

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 for a corner at the Northeast corner of Ellis Centre, an addition to the City of Rockwall, according to the plat recorded in Cabinet B at Page 101 of the Plat Records of Rockwall County, Texas, said iron rod also being in the East line of said Ellis tract, said iron rod bears North 13° 27' 21" West a distance of 670.89 feet from the North line of Interstate Highway No. 30;
 THENCE: North 88° 25' 08" West a distance of 688.00 feet along the North line of said Ellis Centre to an iron rod for a corner;
 THENCE: North 01° 34' 52" East a distance of 746.73 feet to an iron rod for a corner, said iron rod being the Northwest corner of said Ellis tract;
 THENCE: North 88° 17' 35" East a distance of 856.76 feet to an iron rod for a corner, said iron rod being the Northeast corner of said Ellis tract;
 THENCE: South 13° 27' 21" West a distance of 813.27 feet to the Point of Beginning and Containing 13.616 Acres of Land.

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 advisability and suitability of water for personal use and the proprietor with such plat, as required under Ordinance 83-54.

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 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 constructing, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity, 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 MY HAND at Rockwall, Texas, this 7 day of February, 1985.

Richard M. Ellis, Jr.
RICHARD M. ELLIS, JR.

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 7 day of February, 1985, by Richard M. Ellis, Jr.

Du Chen
Notary Public
Commission expires 10-17-85

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 28 day of January, 1985, by Harold L. Evans.

Gay Whitten
Notary Public
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

William Egan City Administrator Date: 7/12/84
Thomas Egan Chairman, Planning and Zoning Commission Date: 7/12/84

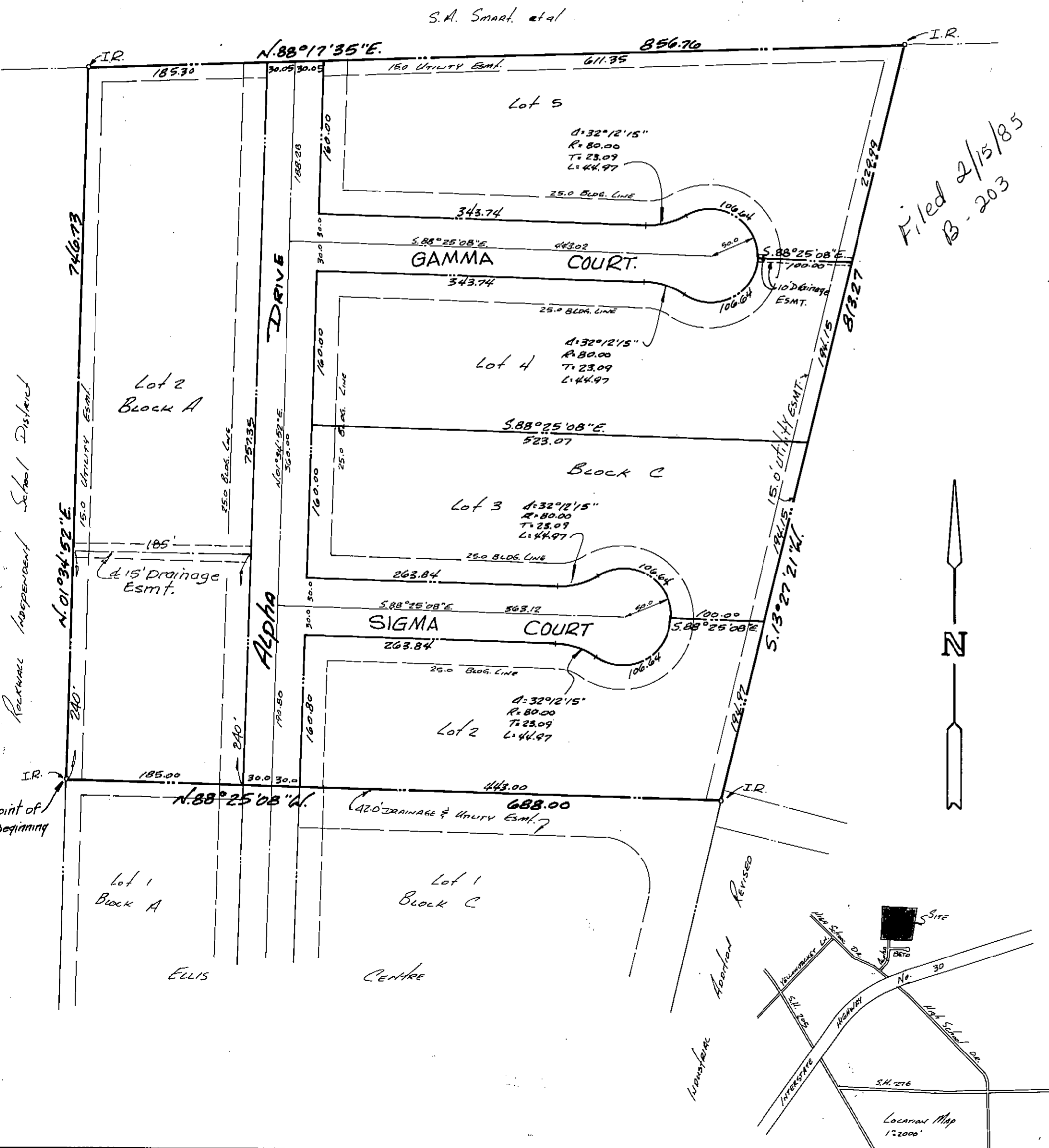
I hereby certify that the above and foregoing plat of Ellis Centre Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of August, 1984.

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

WITNESS OUR HANDS this 7 day of February, 1985.

Richard M. Ellis, Jr.
Mayor, City of Rockwall

Allen Bond
City Secretary, City of Rockwall



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	6-6-84	83204

ELLIS CENTRE PHASE TWO

A. HANNA SURVEY ABSTRACT No. 99

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

RICHARD ELLIS
116 A. E. PUGH ST.
OWNER
ROCKWALL, TEXAS

1 OF 6

Ellis Center 2

Filed 2/15/85
B-203

Rockwall Independent School District

Point of Beginning

Warranted Apartment Revised

Location Map 1"=2000'

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

Given upon my hand and seal of office this 16th day of November, 2000

Jenell Lee Strickland
Notary Public in and for the State of Texas

Jenell Lee Strickland
My Commission Expires: February 16, 2004

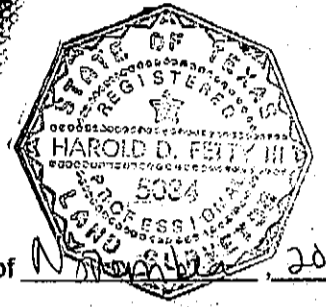
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 16th day of November, 2000

By _____

Jenell Lee Strickland
Notary Public in and for the State of Texas

Jenell Lee Strickland
My Commission Expires: February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

Greg Campbell
Planning and Zoning Commission
Date 11/28/2000

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 18 day of September, 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 date 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 5th day of December, 2000

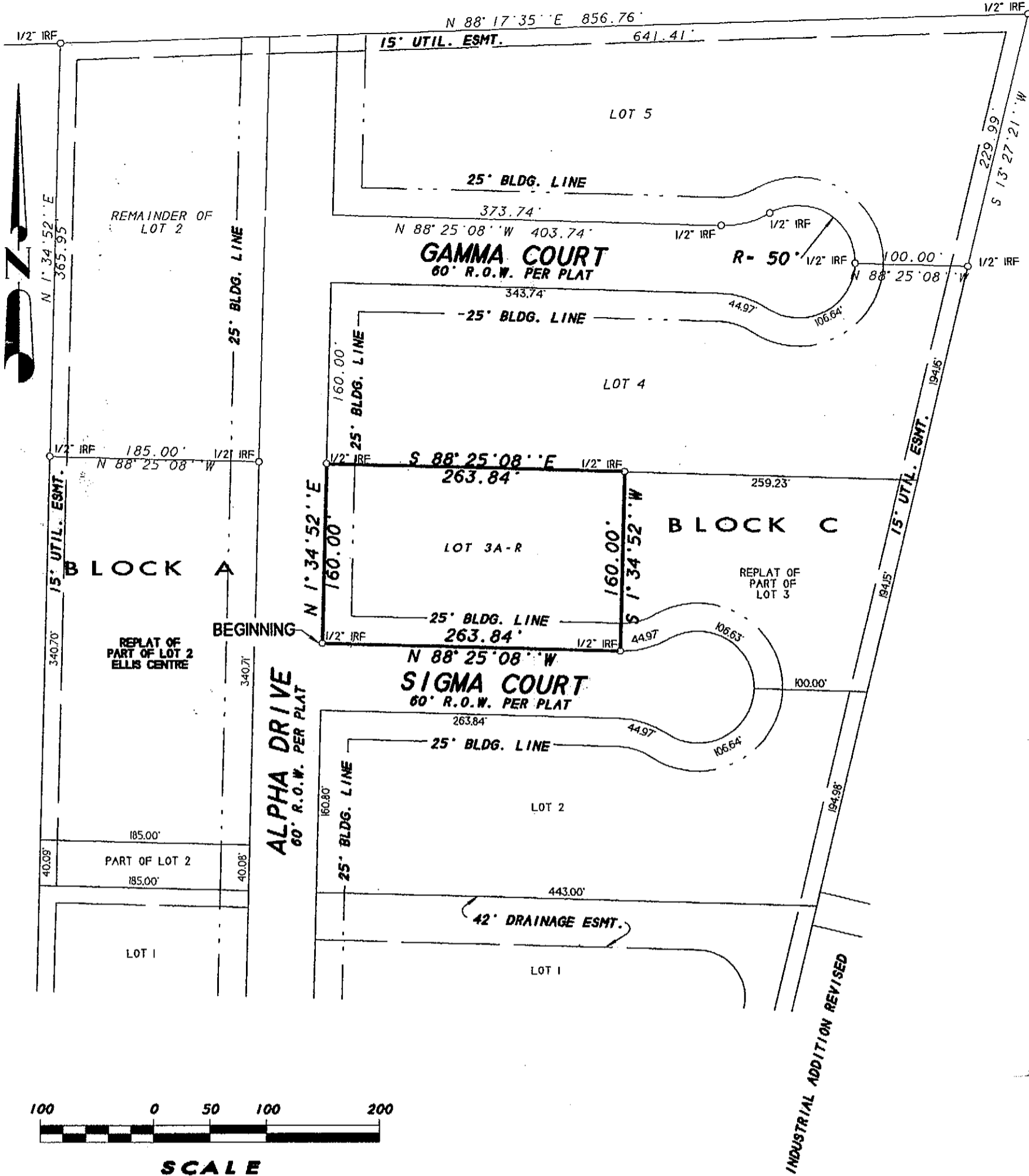
Scott L. Self
Mayor, City of Rockwall

Belinda Payne
City Secretary, City of Rockwall



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Plan No. 480543 0040 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT CAB. B, SLIDE 203
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RICHARD M. ELLIS, JR. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 3, Block C of ELLIS CENTRE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203, of the Plat records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of said Lot 3, at the intersection of the East right-of-way line of Alpha Drive (60' R.O.W.) and the North right-of-way line of Sigma Court (60' R.O.W.);

THENCE N. 01 deg. 34 min. 52 sec. E. along the East right-of-way line of Alpha Drive, a distance of 160.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 3 and at the Southwest corner of Lot 4, Block C;

THENCE S. 88 deg. 25 min. 08 sec. E. along the common line between said Lot 3 and Lot 4, a distance of 263.84 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 01 deg. 34 min. 52 sec. W. a distance of 160.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North right-of-way line of Sigma Court;

THENCE N. 88 deg. 25 min. 08 sec. W. along said right-of-way line, a distance of 263.84 feet to the POINT OF BEGINNING and containing 42,214 square feet or 0.96 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 ELLIS CENTRE PHASE TWO-PART OF LOT 3, BLOCK C, 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 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;

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 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 exaction's made herein.

REPLAT OF
ELLIS CENTRE PHASE TWO
PART OF LOT 3
BLOCK C
A. HANNA SURVEY, ABST. NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
RICHARD M. ELLIS, JR.
303 COLUMBIA DRIVE
ROCKWALL, TEXAS 75032

Rockwall Surveying Company, Inc.
308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

24 D 334

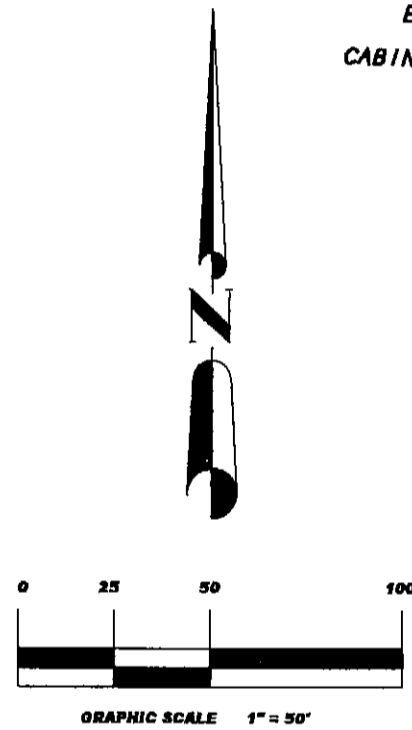
SURVEY DATE FEB. 23, 2000
SCALE 1" = 100' FILE # 2000-272
CLIENT ELLIS OF # N/A

ROCKWALL INDEPENDENT SCHOOL DISTRICT

09 DEC -6 PM 2:18
CITY CLERK
DEPUTY

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	32°12'27"	80.00	44.97	23.10	44.38	S 72°18'55"E
2	122°12'18"	50.00	106.64	90.58	87.55	N 62°40'39"E

LOT 2
BLOCK A
ELLIS CENTRE
PHASE 2
CABINET B. SLIDE 203



LOT 1
BLOCK A
ELLIS CENTRE
PHASE 1
CABINET B. SLIDE 101

ALPHA DRIVE
60' R.O.W. PER PLAT

LOT 1
BLOCK C
ELLIS CENTRE
PHASE 2
CABINET B. SLIDE 203

SIGMA COURT
60' R.O.W. PER PLAT

S 88° 25' 08" E 263.84'

S 88° 25' 08" E 100.00'

N 1° 32' 15" E 160.80'

LOT 2B-R
0.45 ACRES
19,733 SQ. FT.

BLOCK C

LOT 2A-R
1.29 ACRES
56,028 SQ. FT.

N 88° 25' 08" W 443.00'

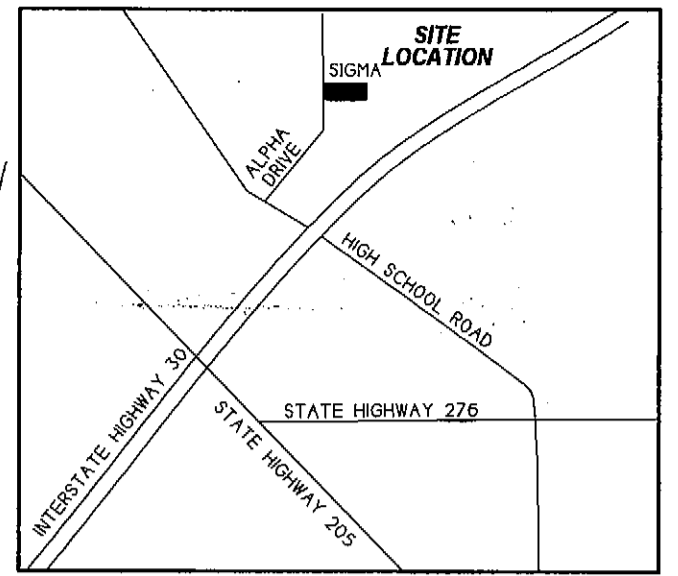
LOT 1
BLOCK C
ELLIS CENTRE
PHASE 1
CABINET B. SLIDE 101

LOT 3

LOT 2

LOT 3

REPLAT
ELLIS CENTRE, PHASE 2
LOT 2, BLOCK C
1.74 ACRES TWO LOTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN A. HANNA SURVEY
ABSTRACT NO. 99



VICINITY MAP
N.T.S.

FILED FOR A-1157
ROCKWALL COUNTY
04 MAY 27 AM 10:13
FAULETTE BURKS
CO. CLERK
DEPUTY

- 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: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
ALLEN ANDERSON
1208 S. LAKESHORE DRIVE
ROCKWALL, TEXAS 75087
(972) 771-1821

F-55/56

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 1 OF 2
SURVEY DATE JANUARY 14, 2004
SCALE 1" = 50' FILE # 20040055-P
CLIENT ANDERSON

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ALLEN ANDERSON, BEING THE OWNER OF A TRACT OF land in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block C of ELLIS CENTRE, PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 101 of the Plat Records of Rockwall County, Texas.

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT ELLIS CENTRE, PH 2, LOT 2, BLOCK C an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 subdivision 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 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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; 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 exaction's made herein.

Allen Anderson
ALLEN ANDERSON

OWNER :

ALLEN ANDERSON
1208 S. LAKESHORE DRIVE
ROCKWALL, TEXAS 75087
(972) 771-1821

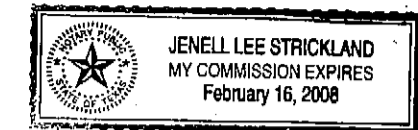
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALLEN ANDERSON, 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 6th day of April, 2004.

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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



APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF ELLIS CENTRE, PHASE 2, LOT 2, BLOCK C, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27th day of MAY, 2004.

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.

Robert Salvois 5-21-04
Director of Planning

Chuck Add 5-26-04
City Engineer

REPLAT
ELLIS CENTRE, PHASE 2
LOT 2, BLOCK C
1.74 ACRES TWO LOTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN A. HANNA SURVEY
ABSTRACT NO. 99

R.S.C.I.

ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2
SURVEY DATE JANUARY 14, 2004
SCALE 1" = 20'
CLIENT ANDERSON

F-55/56

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
MAY 27 AM 10:12
LAURETTE BURKS
CO. CLERK
DEPUTY

Ellis Centre 2

N 7022626.887
E 2599139.669
ELEV. 556.50

N 7022467.073
E 2599133.579
ELEV. 553.31

POINT OF BEGINNING

ELLIS CENTER PHASE TWO
LOT 4, BLOCK C

S 88°25'08" E 263.84'

15' UTILITY EASEMENT

S 88°25'08" E 118.34'

N 88°25'08" W 118.34'

LOT 6, BLOCK C
42,214 S.F.
0.969 ACRES

N 88°25'08" W 263.84'

SIGMA COURT
(60' ROW)

ELLIS CENTER PHASE TWO
LOT 2, BLOCK C

ELLIS CENTER PHASE TWO
REMAINDER OF
LOT 3, BLOCK C

S 01°34'52" W 160.00'

1/2" IRF

S 88°25'08" E 17.00'

DRAINAGE
ESMT.

70.00'

17.0'

60.00'

S 01°34'52" W

63.00'

10.0'

24.00'

8.00'

18.00'

24.00'

21.50'

1/2" IRF

DRAINAGE
ESMT.

17.00'

N 01°34'52" E

95.50'

95.50'

160.00'

1/2" IRF

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	44.00'	90°00'00"	44.00'	69.11'	62.23'	N 46°34'52" E
C-2	44.00'	90°00'00"	44.00'	69.11'	62.23'	S 43°25'08" E
C-3	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 43°25'08" E
C-4	20.00'	90°00'00"	20.00'	31.42'	28.28'	N 46°34'52" E

NOTE:
THE PURPOSE OF THIS REPLAT IS TO DEDICATE FIRELANE
AND EASEMENTS.

NOTE:
BASIS OF BEARING IS PLAT RECORDED IN CABINET B, SLIDE 203 P.R.R.C.T.

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043
(972) 240-4821

HILL TOLBERT & ASSOCIATES

496 NATIONAL DRIVE
ROCKWALL, TEXAS

OWNER

(972) 771-6111
75032

LANE'S SOUTHWEST SURVEYING, INC.

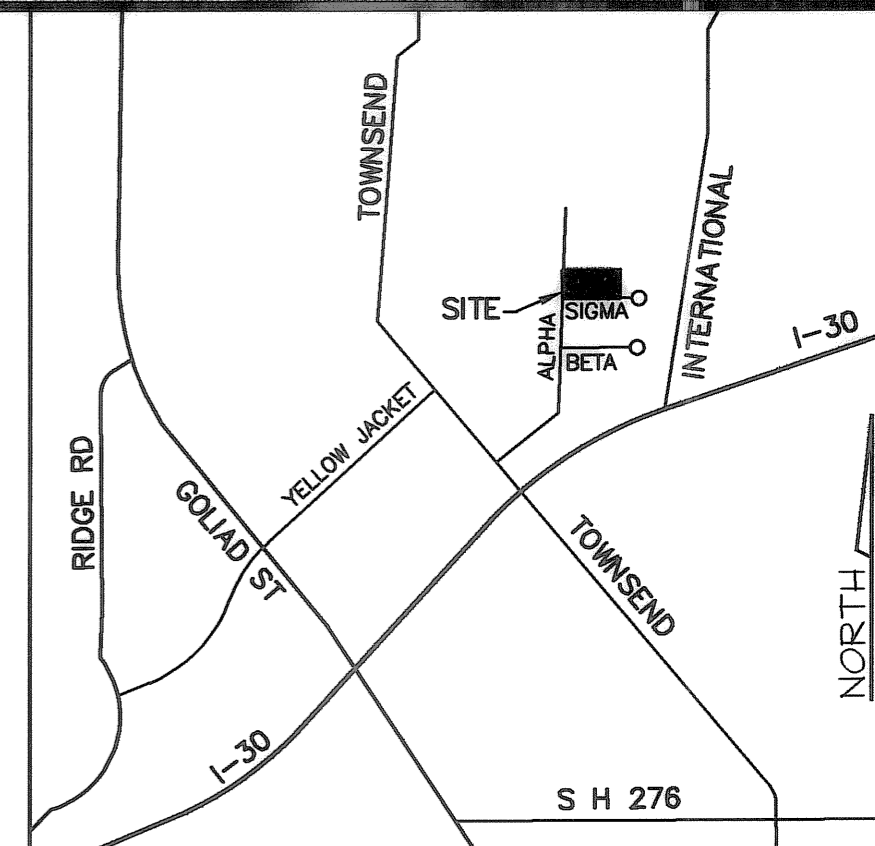
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TEXAS

SURVEYOR

(972) 681-4442
75150

JULY 2007

This plat is recorded in Cab. G, Slide 227, Date 12-06-07

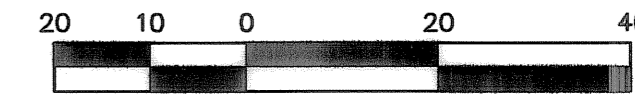


LOCATION MAP

NO SCALE

LEGEND

IRF 1/2" IRON ROD FOUND



SCALE: 1" = 20'

REPLAT

ELLIS CENTER PHASE TWO
LOT 6, BLOCK C

1 LOT - 0.969 TOTAL ACRES
ZONED - LIGHT INDUSTRIAL

BEING A REPLAT OF ALL OF LOT 3A-R, BLOCK C, ELLIS CENTER
PHASE TWO LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
07 DEC - 6 AM 9:19
LISA CONSTANT
COUNTY CLERK
CITY

W04540

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RICHARD M. ELLIS, JR., is the owner of a tract of land situated in the A. Hanna Survey, Abstract No. 99, being all of Lot 3A-R, Block C, Ellis Center Phase Two, an Addition in the City of Rockwall, Texas according to the Plat thereof recorded in Cabinet D, Slide 334, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the East ROW line of Alpha Drive (a 60' ROW), with the North ROW line of Sigma Court (a 60' ROW), said iron rod being at the Southwest corner of said Lot 3A-R, Block C;

THENCE: North 01 degrees 34 minutes 52 seconds East, along the East ROW line of Alpha Road and the West line of said Lot 3A-R, Block C, a distance of 160.00 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said Lot 3A-R, Block C and the Southwest corner of Lot 4, Block C, Ellis Center Phase Two, recorded in Cabinet B, Slide 203, Plat Records, Rockwall County, Texas;

THENCE: South 88 degrees 25 minutes 08 seconds East, along the common line of said Lot 3A-R, Block C and said Lot 4, Block C, a distance of 263.84 feet to a 1/2 inch iron rod found for corner at the Northeast corner of said Lot 3A-R and the Northwest corner of the remainder of Lot 3, Block C of said Ellis Center Phase Two (Cab. B, Slide 203);

THENCE: South 01 degrees 34 minutes 52 seconds West, along the common line of said Lot 3A-R, Block C and the remainder of said Lot 3, Block C, a distance of 160.00 feet to a 1/2 inch iron rod found for corner in the North ROW line of Sigma Court, said iron rod being at the Southeast corner of said Lot 3A-R, Block C;

THENCE: North 88 degrees 25 minutes 08 seconds West, along the North ROW line of Sigma Court and the South line of said Lot 3A-R, Block C, a distance of 263.84 feet to the PLACE OF BEGINNING and containing 0.969 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

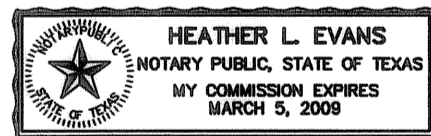


J. L. Lane
Registered Professional Land Surveyor No. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared J.L. Lane, 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 5 day of November, 2007.



Heather L. Evans
Notary Public in and for the State of Texas
My Commission Expires: 03/05/2009

RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

11-27-07
Date

Chuck Todd
City Engineer, City of Rockwall

11-26-07
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 17th day of September, 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 approval.

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

WITNESS OUR HANDS, this 8th day of November, 2007.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary, City of Rockwall



N/A See above
City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as ELLIS CENTER PHASE TWO, LOT 6, BLOCK C subdivision to the City of Rockwall, Texas, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in ELLIS CENTER PHASE TWO, LOT 6, BLOCK C subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed of placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

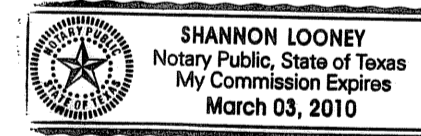
HILL TOLBERT & ASSOCIATES

By: GREG HILL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Greg Hill known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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



Shannon Looney
Notary Public in and for the State of Texas
My Commission Expires: 3/03/2010

REPLAT

ELLIS CENTER PHASE TWO
LOT 6, BLOCK C

1 LOT - 0.969 TOTAL ACRES
ZONED - LIGHT INDUSTRIAL

BEING A REPLAT OF ALL OF LOT 3A-R, BLOCK C, ELLIS CENTER PHASE TWO LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 99 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HILL TOLBERT & ASSOCIATES OWNER
496 NATIONAL DRIVE (972) 771-6111
ROCKWALL, TEXAS 75032

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

JULY 2007

This plat is recorded in Cab. G, Slide 228, Date 12-06-07

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David M. Ellis, Charles M. Ellis, Jody M. Ellis and Richard M. Ellis III, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 2, Block A, of REPLAT OF LOTS 1 & 2, BLOCK A, 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, of the Plat Records of Rockwall County, Texas, and also being a part of Lot 2, Block A, and all of Lots 4 & 5, Block C of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the northwest corner of said Lot 2, Block A;

THENCE N. 88 deg. 17 min. 35 sec. E. along the north line of said Lot 2, Block A, and the north line of Lot 5, Block C a distance of 856.75 feet to a 3/8" iron rod found for corner at the northeast corner of said Lot 3, Block C;

THENCE S. 13 deg. 27 min. 19 sec. W. along the east line of Lots 5 & 4, Block C, a distance of 424.15 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block C and at the northeast corner of Lot 3, Block C, of ELLIS CENTRE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 25 min. 12 sec. W. along the north line of Lot 3, Block C, along the north line of Lots 1-R, Block A and 3-R, Block C, of the Replat of ELLIS CENTRE PHASE ONE & TWO, LOT 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 243 of the Plat Records of Rockwall County, Texas; a distance of 768.07 feet to a 1/2" iron rod found for corner in the west line of Lot 2, Block A and at the northwest corner of Lot 1-R, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 2, Block A, a distance of 365.95 feet to the POINT OF BEGINNING and containing 7.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, 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 ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- 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 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 I may have as a result of the dedication of exaction's made herein.

David M. Ellis
David M. Ellis

Charles M. Ellis
Charles M. Ellis

Jody M. Ellis
Jody M. Ellis

Richard M. Ellis III
Richard M. Ellis III

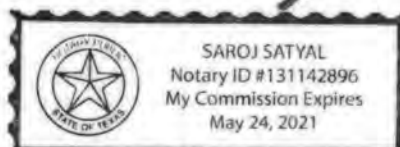
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared David M. Ellis 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 12 day of 09 2018.

[Signature]
Notary Public in and for the State of Texas

May 24, 2021
My Commission Expires:



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/04/2018 03:39:37 PM
\$100.00
2018000021421



[Signature]
Notary Public in and for the State of Texas

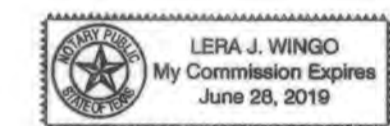
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Charles M. Ellis, 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 17 day of SEPTEMBER 2018.

[Signature]
Notary Public in and for the State of Texas

06/28/2019
My Commission Expires:



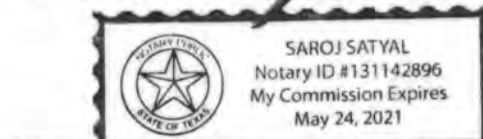
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Jody M. Ellis 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 12 day of 09 2018.

[Signature]
Notary Public in and for the State of Texas

May 24, 2021
My Commission Expires:



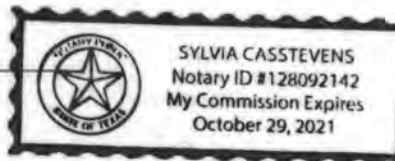
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Richard M. Ellis III 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 21 day of September 2018.

[Signature]
Notary Public in and for the State of Texas

10/29/2021
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

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



RECOMMENDED FOR FINAL APPROVAL

[Signature] 5/29/18
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of June, 2018.

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.

WITNESS OUR HANDS, this 2nd day of October, 2018.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



[Signature]
City Engineer

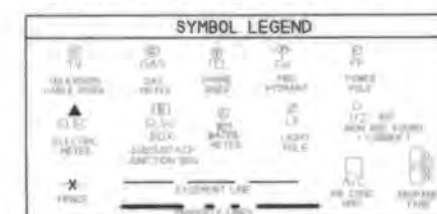
10-4-2018
Date

FINAL PLAT
ELLIS CENTRE, PHASE TWO
LOT 1, BLOCK D

BEING A REPLAT OF LOT 4 & 5, BLOCK C
AND PART OF LOT 2, BLOCK A
ELLIS CENTRE, PHASE TWO

1 LOT BEING
7.25 ACRES OR 315,906 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

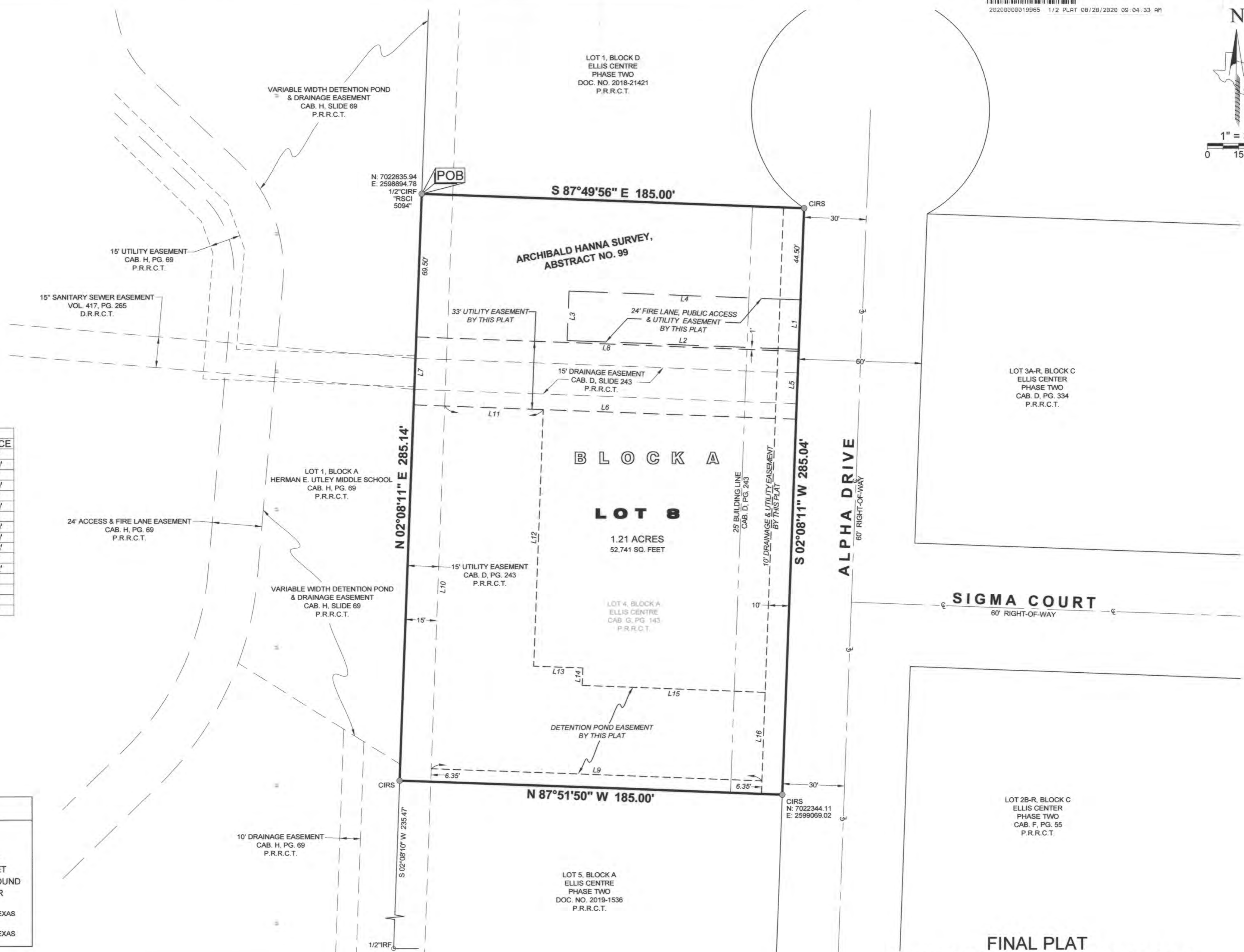


OWNER:
David M. Ellis, Charles M. Ellis,
Jody M. Ellis and Richard M. Ellis III.
16361 LAWDER LANE
DALLAS, TEXAS 75248

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 7, 2018
SCALE 1" = 100' FILE # 20130105-2RP
CLIENT ELLIS



LINE	BEARING	DISTANCE
L1	S 02°08'11" W	24.00'
L2	N 87°51'49" W	112.00'
L3	N 02°08'11" E	24.00'
L4	S 87°51'49" E	112.00'
L5	S 02°08'11" W	33.00'
L6	N 87°49'56" W	185.00'
L7	N 02°08'11" E	33.00'
L8	S 87°49'56" E	185.00'
L9	N 87°51'49" W	160.00'
L10	N 02°08'11" E	176.28'
L11	S 87°49'56" E	47.70'
L12	S 02°08'11" W	124.72'
L13	S 87°51'49" E	23.84'
L14	S 02°08'11" W	8.50'
L15	S 87°51'49" E	88.46'
L16	S 02°08'11" W	43.04'

LEGEND	
PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project	1903.017-02
Date	10/28/2019
Drafter	TAR

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

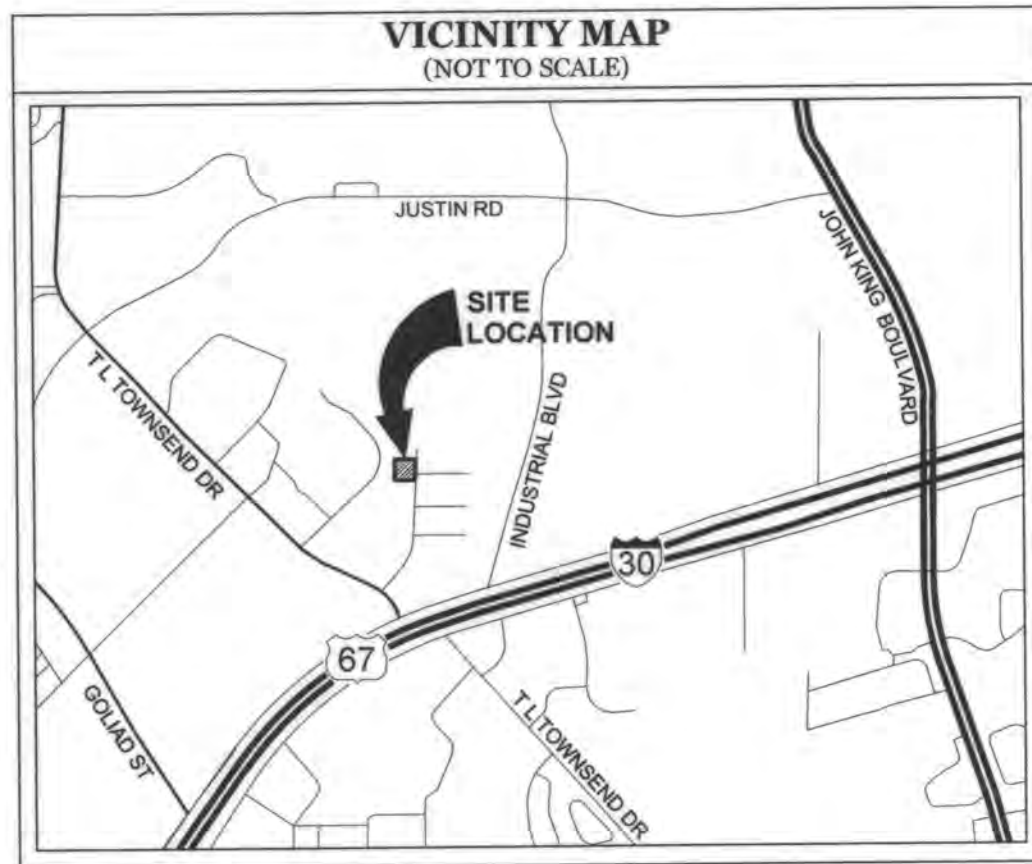
ENGINEER
 Homeyer Engineering, Inc.
 Contact: Steve Homeyer
 P.O. Box 294527
 Lewisville, TX 75029
 (972) 906-9985

OWNER
 Canine Properties, LLC
 Contact: Julia R. McKinney
 1920 Alpha Drive
 Rockwall, TX 75087
 (214) 608-3118

FINAL PLAT
ELLIS CENTRE, PHASE 2
LOT 8, BLOCK A

BEING A REPLAT OF LOT 4, BLOCK A OF ELLIS CENTRE ADDITION, RECORDED IN CABINET G, PAGE 143, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT No. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2019-039
 PAGE 1 OF 2



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **CANINE PROPERTIES, LLC**, is the owner of a 1.21 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NUMBER 99, City of Rockwall, Rockwall County, Texas, being all of Lot 4, Block A of Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Cabinet G, Page 143, Plat Records of Rockwall County, Texas, and being conveyed by General Warranty Deed to Canine Properties, LLC, recorded in Document Number 2019000012843, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RSCI 5094" found at the Northwest corner of said Lot 4, Block A, being in the East line of Lot 1, Block A of Herman E. Utley Middle School, an addition to the City of Rockwall, Texas, recorded in Cabinet H, Page 69, Plat Records of Rockwall County, Texas, and being at the Southwest corner of Lot 1, Block D of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, recorded in Document Number 2018-21421, Plat Records of Rockwall County, Texas;

THENCE South 87°49'56" East, with the North line of said Lot 4, Block A and the common South line of said Lot 1, Block D, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 4, Block A, and being in the West right-of-way line of Alpha Drive (a 60-foot right-of-way);

THENCE South 02°08'11" West, with the East line of said Lot 4, Block A and the West right-of-way line of said Alpha Drive, a distance of 285.04 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 4, Block A and being at the Northeast corner of Lot 5, Block A of said Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Document Number 2019-1536, Plat Records of Rockwall County, Texas;

THENCE North 87°51'50" West, with the South line of said Lot 4, Block A and the common North line of said Lot 5, Block A, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 4, Block A, being at the Northwest corner of said Lot 5, Block A and being in the East line of said Lot 1, Block A;

THENCE North 02°08'11" East, with the West line of said Lot 4, Block A and the common East line of said Lot 1, Block A, a distance of 285.14 feet to the **POINT OF BEGINNING**, and containing 1.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CANINE PROPERTIES, LLC**, I the undersigned owner of the land shown on this plat, and designated herein as the **ELLIS CENTRE, PHASE 2**, 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 further certify that all other parties who have a mortgage or lien interest in the **ELLIS CENTRE, PHASE 2**, subdivision 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 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 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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; I, my 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.

OWNER: **CANINE PROPERTIES, LLC**, a Texas limited liability company

BY: *Julia R. McKinney*
 Julia R. McKinney
 Manager

8.24.20
 Date

STATE OF TEXAS §
 COUNTY OF Texas §

BEFORE ME, the undersigned authority, on this day personally appeared **JULIA R. MCKINNEY**, Manager of CANINE PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 24th day of August, 2020.

Princess G. Miyata
 Notary Public in and for the State of Texas



CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

Matthew Raabe
 Matthew Raabe
 Registered Professional Land Surveyor #6402



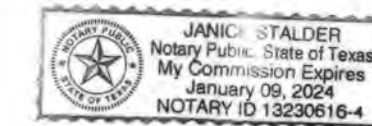
8-24-20
 Date

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 24th day of August, 2020.

Janice Stalder
 Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

[Signature]
 Chairman
 Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of **ELLIS CENTRE, PHASE 2**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 24th day of August, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this 24th day of August, 2020.

Jim Smith
 Mayor, City of Rockwall

Kristy Cole
 Secretary, City of Rockwall



Amey Williams, P.E.
 City Engineer

**FINAL PLAT
 ELLIS CENTRE, PHASE 2
 LOT 8, BLOCK A**

BEING A REPLAT OF LOT 4, BLOCK A OF ELLIS CENTRE ADDITION,
 RECORDED IN CABINET G, PAGE 143, P.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT No. 99,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P2019-039
 PAGE 2 OF 2

GENERAL NOTES

- 1.) The purpose of this plat is to dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0040L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 8.) 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.

Filed and Recorded
 Official Public Records
 Shelli Miller, County Clerk
 Rockwall County, Texas
 08/28/2020 09:04:33 AM
 \$100.00
 2020000019965



Shelli Miller

Project	1903.017-02
Date	10/28/2019
Drafter	TAR

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

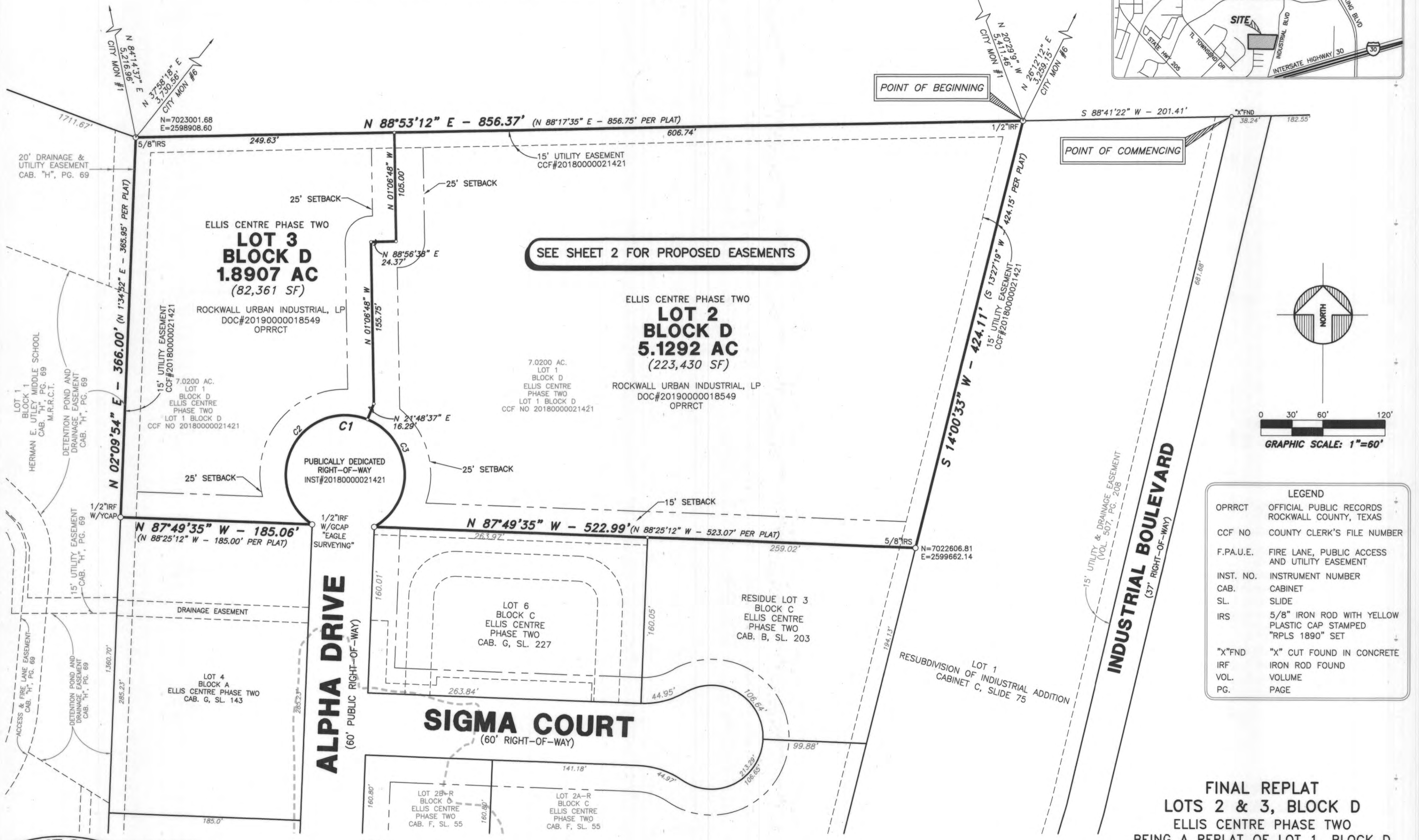
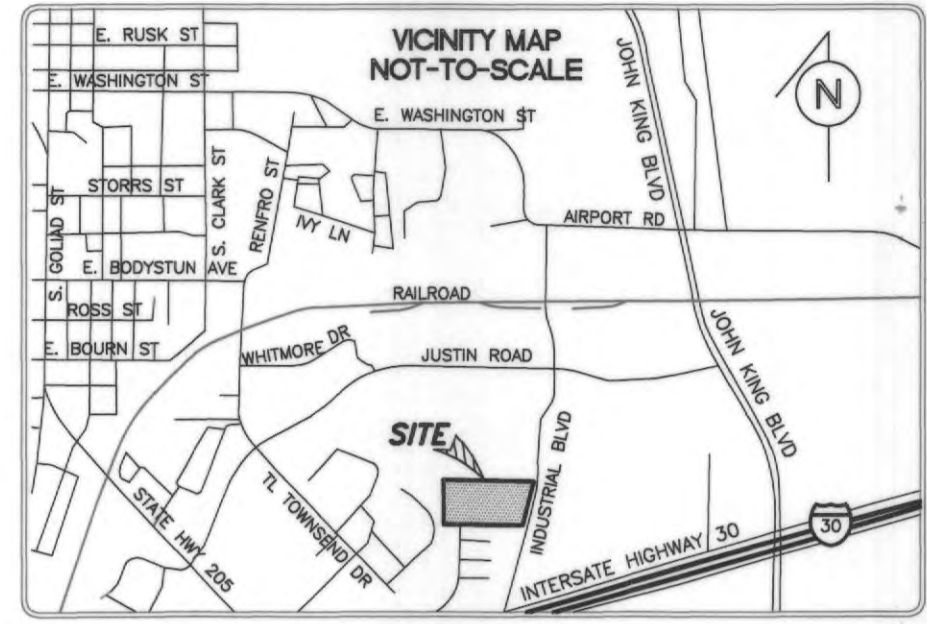
ENGINEER
 Homeyer Engineering, Inc.
 Contact: Steve Homeyer
 P.O. Box 294527
 Lewisville, TX 75029
 (972) 906-9985

OWNER
 Canine Properties, LLC
 Contact: Julia R. McKinney
 1920 Alpha Drive
 Rockwall, TX 75087
 (214) 608-3118

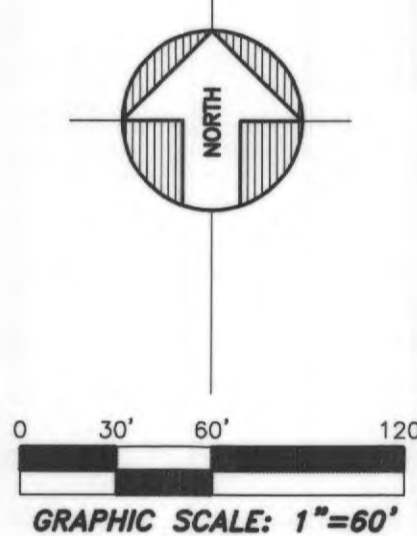
~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35" E	59.87'
C2	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C3	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



SEE SHEET 2 FOR PROPOSED EASEMENTS



LEGEND

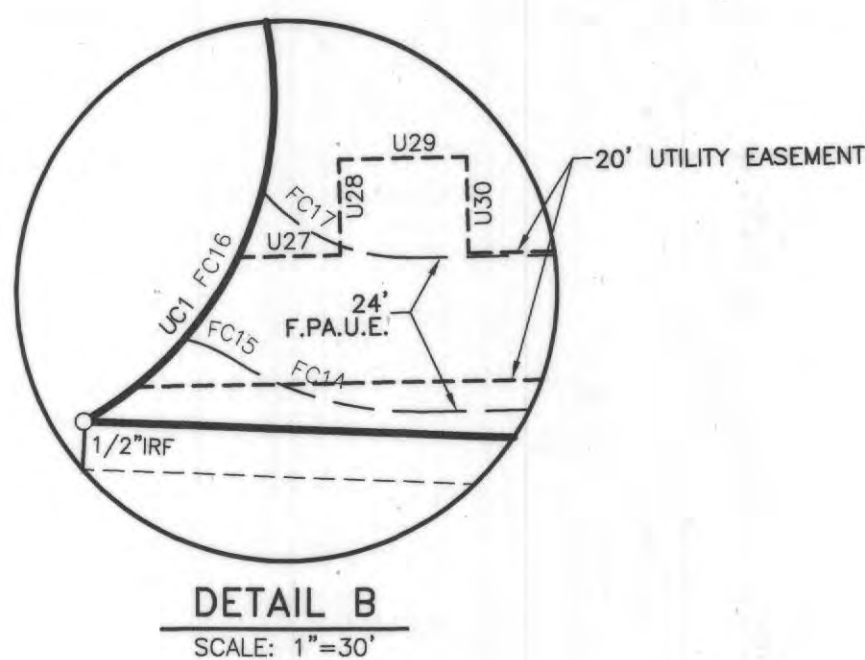
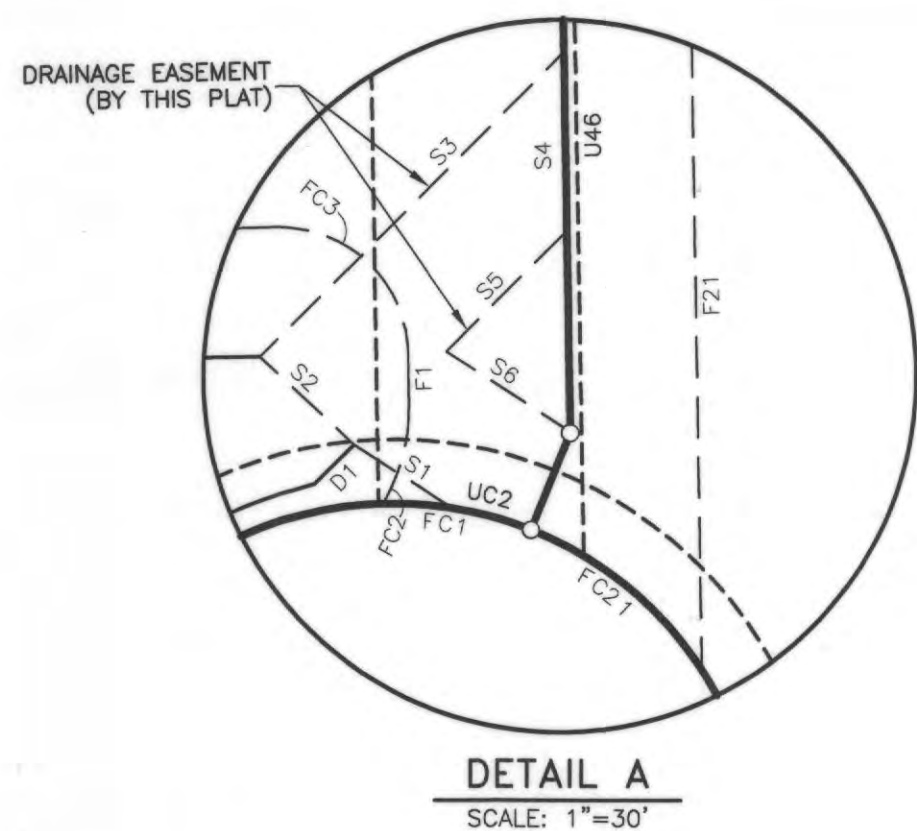
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY
SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPTREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240



~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'14"W	8.98'
F2	S88°53'24"W	96.29'
F3	N01°06'48"W	130.87'
F4	N88°53'12"E	95.00'
F5	S01°06'48"E	30.43'
F6	N88°53'12"E	11.00'
F7	N01°06'48"W	69.64'
F8	N88°58'46"E	24.00'
F9	S01°06'48"E	82.60'
F10	N88°53'12"E	413.59'
F11	N13°58'06"E	24.66'
F12	N01°06'48"W	43.61'
F13	N88°53'12"E	24.00'
F14	S01°06'48"E	45.00'
F15	S14°00'33"W	139.93'
F16	S01°06'48"E	102.84'
F17	S88°53'12"W	434.66'
F18	N88°53'12"E	436.00'
F19	N01°06'48"W	143.00'
F20	S88°53'12"W	435.94'
F21	S01°05'17"E	115.98'
F22	N88°53'12"E	95.00'
F23	S01°06'37"E	128.40'
F24	S88°53'12"W	94.99'
F25	N01°06'47"W	128.43'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	86°32'30"	30.21'	N44°21'29"W	27.42'
FC4	44.00'	86°40'58"	66.57'	S47°46'07"E	60.40'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC8	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC9	30.00'	90°00'00"	47.12'	S46°06'48"E	42.43'
FC10	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC11	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC12	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC13	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC14	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC15	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC16	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC17	30.00'	50°32'42"	26.47'	S65°50'27"E	25.62'
FC18	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC19	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC20	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC21	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC22	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC23	19.94'	90°10'51"	31.38'	N43°58'48"E	28.24'
FC24	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC25	19.91'	90°15'55"	31.36'	S44°01'10"W	28.22'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	S01°06'48"E	15.00'
U41	S88°53'12"W	473.45'
U42	S01°06'48"E	139.13'
U43	N01°06'48"W	205.73'
U44	S88°53'12"W	10.46'
U45	N01°06'48"W	20.00'
U46	N88°53'12"E	10.46'
U47	N01°06'48"W	10.50'
U48	S88°53'12"W	134.85'
U49	S45°35'36"W	39.49'
U50	S02°10'13"W	83.13'
U51	S47°10'13"W	21.24'
U52	S02°09'54"W	207.67'
U53	N87°50'06"W	20.00'

~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	S28°08'06"W	97.28'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S28°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

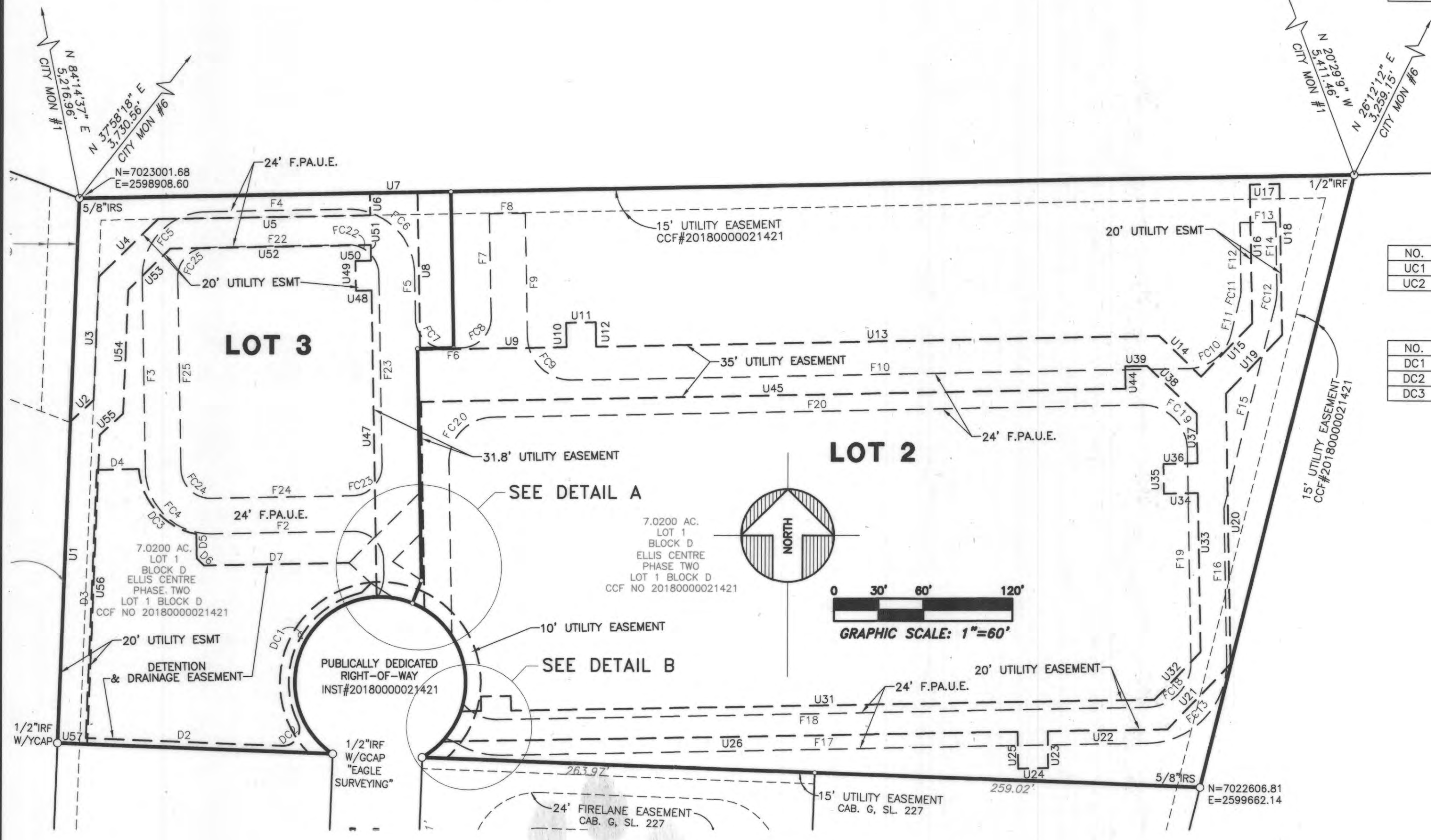
NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U40	S01°06'48"E	15.00'
U41	S88°53'12"W	473.45'
U42	S01°06'48"E	139.13'
U43	N01°06'48"W	205.73'
U44	S88°53'12"W	10.46'
U45	N01°06'48"W	20.00'
U46	N88°53'12"E	10.46'
U47	N01°06'48"W	10.50'
U48	S88°53'12"W	134.85'
U49	S45°35'36"W	39.49'
U50	S02°10'13"W	83.13'
U51	S47°10'13"W	21.24'
U52	S02°09'54"W	207.67'
U53	N87°50'06"W	20.00'



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 2019000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION, A 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 ELLIS CENTRE PHASE TWO ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- (1) NO BUILDINGS SHALL BE CONSTRUCTED 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 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
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

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 THEREOF 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE 23rd DAY OF November, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: Reid Caldwell, Manager
(NAME / TITLE)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Reid Caldwell 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 23rd DAY OF November 2020.

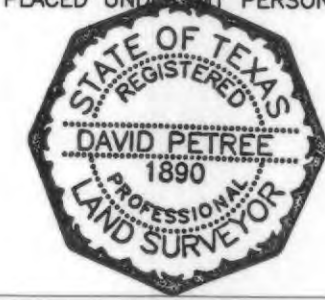
Tracey Eileen Dunham
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11/1/2021

TRACEY EILEEN DUNHAM
My Notary ID # 131336484
Expires November 1, 2021

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



RECOMMENDED FOR FINAL APPROVAL

PLATTING AND ZONING COMMISSION

PLATTING & ZONING

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 4 DAY OF May, 2020.

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 8th DAY OF December, 2020.

Jim Smith
MAYOR, CITY OF ROCKWALL

Kristy Cole
CITY SECRETARY



Amy Williams, P.E.
CITY ENGINEER



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
02/26/2021 11:33:33 AM
\$150.00
20210000004665



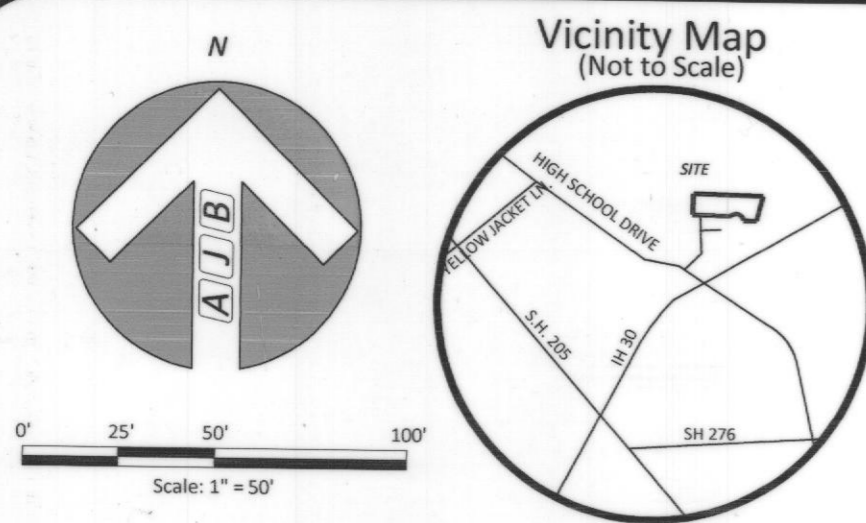
Jennifer Fogg

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

AUGUST 18, 2020

CASE NO. P2020-018

SHEET 3 OF 3



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

GENERAL NOTES:

The purpose of this replat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Lot 6, Block A, Ellis Center Phase 2 recorded in Cabinet G, Slide 227, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes and this property is within Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. This is for informational purposes only and shall not create liability on the part of the Surveyor.

Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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 by 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, my (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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
SVEA INDUSTRIAL II, LLC, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 1.905 acre tract of land situated in the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas and being all of Lot 6, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 227, Plat Records, Rockwall County, Texas (PRRCT) and being all of Replat of Part of Lot 3, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 203, Plat Records, Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for corner located in the west line of Alpha Drive (60' Right-of-Way) and being the southeast corner of Lot 1, Block D, Ellis Center Phase Two according to the plat recorded in Cabinet B, Slide 391, (PRRCT);

THENCE departing the west line of said Alpha Drive and along common line of said Lot 6 and said Lot 1, **SOUTH 88°22'26" EAST** a distance of 264.10 feet to a 3/4 inch iron rod found for corner;

THENCE continuing along the common line of said Lot 6 and said Lot 1, **SOUTH 88°23'06" EAST** a distance of 259.21 feet to a 3/4 inch iron rod with cap Stamped "OWENS 5387" set for corner and being the north east corner of said Lot 3 and being located in the west line of Lot 1 of Rockwall Industrial Foundation Addition (unrecorded);

THENCE along the common line of said Lot 3 and said Lot 1 of Rockwall Industrial Foundation Addition, **SOUTH 13°36'00" WEST** a distance of 193.72 feet to a 60d nail found for corner and being the northeast corner of Lot 2A-R, Block C, of Ellis Center Phase Two addition, per plat recorded in Cabinet F, Slide 55, (PRRCT);

THENCE along the common line of said Lot 3 and said Lot 2A-R, **NORTH 88°31'20" WEST** a distance of 99.92 feet to a 3/4 inch iron rod found for corner and being located at the most easterly point in a cul de sac of Sigma Court and being the beginning of a curve to the left with a radius of 50.00 feet and a chord bearing of **NORTH 59°26'01" WEST**;

ALONG said curve to the left through a central angle of **121°36'45"** for an arch length of 106.13 feet to a 3/4 inch iron rod found for corner and being the beginning of a curve to the right with a radius of 80.00 feet and a chord bearing of **SOUTH 76°00'26" WEST**;

ALONG said curve to the right through a central angle of **32°11'01"** for an arch length of 44.94 feet to a 3/4 inch iron rod found for corner and being the southeast corner of said Lot 6 and being located in the north line of said Sigma Court (60' Right-of-Way) at this point;

THENCE along the north line of said Sigma Court, **NORTH 88°30'17" WEST** a distance of 264.17 feet to a 3/4 inch iron rod with cap Stamped "OWENS 5387" set for corner located in the east line of said Alpha Drive;

THENCE along the east line of said Alpha Drive, **NORTH 01°39'20" EAST** a distance of 160.01 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 1.903 acres or 82,887 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, SVEA INDUSTRIAL II, LLC, the undersigned owner of the land shown on this plat, and designated herein as the **ELLIS CENTER PHASE TWO 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 **ELLIS CENTER PHASE TWO ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed 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 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;

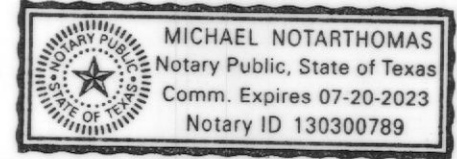
SVEA INDUSTRIAL II, LLC
[Signature]
Name: Harry J. Kuper, Jr.
Title: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL
[Signature]
Notary Public in and for the State of Texas

Before me, the undersigned authority, on this day personally appeared Harry J. Kuper, Jr., Manager, 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 17th day of March, 2021

Notary Public in and for the State of Texas

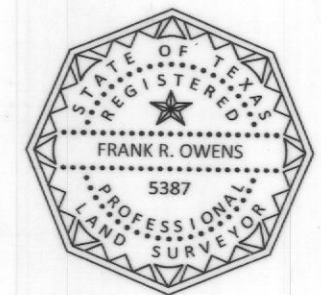


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

[Signature]
Frank R. Owens
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



Case No.: P2021-002

FINAL PLAT
ELLIS CENTER PHASE TWO ADDITION
LOT 7, BLOCK C

1 LOT TOTALING 1.903 ACRES
BEING A REPLAT OF A LOT 3A-R, BLOCK C, ELLIS CENTER ADDITION & REMAINDER OF 3, BLOCK C OF ELLIS CENTER ADDITION
A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

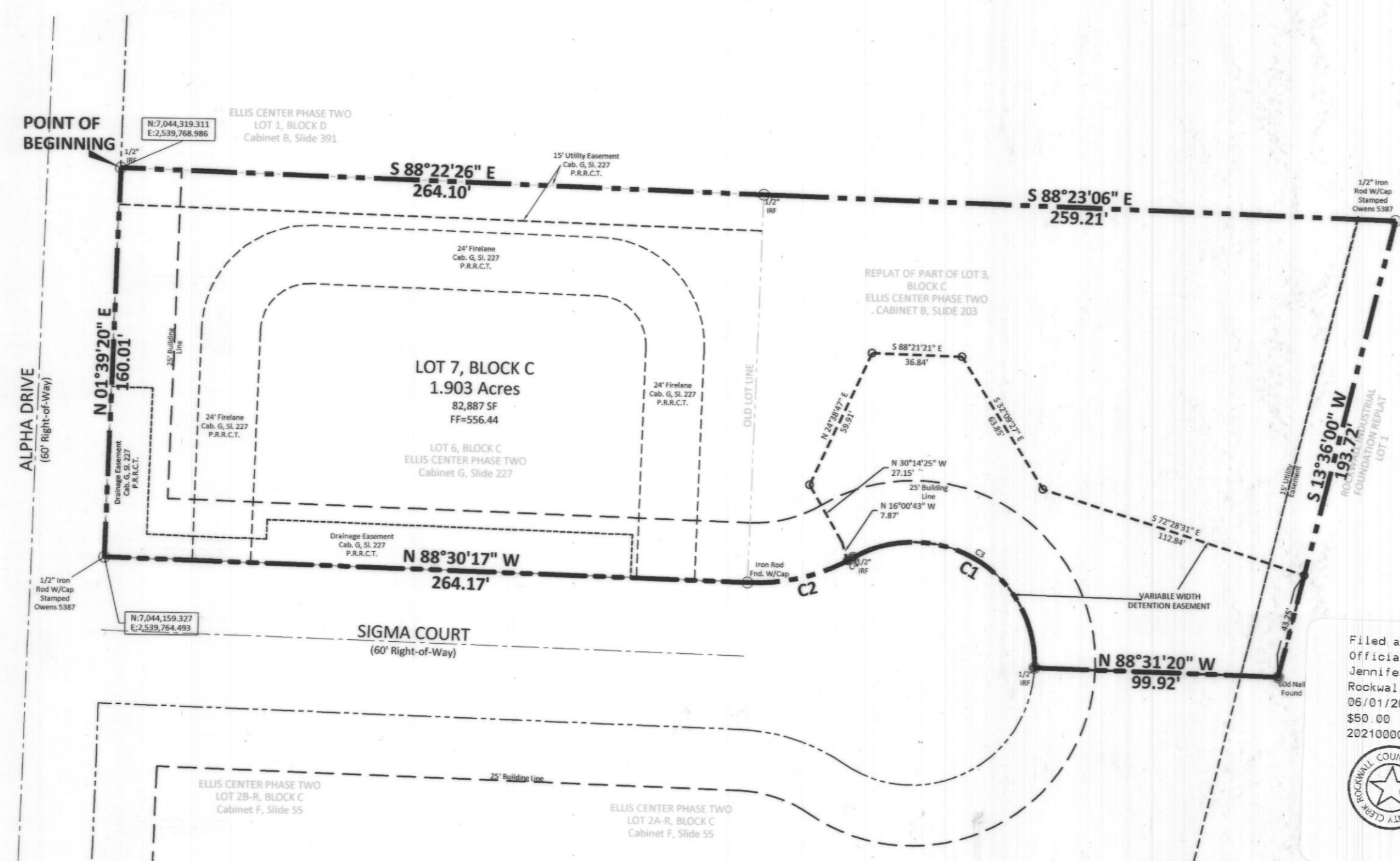
Owner: SVEA INDUSTRIAL II LLC
110 E. HOUSTON ST.
7TH FLOOR, BOX 171
SAN ANTONIO, TX 78205

Engineer: Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 50'
Date: November 30, 2020
Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: SIGMA
Technician: Bedford/Spradling
Job No. 718-001
Drawn By: Bedford/Spradling
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
1
Of: 1



FINAL PLAT BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	121°36'45"	50.00'	106.13'	N 59°26'01" W	87.30'
C2	32°11'01"	80.00'	44.94'	S 76°00'26" W	44.35'

DETENTION EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	121°36'45"	50.00'	106.13'	N 59°26'01" W	87.30'
C4	1°55'32"	80.00'	2.69'	S 60°52'41" W	2.69'

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission *[Signature]* Date: 5/25/21
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 17 day of February, 2021.
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 25th day of May, 2021.
[Signature] Mayor, City of Rockwall
[Signature] Kristy Cole, City Secretary
[Signature] P.E., City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2021 02:16:55 PM
\$50.00
20210000014667