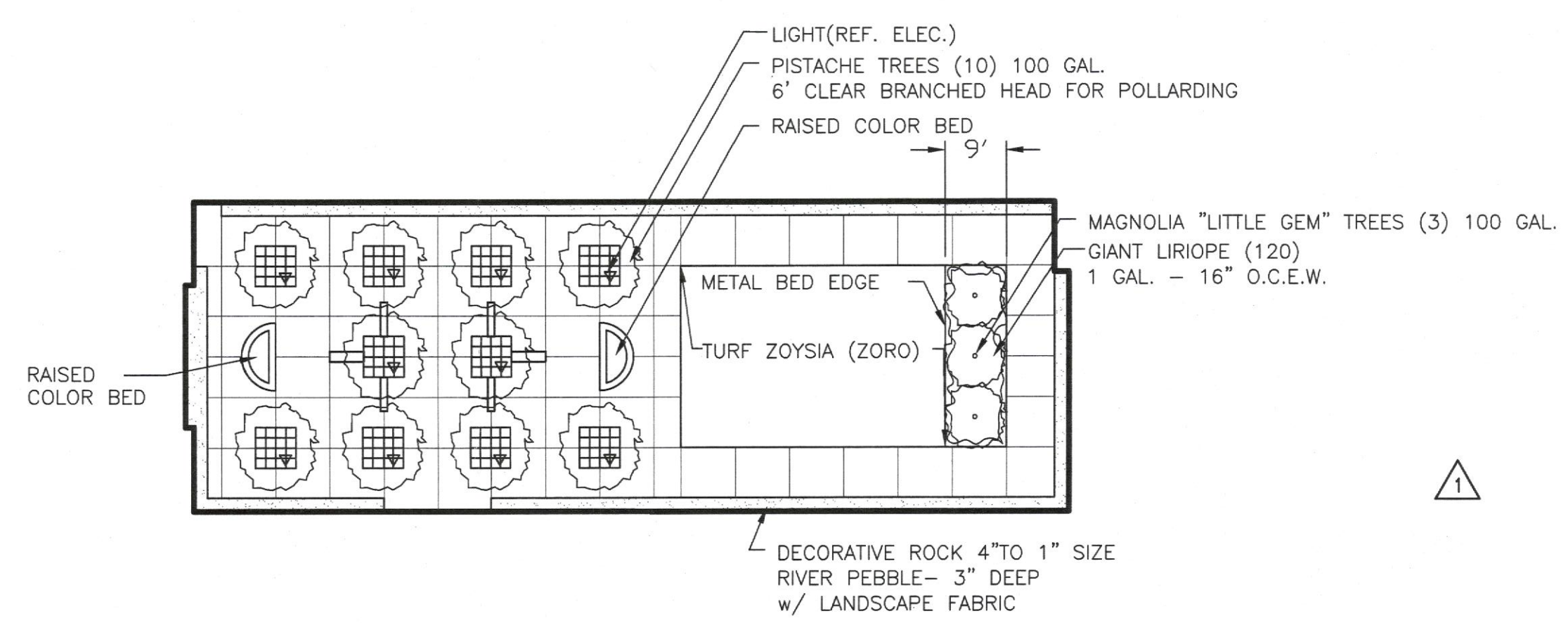
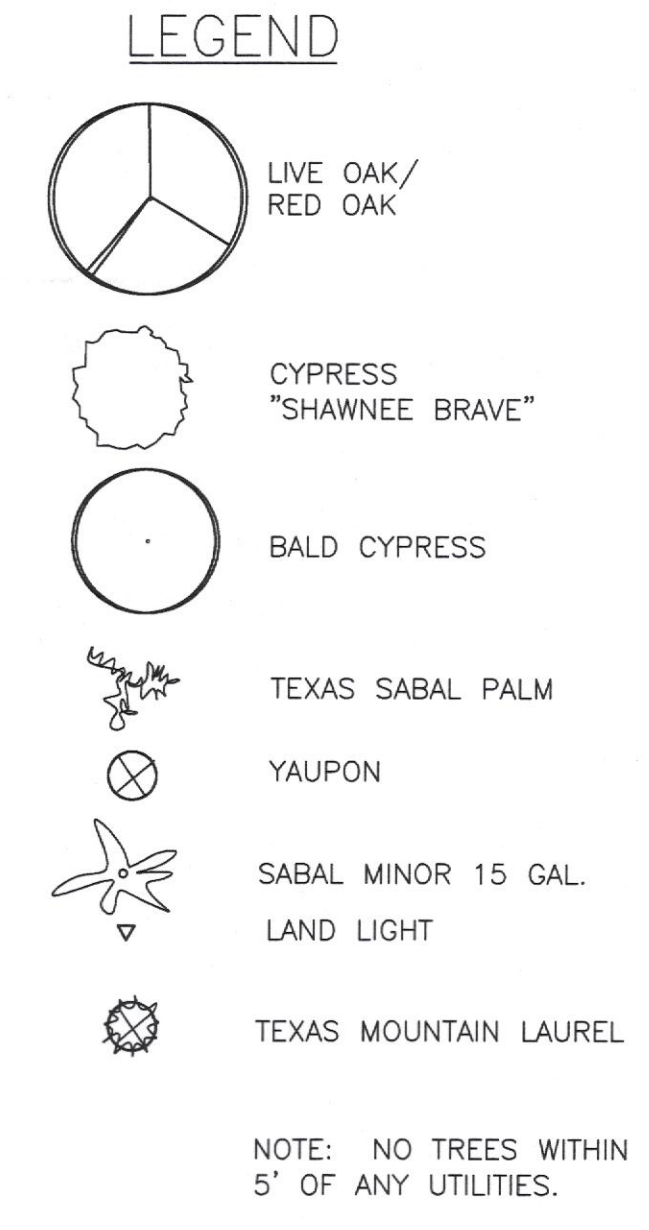
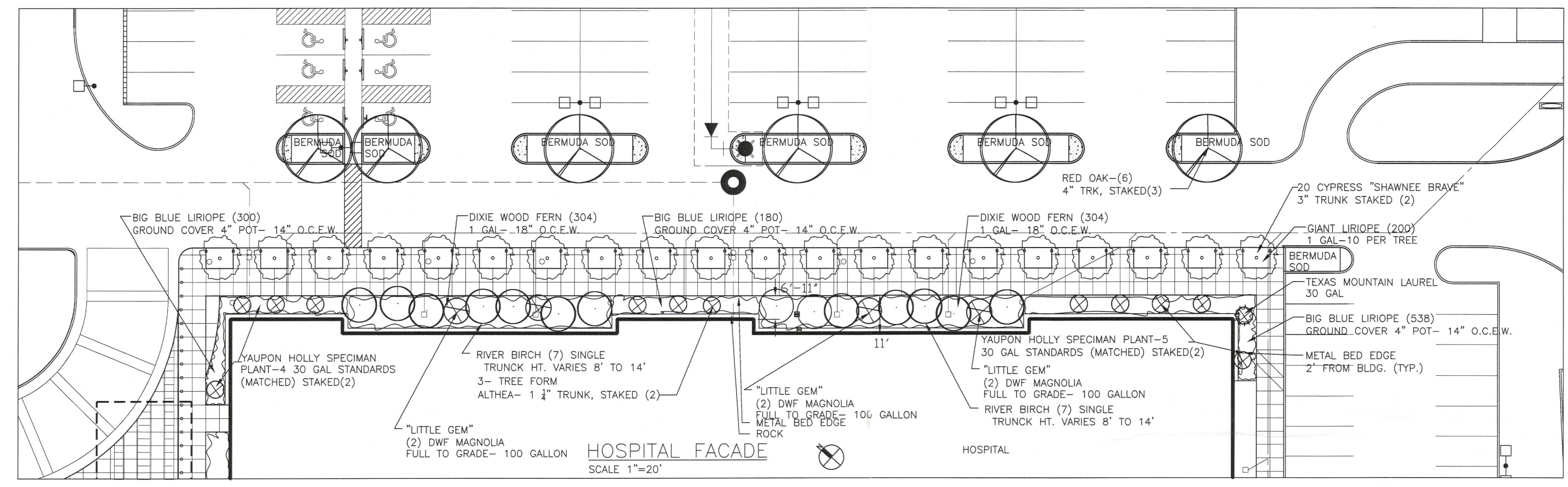


0 1/2" = 1'

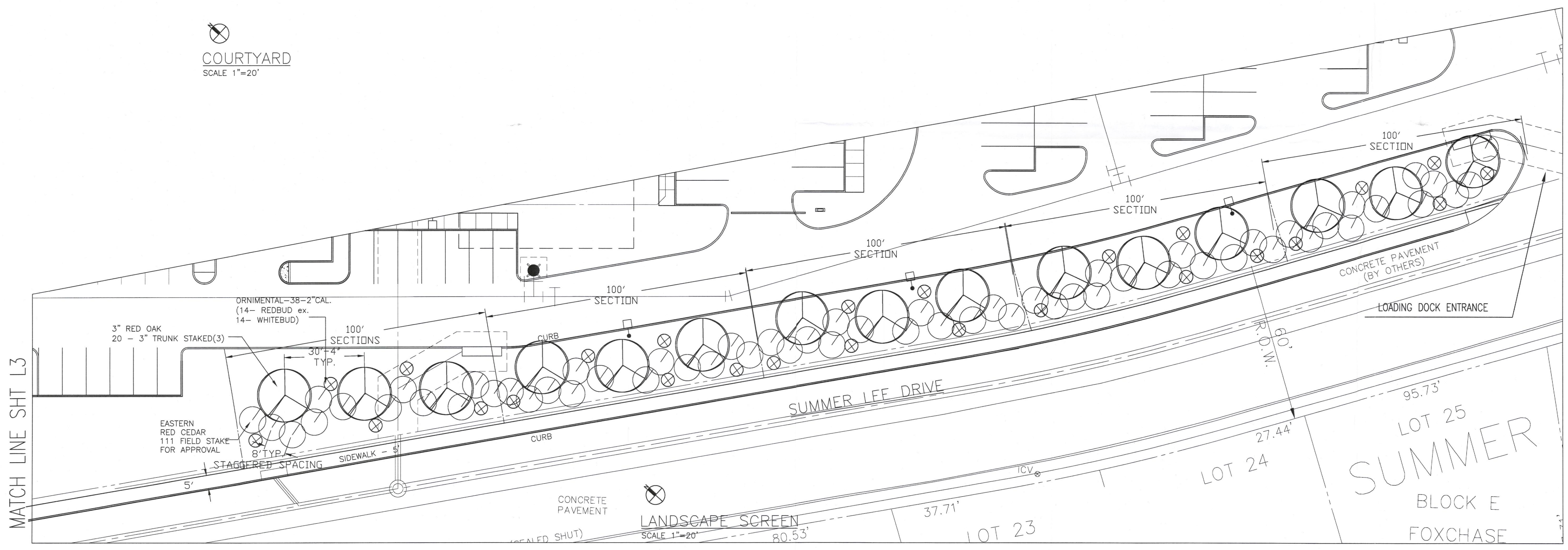
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**COURTYARD**  
SCALE 1"=20'



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| NO. | ISSUE          | DATE     |
|-----|----------------|----------|
| 1   | ADDENDUM NO. 1 | 07.31.06 |

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| Date       | 07/17/06   |
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**LANDSCAPE  
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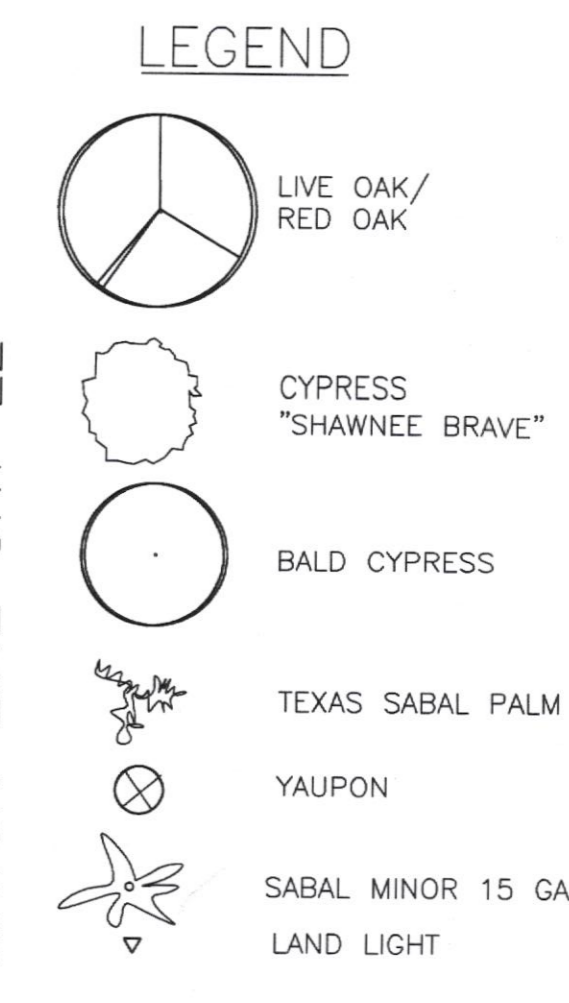
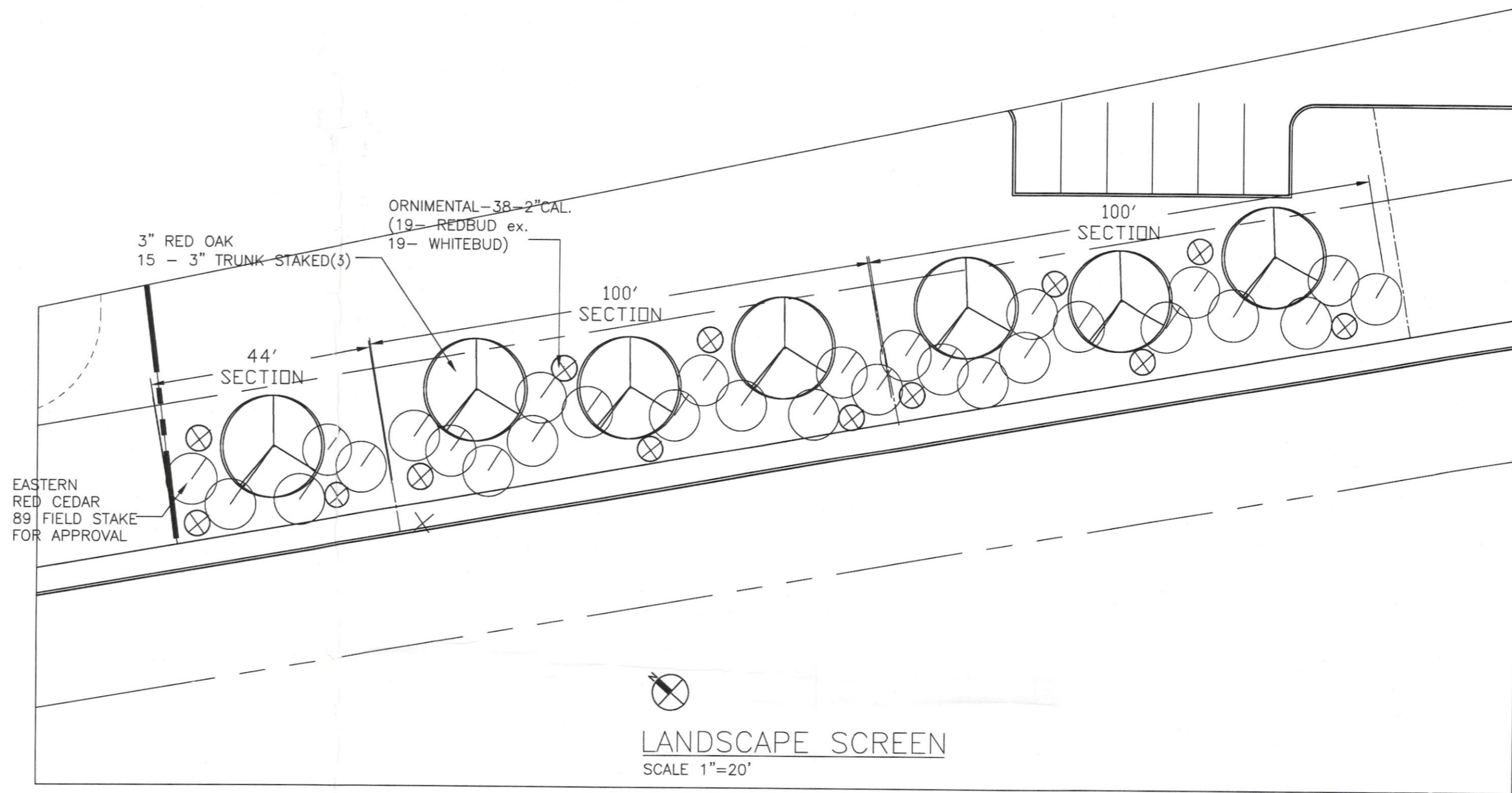
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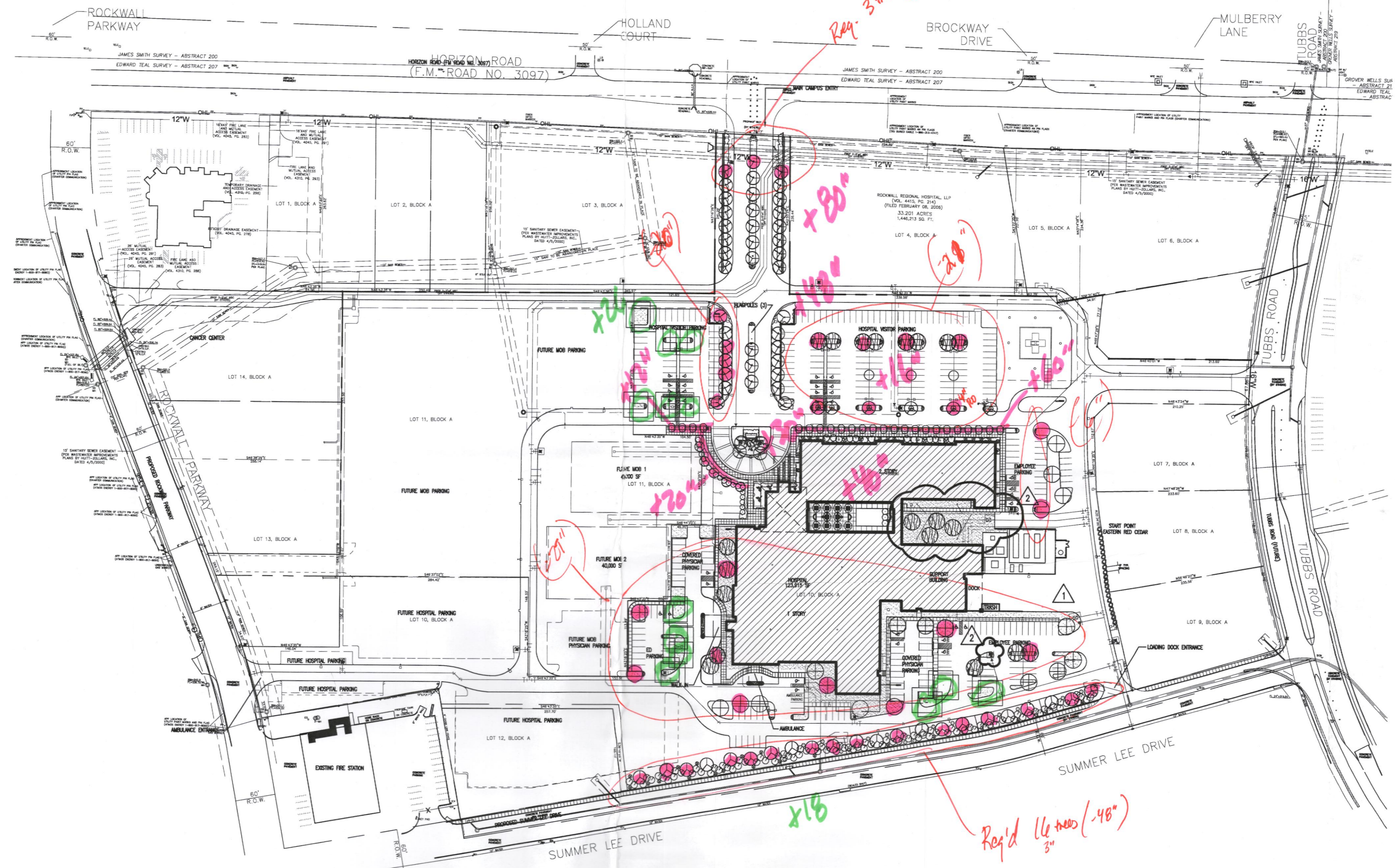
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0 1/2" = 1'

| TREE / SHRUB SCHEDULE |                       |                                    |          |           |   |  |
|-----------------------|-----------------------|------------------------------------|----------|-----------|---|--|
| QUAN.                 | VARIETIES             | BOTANICAL                          | SIZE     | CONDITION | REMARKS   |  |
| 16                    | RED OAK               | QUERCUS SHUMARDII                  | 4"       | 100 GAL   | UNIFORM STRUCTURE                                     |  |
| 18                    | RED OAK               | QUERCUS SHUMARDII                  | 3"       | CONT.     |   |  |
| 16                    | RED OAK               | QUERCUS SHUMARDII                  | 2"       | CONT.     |   |  |
| 3                     | LIVE OAK              | QUERCUS VIRGINIANA                 | 10"      | B/B       | MULTI TRUNK (3 TRUNKS)                                |  |
| 7                     | L. G. MAGNOLIA        | MAGNOLIA "LITTLE GEM"              | 100 GAL  |           | FULL TO GRADE   |  |
| 8                     | BALD CYPRESS          | TAXODIUM DISTICHUM                 | 4"       | CONT.     |   |  |
| 20                    | BALD CYPRESS S.B.     | TAXODIUM DISTICHUM "SHAWNEE BRAVE" | 3"       | B/B       |   |  |
| 14                    | RED BUD               | C. RENIFORMIS "OKLAHOMA"           | 1-1/2"   | CONT.     |   |  |
| 14                    | RED BUD               | C. RENIFORMIS "ALBA"               | 1-1/2"   | CONT.     |   |  |
| 89                    | EASTERN RED CEDAR     | JUNIPERUS VIRGINIANA               | 8"       | B/B       | FULL TO GRADE   |  |
| 4                     | SABAL PALM            |                                    | 3" TRUNK | CONT.     | FULL HEAD   |  |
| 9                     | YAPON HOLLY           |                                    | 30 GAL   | CONT.     | STANDARD  |  |
| 20                    | N.S. HOLLY            | I. "NELLI STEVENS"                 | 30 GAL   | CONT.     | SHADED  |  |
| 2                     | TEXAS MOUNTAIN LAUREL | SOPHORA SECUNDIFLORA               | B/B      |           | 6" MULTI-TRUNK  |  |
| 34                    | LIVE OAK              | QUERCUS VIRGINIANA                 | 4"       | CONT.     | SINGLE TRUNK  |  |
| 3                     | ALTHEA                | ALTHEA                             | 1-1/2"   | B/B       | STANDARD (TREE FORM)                                  |  |
| 10                    | PISTACHE              | P. CHINENSIS                       | 4"       | CONT.     | 100 GAL   |  |
| 23                    | BURR OAK              | Q. MACROCARPA                      | 2"       | CONT.     |   |  |
| 13                    | CHINKAPIN             | Q. MUEHLBERGII                     | 2"       | CONT.     |   |  |
| 8                     | TEXAS RED OAK         | Q. TEXANA                          | 3"       | CONT.     |   |  |
|                       | RIVER BIRCH           | BETULA NIGRA                       |          |           | "DURA HEAT"   |  |
| 3                     | "                     | "                                  | 14'-0"   | CONT.     | SINGLE TRUNK - PLANT AS GROVE, TALL IN CTR; SLOPE OUT |  |
| 5                     | "                     | "                                  | 12'-0"   | CONT.     | SINGLE TRUNK - PLANT AS GROVE, TALL IN CTR; SLOPE OUT |  |
| 3                     | "                     | "                                  | 10'-0"   | CONT.     | SINGLE TRUNK - PLANT AS GROVE, TALL IN CTR; SLOPE OUT |  |
| 3                     | "                     | "                                  | 8'-0"    | CONT.     | SINGLE TRUNK - PLANT AS GROVE, TALL IN CTR; SLOPE OUT |  |
| 1                     | JAP. MAPLE            | ACER PALMATUM "BLOODGOOD"          | 20" BOX  |           |   |  |
| GROUND COVER / MISC.  |                       |                                    |          |           |   |  |
| 9998                  | LIRIOPE B. BLUE       | LIRIOPE VISCARIA "BIG BLUE"        | 4"       | POT       | 14" O.C.E.W.  |  |
| 320                   | GIANT LIRIOPE         | LIRIOPE                            | 1 GAL    |           | 16" O.C.E.W.  |  |
| 608                   | DIXIEWOOD FEEN        | THELYTERIS "DIXIE"                 | 1 GAL    |           | 18" O.C.E.W.  |  |
|                       | BERMUDA               | 419                                | SOD      |           | SITE  |  |
|                       | ZOYSIA                | ZOYSIA "ZORO"                      | SOD      |           | COURTYARD   |  |



54"



NOTE: NO TREES TO BE WITHIN 5' OF ANY UTILITIES.

**SITE LANDSCAPE**  
SCALE: 1"=100'

**PERKINS + WILL**  
1000 N. Central Expressway  
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**PRESBYTERIAN HOSPITAL OF ROCKWALL**  
Horizon Rd at Rockwall Pkwy  
Rockwall, TX 75082

In association with:  
MEP ENGINEER  
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LANDSCAPE  
**Jim Vaughn**  
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940.748.2010 phone  
214.557.6922 cell



**Revisions**

|                |          |
|----------------|----------|
| ADDENDUM NO. 1 | 07.31.06 |
| ADDENDUM NO. 2 | ---      |

**Sheet Information**

|            |            |      |
|------------|------------|------|
| NO.        | ISSUE      | DATE |
| Date       | 07/17/06   |      |
| Job Number | 142200.000 |      |
| Drawn      |            |      |
| Checked    |            |      |
| Approved   |            |      |

LANDSCAPE PLAN

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**PRESBYTERIAN  
HOSPITAL OF  
ROCKWALL**

Horizon Rd. at Rockwall Pkwy.  
Rockwall, TX 75032

In association with:

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LANDSCAPE

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| Revisions |  |  |
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| Sheet Information |            |      |
| Date              | 06/09/06   |      |
| Job Number        | 142200.000 |      |
| Drawn             |            |      |
| Checked           |            |      |
| Approved          |            |      |

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SITE PLAN

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2006 004

Sheet

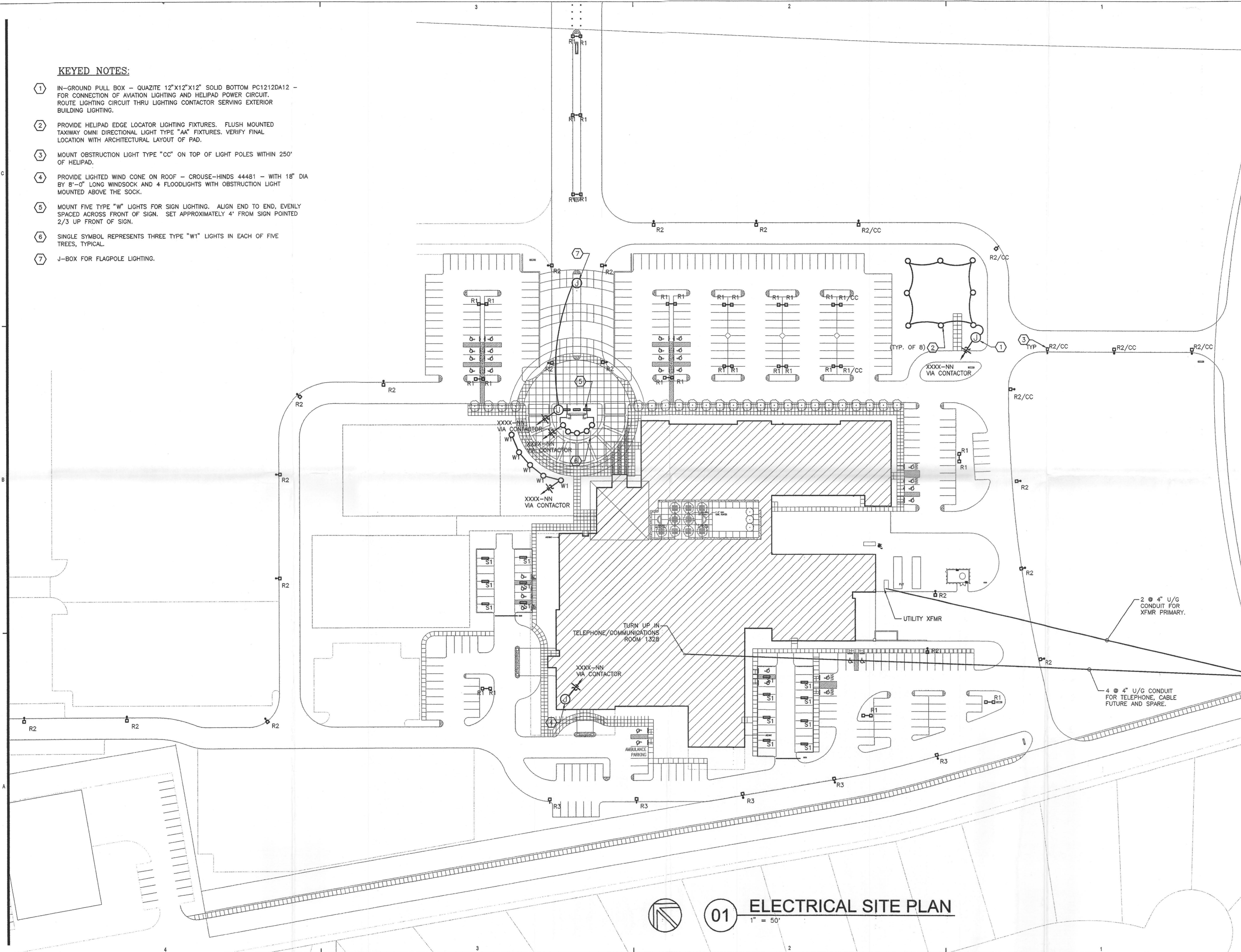
**MEP-101**

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**KEYED NOTES:**

- 1 IN-GROUND PULL BOX - QUAZITE 12"x12"x12" SOLID BOTTOM PC1212DA12 - FOR CONNECTION OF AVIATION LIGHTING AND HELIPAD POWER CIRCUIT. ROUTE LIGHTING CIRCUIT THRU LIGHTING CONTACTOR SERVING EXTERIOR BUILDING LIGHTING.
- 2 PROVIDE HELIPAD EDGE LOCATOR LIGHTING FIXTURES. FLUSH MOUNTED TAXIWAY OMNI DIRECTIONAL LIGHT TYPE "AA" FIXTURES. VERIFY FINAL LOCATION WITH ARCHITECTURAL LAYOUT OF PAD.
- 3 MOUNT OBSTRUCTION LIGHT TYPE "CC" ON TOP OF LIGHT POLES WITHIN 250' OF HELIPAD.
- 4 PROVIDE LIGHTED WIND CONE ON ROOF - CROUSE-HINDS 44481 - WITH 18" DIA BY 8'-0" LONG WINDSOCK AND 4 FLOODLIGHTS WITH OBSTRUCTION LIGHT MOUNTED ABOVE THE SOCK.
- 5 MOUNT FIVE TYPE "W" LIGHTS FOR SIGN LIGHTING. ALIGN END TO END, EVENLY SPACED ACROSS FRONT OF SIGN. SET APPROXIMATELY 4' FROM SIGN POINTED 2/3 UP FRONT OF SIGN.
- 6 SINGLE SYMBOL REPRESENTS THREE TYPE "W1" LIGHTS IN EACH OF FIVE TREES, TYPICAL.
- 7 J-BOX FOR FLAGPOLE LIGHTING.



01

**ELECTRICAL SITE PLAN**

1" = 50'

**ROCKWALL PARKWAY**

**BLOCK E WINDMILL RIDGE ESTATES (CAB. B, SLIDE 26)**

**HOLLAND COURT**

**BLOCK B WINDMILL RIDGE ESTATES (CAB. B, SLIDE 26)**

**BROCKWAY DRIVE**

**LOT 1, BLOCK F WINDMILL RIDGE ESTATES (CAB. B, SLIDE 26)**

**LOT 1, BLOCK A WINDMILL RIDGE ESTATES NO. 4 (CAB. D, SLIDE 51)**

**LOT 4, BLOCK B WINDMILL RIDGE ESTATES NO. 4 (CAB. D, SLIDE 51)**

**POINT OF COMMENCING**

**POINT OF BEGINNING HORIZON ROAD (F.M. ROAD NO. 3097)**

**TUBBS ROAD**

**MULBERRY LANE**

**ALLEN ANDERSON ADDITION (CAB. E, SLIDE 149)**

**LOT 2, BLOCK A M.R.P. ADDITION (CAB. D, SLIDE 327)**

**LOT 1, BLOCK A M.R.P. ADDITION (CAB. D, SLIDE 327)**

**ROCKWALL PARKWAY (CAB. E, SLIDE 149)**

**LOT 4, BLOCK B HORIZON RIDGE ADDITION (CAB. F, SLIDE 130)**

**LOT 5, BLOCK B HORIZON RIDGE ADDITION (CAB. F, SLIDE 130)**

**ONE STORY CINDER BLOCK LOT 9, BLOCK A HORIZON RIDGE CENTER (CAB. E, SLIDE 149)**

**SUMMER LEE DRIVE**

**BLOCK E FOXCHASE PHASE 5 ADDITION (CAB. D, PG. 110)**

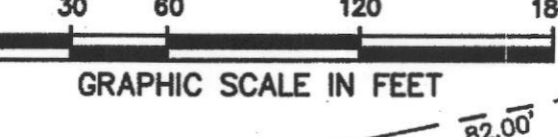
**TUBBS ROAD**

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**33.201 ACRE TRACT**  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207,  
ROCKWALL COUNTY, TEXAS  
SHEET 1 OF 2

**Pacheco Koch Consulting Engineers**  
8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3030

Table with columns: DRAWN BY (SBP), CHECKED BY (NK), SCALE (1"=60'), DATE (02/09/06), JOB NUMBER (1567-06.023)

- LEGEND: BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, CLEANOUT, MANHOLE, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TELEPHONE BOX, FLOOD LIGHT, FLAG POLE, TRAFFIC SIGN, CONTROLLING MONUMENT, PROPERTY LINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, UNDERGROUND WATER LINE, UNDERGROUND SANITARY SEWER LINE, EXIST CONTOUR, EXIST SPOT ELEVATION, EXIST TOP OF CURB ELEVATION, EXIST UTILITY ELEVATION



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INFRASTRUCTURE IMPROVEMENTS - 34 ACRE SITE - BOUNDARY AND TOPOGRAPHIC SURVEY

**DESCRIPTION OF PROPERTY SURVEYED**

DESCRIPTION, of a 33.201 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, said tract being all of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital, LLP, recorded in Volume 4415, Page 214, of the Deed Records of Rockwall County, Texas; said 33.201 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "RCSI R.P.L.S. 5034" cap found on the southeast right-of-way line of Rockwall Parkway (a variable width right-of-way), said point being at the intersection of said southeast right-of-way line with the south west right-of-way line of Horizon Road (F.M. 3087) (a variable width right-of-way); said point also being the northeasterly most corner of a tract of land described in a Special Warranty Deed to Murphy Road, LTD., recorded in Volume 1605, Page 162, of the Deed Records of Rockwall County, Texas;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along said southwest right-of-way of Horizon Road a distance of 270.50 feet to a 1/2-inch iron rod with "RCSI R.P.L.S. 5034" cap found for the POINT OF BEGINNING;

THENCE, along said southwest right-of-way of Horizon Road the following three (3) calls:

South 45 degrees, 46 minutes, 04 seconds East, a distance of 214.84 feet to a concrete monument found for corner;

South 44 degrees, 14 minutes, 20 seconds East, a distance of 899.81 feet to a point for corner;

South 45 degrees, 37 minutes, 11 seconds East, a distance of 426.16 feet to a point for corner; said point being on the northwest right-of-way line of Tubbs Road (a 85-foot wide right-of-way).

THENCE, leaving said southwest right-of-way line of Horizon Road and along said northwest right-of-way line of Tubbs Road the following four (4) calls:

South 54 degrees, 35 minutes, 45 seconds West, a distance of 191.86 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Southwesterly, along said curve to the left, having a central angle of 20 degrees, 44 minutes, 13 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 44 degrees, 13 minutes, 37 seconds West, 375.25 feet, an arc distance of 377.31 feet to a point in said curve;

Southwesterly, continuing along said curve to the left, having a central angle of 4 degrees, 55 minutes, 57 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 31 degrees, 23 minutes, 33 seconds West, 89.72 feet, an arc distance of 89.75 feet to a point for the end of said curve;

South 28 degrees, 55 minutes, 34 seconds West, a distance of 94.93 feet to a point for corner; said point being in the northeast right-of-way line of Summer Lee Drive (a 80-foot wide right-of-way);

THENCE, leaving said northwest right-of-way line of Tubbs Road and along said northeast right-of-way line of Summer Lee Drive the following three (3) calls:

North 62 degrees, 45 minutes, 02 seconds West a distance of 411.89 feet to a point for corner; said point being the beginning of a tangent curve to the right;

Northwesterly, along said curve to the right, having a central angle of 6 degrees, 10 minutes, 17 seconds, a radius of 825.00 feet, a chord bearing and distance of North 59 degrees, 39 minutes, 53 seconds West, 88.82 feet, an arc distance of 88.88 feet to a point for the end of said curve;

North 56 degrees, 34 minutes, 45 seconds West, a distance of 772.12 feet to a 3/8-inch iron rod with illegible cap found for corner; said point being the south corner of Lot 9, Block A of Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Side 149, of the Plat records of Rockwall County, Texas; said Lot 9, Block A, being described in a Special Warranty Deed to the City of Rockwall, as recorded in Volume 1738, Page 8 of the Deed Records of Rockwall County, Texas;

THENCE, North 33 degrees, 25 minutes, 38 seconds East, along the southeast property line of said Lot 9, Block A, a distance of 200.00 feet to a 3/8-inch iron rod found for corner;

THENCE, North 56 degrees, 34 minutes, 45 seconds West, along the northeast property line of said Lot 9, Block A, a distance of 270.62 feet to a point for corner; said point being on said southeast right-of-way line of Rockwall Parkway; said point also being the beginning of a non-tangent curve to the left;

THENCE, along said southeast right-of-way line of Rockwall Parkway the following three (3) calls:

Northeasterly, along said curve to the left, having a central angle of 9 degrees, 10 minutes, 15 seconds, a radius of 915.00 feet, a chord bearing and distance of North 26 degrees, 44 minutes, 10 seconds East, 148.30 feet, an arc distance of 146.46 feet to a point for the end of said curve;

North 22 degrees, 09 minutes, 01 seconds East, a distance of 471.78 feet to a point for corner; said point being the beginning of a tangent curve to the right;

Northeasterly, along said curve to the right, having a central angle of 5 degrees, 08 minutes, 28 seconds, a radius of 785.00 feet, a chord bearing and distance of North 24 degrees, 43 minutes, 14 seconds East, 71.30 feet, an arc distance of 71.33 feet to a 1/2-inch iron rod found for the end of said curve; said point being the west corner of said Murphy tract;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along the southwest property line of said Murphy tract, a distance of 236.01 feet to a 1/2-inch iron rod found for corner; said point being the south corner of said Murphy tract;

THENCE, North 44 degrees, 13 minutes, 56 seconds East, along the southeast property line of said Murphy tract, a distance of 265.00 feet to the POINT OF BEGINNING;

CONTAINING: 1,446,213 square feet or 33.201 acres of land, more or less.

**NOTES**

1. Bearing system for this survey is based on a bearing of South 45 Degrees, 46 Minutes, 04 Seconds East, for the northeast property line of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital LLP, as recorded in Volume 4415, Page 214 of the Deed Records of Rockwall County, Texas.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Rockwall County, Texas, Map No. 4805470005 C, Community-Panel Insert C, Effective Date: June 16 1992, 2001. All of the subject property is shown to be located in Zone "X" and Zone "A" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas determined to be outside 500-year floodplain.

Zone "A" - Special Flood Hazard Areas Inundated by 100-year, No Base Flood elevations determined.

3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.

4. This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy.

5. All underground utility information depicted on the survey is based on available record information on file at the City of Rockwall and the appropriate public utility companies. This information has been verified where possible by visible utility apertures. The surveyor cannot guarantee the accuracy or completeness of these records. The Surveyor has contacted the Texas One Call System (DigTees) and depicted hereon the visible and apparent markings on the ground as a result of locate #060200973

6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.

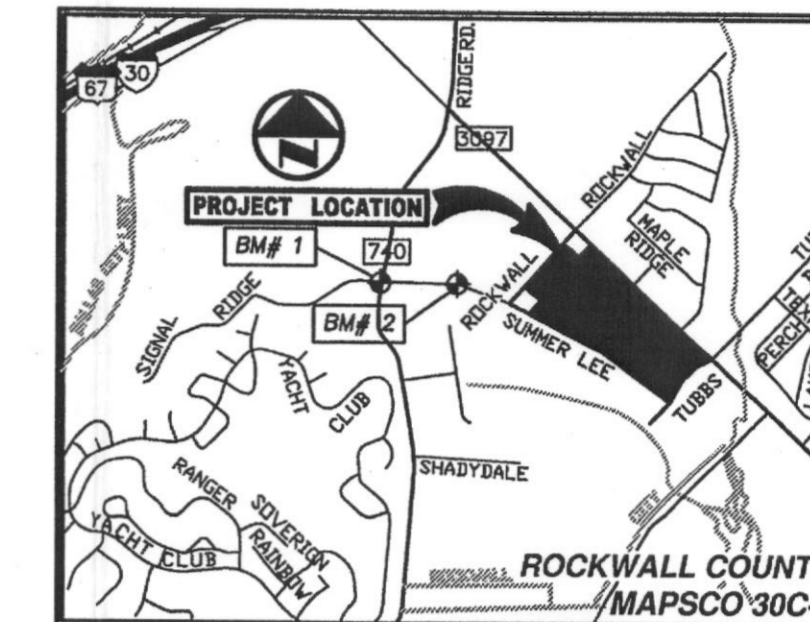
7. Square footage totals show hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.

8. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

9. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.

10. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

11. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.



**VICINITY MAP**  
(NOT TO SCALE)

**BENCH MARK LIST**

|       |   |
|-------|---|
| BM# 1 | CITY OF ROCKWALL MONUMENT "RESET 1"; 3" BRASS DISK FOUND AT RIDGE ROAD (F.M. 740) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE A PARKING LOT FOR COMMUNITY BANK.<br>ELEV=567.70 |
| BM# 2 | " " " CUT FOUND ON THE BACK OF CURB ON THE POINT ON CURVATURE OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SUMMER LEE DRIVE AND OAK DRIVE.<br>ELEV=563.21                               |
| BM# 3 | " " " CUT SET ON THE BACK OF CURB AT THE POINT OF CURVE OF ROCKWALL PARKWAY AT THE NORTHEAST CORNER OF THE INTERSECTION OF SUMMER LEE DRIVE AND ROCKWALL PARKWAY.<br>ELEV=552.82          |

**SURVEYOR'S CERTIFICATE**

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Executed as of the 9th day of February, 2006.

**PRELIMINARY**

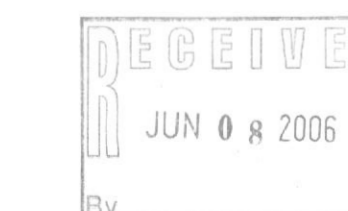
RELEASED 02/27/06 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Nijaz Karacic  
Registered Professional Land Surveyor  
No. 5526



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2006 004



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**33.201 ACRE TRACT**  
LOCATED IN THE CITY OF ROCKWALL, TEXAS AND BEING OUT OF THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS  
SHEET 2 OF 2

**Pacheco Koch Consulting Engineers**  
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.236.3003

|                 |                  |                 |                  |                           |
|-----------------|------------------|-----------------|------------------|---------------------------|
| DRAWN BY<br>SBP | CHECKED BY<br>NK | SCALE<br>1"=60' | DATE<br>02/09/06 | JOB NUMBER<br>1567-06.023 |
|-----------------|------------------|-----------------|------------------|---------------------------|

INFRASTRUCTURE IMPROVEMENTS - .34 ACRE SITE - BOUNDARY AND TOPOGRAPHIC SURVEY

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