

WHEREAS, Richard M. Ellis, Jr., is the owner of a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being a part of that 23.888 acre, more or less, tract of land conveyed to Richard M. Ellis, Jr., by deed recorded in Volume 169, Page 27, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southeast corner of said Ellis tract and the Southwest corner of Industrial Addition, revised to City of Rockwall, as recorded in Volume 1, Page 21, Plat Records, Rockwall County, Texas, said iron rod being on the North line of I.H. 30;
THENCE: South 72° 06' 26" West a distance of 55.92 feet along said North line to a wood right-of-way monument at the point of curvature of a circular curve to the left having a central angle of 5° 13' 45" and a radius of 3014.79 feet;
THENCE: Along said North line and said curve an arc distance of 275.15 feet to an iron rod at the right-of-way cut-back at High School Drive;
THENCE: North 82° 23' 04" West a distance of 71.54 feet along said cut-back to an iron rod for a corner;
THENCE: South 66° 57' 26" West a distance of 4.96 feet continuing along said cut-back to an iron rod on the Northeast line of High School Drive;
THENCE: North 51° 30' 20" West a distance of 208.51 feet along said Northeast line to an iron rod at the Southwest corner of said Ellis tract;
THENCE: North 1° 34' 52" East a distance of 647.91 feet along the West line of said Ellis tract to an iron rod for a corner;
THENCE: South 88° 25' 08" East a distance of 688.00 feet traversing said Ellis tract to an iron rod for a corner on the East line of said Ellis tract and the West line of the above mentioned Industrial Addition, revised;
THENCE: South 13° 27' 21" West a distance of 670.89 feet to the Point of Beginning and Containing 10.151 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Richard M. Ellis, Jr., being owner, does hereby adopt this plat designating the hereinabove described property as Ellis Centre, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. Any public utility shall have the right to remove and keep removed all or part of 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 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 systems 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 grades of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS OUR HANDS at Rockwall, Texas, this 29 day of March, 1984.
Richard M. Ellis, Jr.
RICHARD M. ELLIS, JR.

STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Richard M. Ellis, Jr., 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 expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of March, 1984.

Bonnie M. Booz
Notary Public in and for the State of Texas
Commission expires 8/25/84

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, I Harold L. Evans, 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.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Harold L. Evans, 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 expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of March, 1984.

G. Whittle
Notary Public in and for the State of Texas
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

[Signature]
City Administrator Date: 2/9/84

APPROVED

Wayne Rogers
Chairman, Planning and Zoning Commission Date: 2/9/84

I hereby certify that the above and foregoing plat of Ellis Centre, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5 day of March, 1984.

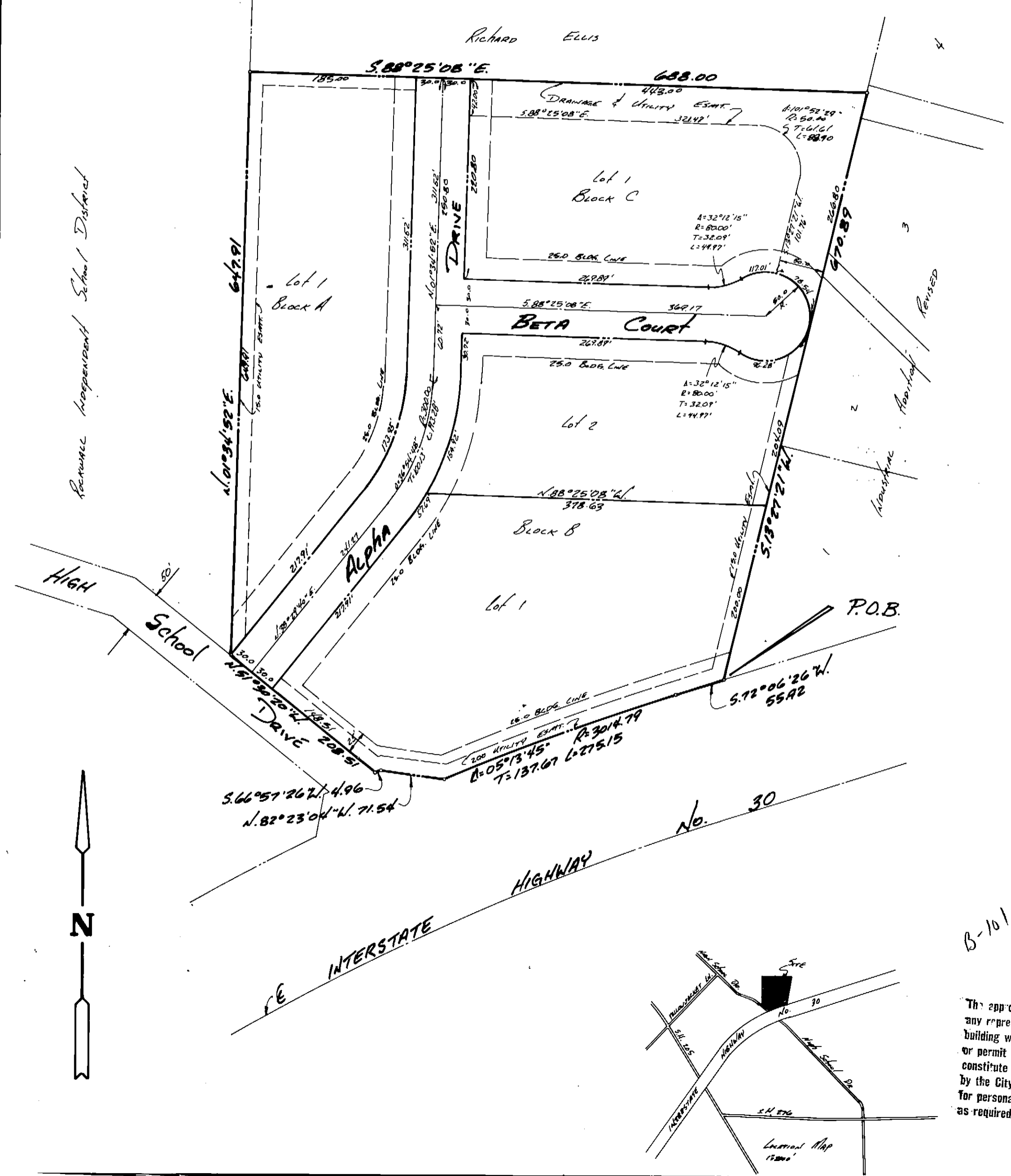
Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 30 day of March, 1984.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall

ELLIS CENTRE
A. HANNA SURVEY ABSTRACT No. 99
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SCALE: 1"=60'
DATE: 1-9-84

HAROLD L. EVANS ENGINEER
2331 BUS THOMASSON DALLAS, TEXAS
RICHARD ELLIS OWNER
ROCKWALL, TX
110 A. E. PARK ST.



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 therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.



D-243

00 MAR 30 PM 2:01

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Brad Douglas Jacoby, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, Rockwall County, Texas, and being part of Lot 1 & 2, Block A, of the REPLAT OF LOTS 1 & 2, BLOCK "A" OF ELLIS CENTRE PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West line of Lot 2, said point being S. 01 deg. 34 min. 52 sec. W. a distance of 365.93 feet from the Northwest corner of same;

THENCE S. 88 deg. 25 min. 08 sec. E. a distance of 185.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set on the West right-of-way of Alpha Drive (60' R.O.W. PER PLAT) for corner;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way a distance of 520.69 feet to an "X" found in concrete for corner;

THENCE N. 88 deg. 25 min. 08 sec. W. leaving said right-of-way a distance of 185.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set in the West line of Lot 1, Block A of ELLIS CENTRE PHASE ONE for corner;

THENCE N. 01 deg. 34 min. 52 sec. E. along the West line of said lot a distance of 520.69 feet to the POINT OF BEGINNING and containing 2.21 acres of land.

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 REPLAT OF ELLIS CENTRE PHASE ONE AND TWO, PART OF LOTS 1 & 2, an Addition 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 further certify that all other parties who have a mortgage or lien interest in the REPLAT OF ELLIS CENTRE PHASE ONE AND TWO, PART OF LOTS 1 & 2, 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. I also understand the following:

1. No building 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 building, 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 street 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 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 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Brad Douglas Jacoby
Brad Douglas Jacoby

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brad Douglas Jacoby, 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 21st day of FEB 1999, 2000

Richard M. Loveland
Notary Public in and for the State of Texas
My Commission Expires: 10-05-2002

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 21st day of FEB 1999, 2000

Richard M. Loveland
Notary Public in and for the State of Texas
My Commission Expires: 10-05-2002

RECOMMENDED FOR FINAL APPROVAL

Carl Jackson
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 of Council of the City of Rockwall on the 20 day of MARCH 1999, 2000

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 twenty (120) days from said dated of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

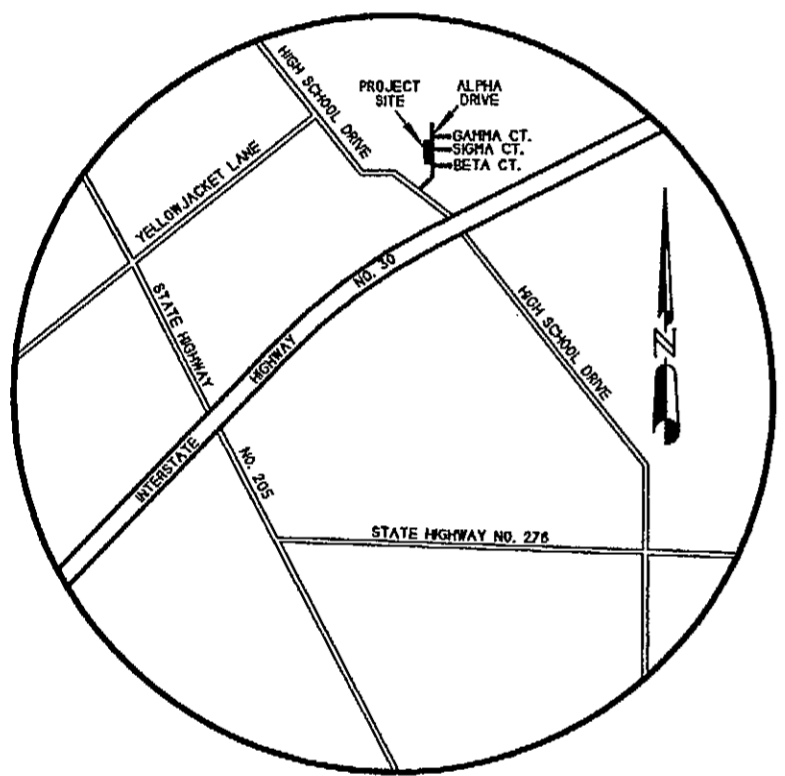
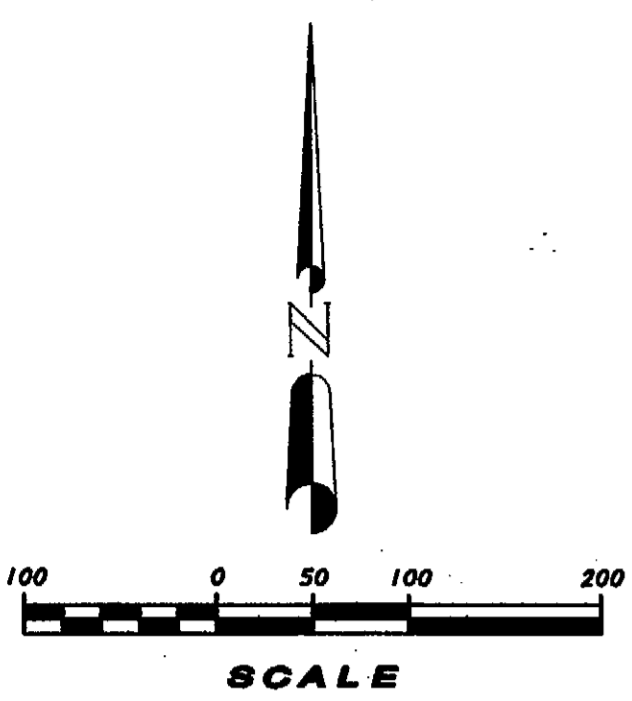
WITNESS OUR HANDS, this 22nd day of MARCH 1999, 2000

Richard M. Loveland
Mayor, City of Rockwall
Belinda Page
City Secretary City of Rockwall



NOTES

- 1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.
- 2) BEARING SOURCE IS RECORDED PER PLAT FILED CABINET B, SLIDE 391.



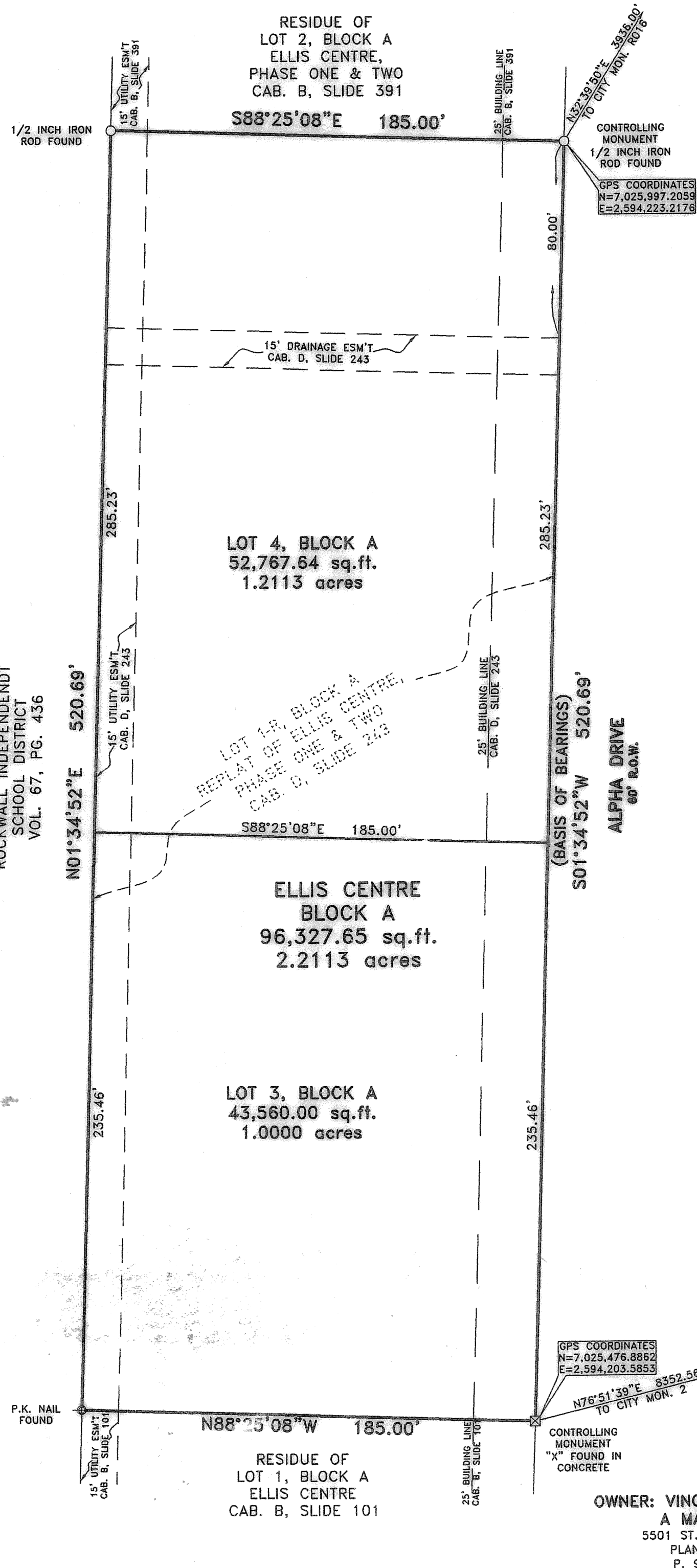
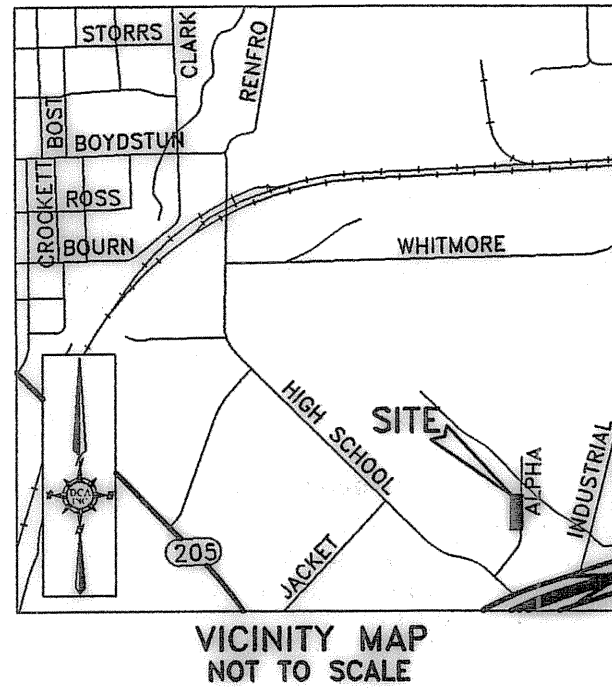
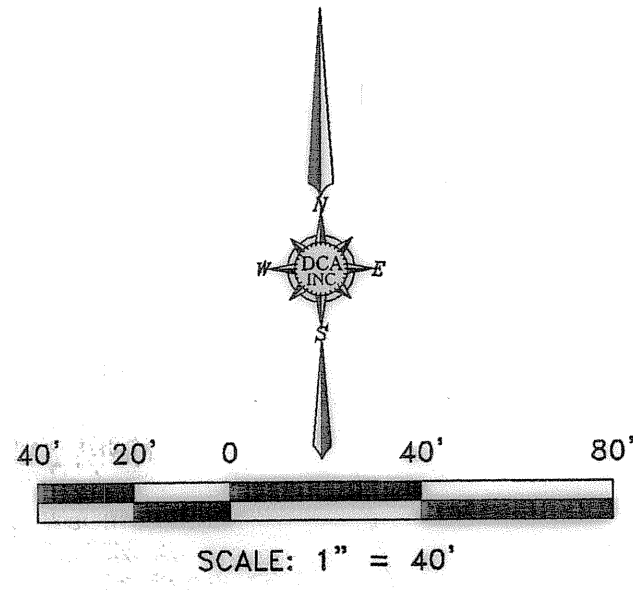
VICINITY MAP
N.T.S.

REPLAT OF ELLIS CENTRE
PHASE ONE & TWO
LOTS 1 & 2
BLOCK A

A. HANNA SURVEY, ABST. NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
BRAD DOUGLAS JACOBY
4280 MERRITT ROAD
SAWDOSE, TEXAS 75048
(972) 771-1980

Ellis Center 1 - 2



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE WEST LINE OF ALPHA DRIVE PER PLAT RECORDED IN CABINET D, SLIDE 243, PLAT RECORDS, ROCKWALL COUNTY, TEXAS. (S01°34'52"W)
- 2) THE REASON FOR THIS REPLAT IS TO CREATE 2 LOTS.
- 3) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480547 0005 C, DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.
- 4) THERE ARE NO BUILDINGS TO BE REMOVED FROM SUBJECT PROPERTY.

FILED FOR RECORD
ROCKWALL CO., TEXAS
07 APR 19 PM 2:29
LISA CONSTANT
COUNTY CLERK
DEPUTY

**LOTS 3 & 4, BLOCK A
ELLIS CENTRE**
96,327.65 SQ.FT. / 2.2113 ACRES
BEING A REPLAT OF LOT 1-R, BLOCK A,
A REPLAT OF ELLIS CENTRE, PHASE ONE & TWO, PART
OF LOTS ONE AND TWO SITUATED IN THE
A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
1 OF 2

OWNER: VINCENT J. STAGLIANO,
A MARRIED MAN
5501 ST. ANDREWS COURT
PLANO, TX 75095
P. 972.278.5000

DC&A
DOUG CONNALLY & ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
11545 Pagemill Road • Suite 200 • Dallas, Texas 75243
P 214.349.9485 • F 214.349.2216
www.dcadfw.com

SCALE: 1"=40' / DATE: APRIL 02, 2007 / JOB NO. 0409549-2 / DRAWN BY: RR

G-143

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS VINCENT J. STAGLIANO, A MARRIED MAN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: VINCENT J. STAGLIANO, A MARRIED MAN
Lot 1-R, Block A, REPLAT OF ELLIS CENTRE, PHASE ONE & TWO, PART OF LOTS 1 AND 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 243, Plat Records, Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT ELLIS CENTRE, LOTS 3 & 4, BLOCK A, an addition 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 REPLAT ELLIS CENTRE, LOTS 1-R-A & 1-R-B, BLOCK A 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. 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 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 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; We, 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.

Vincent J. Stagliano

Vincent J. Stagliano, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL *Collin*

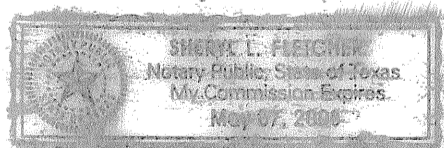
Before me, the undersigned authority, on this day personally appeared Vincent J. Stagliano, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 5th day of April, 2007.

Shirley L. Fleicher

Notary Public in and for the State of Texas

May 7, 2008
My Commission Expires:



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.

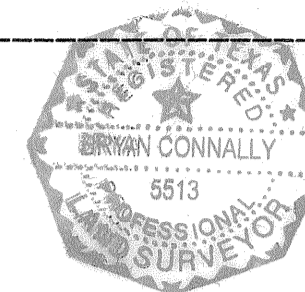
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 6 day of April, 2007.

Bryan Connally

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of April, 2007.

Louis J. Osteen

Notary Public in and for the State of Texas



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE WEST LINE OF ALPHA DRIVE PER PLAT RECORDED IN CABINET D, SLIDE 243, PLAT RECORDS, ROCKWALL COUNTY, TEXAS. (S01°34'52"W)
- 2) THE REASON FOR THIS REPLAT IS TO CREATE 2 LOTS.
- 3) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480547 0005 C, DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.
- 4) THERE ARE NO BUILDINGS TO BE REMOVED FROM SUBJECT PROPERTY.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 6 day of April, 2007.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Peter J. Lewis 4-19-07

Director of Planning

Chuck Todd 4-12-07

City Engineer

LOTS 3 & 4, BLOCK A
ELLIS CENTRE
96,327.65 SQ.FT. / 2.2113 ACRES
BEING A REPLAT OF LOT 1-R, BLOCK A,
A REPLAT OF ELLIS CENTRE, PHASE ONE & TWO, PART
OF LOTS ONE AND TWO SITUATED IN THE
A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
2 OF 2

OWNER: VINCENT J. STAGLIANO,
A MARRIED MAN
5501 ST. ANDREWS COURT
PLANO, TX 75093
P. 972.278.5000

DC&A DOUG CONNALLY & ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
11545 Pagemill Road • Suite 200 • Dallas, Texas 75243
P 214.349.9485 • F 214.349.2216
www.dcadfw.com

SCALE: 1"=40' / DATE: APRIL 02, 2007 / JOB NO. 0409549-2 / DRAWN BY: RR

G-144

OWNERS CERTIFICATE

RECOMMENDED FOR FINAL APPROVAL

WHEREAS, Richard M. Ellis, Jr. and Randall L. Pratt are the owners of a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being all of Lot 1, Block "A" of Ellis Centre Phase One, recorded in Slide B Page 101 and also being all of that Lot 2 Block "A" of Ellis Centre Phase Two, recorded in Slide B Page 203, both in Plat Records of Rockwall County, Texas;

William Eiser
City Manager
W. Smith
Chairman, Planning and Zoning Commission

June 15, 1987
Date
June 11, 1987
Date

APPROVED

I hereby certify that the above and foregoing plat of Replat of Lots 1 & 2, Block "A" of Ellis Centre Phase One & Phase Two, addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of May, 1987.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS, this 15th day of June, 1987.

John R. Miller
Mayor, City of Rockwall



Julia Lewis
City Secretary, City of Rockwall

BEGINNING at an iron rod at the Southwest corner of said Ellis Centre Phase One, also being on the North right-of-way line of High School Drive;
THENCE: North 01° 34' 52" East a distance of 1394.64 feet along the West line of said Ellis Centre Phase One & Two to an iron rod at the Northwest corner of Ellis Centre Phase Two;
THENCE: North 88° 17' 35" East a distance of 185.30 feet to an iron rod for a corner along the North line of Ellis Centre Phase Two to an iron rod at the Northwest corner of Lot 2, Block "A" and on the West right-of-way line of Alpha Drive;
THENCE: South 01° 34' 52" West a distance of 1068.88 feet along the West line of Alpha Drive to an iron rod at the point of curvature of a circular curve to the right having a central angle of 36° 54' 48", a radius of 270.0 feet, and a chord that bears South 20° 02' 16" West a distance of 170.96 feet;
THENCE: Along said curve an arc distance of 173.95 feet to an iron rod for a corner;
THENCE: South 38° 29' 40" West a distance of 217.91 feet along said Westerly right-of-way line of Alpha Drive to the Point of Beginning and Containing 5.403 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Richard M. Ellis, Jr. and Randall L. Pratt, being owners, does hereby abandon All of Lot 1, Block "A" of Ellis Centre Phase One and All of Lot 2, Block "A" of Ellis Centre Phase Two, and All of the easement contained therein, and does hereby adopt this plat designating the hereinabove described property as a Replat of Lots 1 & 2, Block "A" of Ellis Centre Phase One & Phase Two, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 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 systems without the necessity at any time, of 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 grades of streets in this subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall;

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at Rockwall, Texas, this 29th day of May, 1987.

Richard M. Ellis, Jr.
Richard M. Ellis, Jr.

Randall L. Pratt
Randall L. Pratt

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 29th day of May, 1987, by Richard M. Ellis, Jr.

Robert J. Smith
Notary Public
My Commission Expires 9/23/91

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 29th day of May, 1987, by Randall L. Pratt.

Robert J. Smith
Notary Public
My Commission Expires 9/23/91

SURVEYOR'S CERTIFICATE

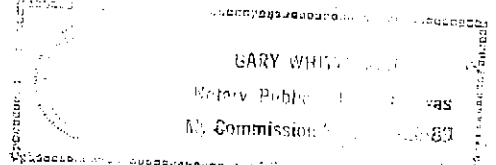
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, I Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20 day of May, 1987, by Harold L. Evans.

Gary White
Notary Public
My Commission Expires 5-26-89



2
2

REPLAT OF LOTS 1 & 2 BLOCK "A" OF

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE: — DATE: MAY 11, 1987 JOB NO.: 07118

ELLISCENTRE PHASE ONE & TWO
A. HANNA SURVEY ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
RICHARD ELLIS & RANDALL L. PRATT OWNERS
116 A.E. RUSK ST. ROCKWALL, TEXAS

Ellis Centre 1-2