

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall county, Texas, and being all of LOT 2, 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, Map and Plat Records, Rockwall County, Texas, and also being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of the Resubdivision of Industrial Addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;

THENCE, N.01°02'53"W, along the Smartt, Leland and Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;

THENCE, N.89°14'04"E, along the South line of M.I.F. Joint Venture property, recorded in Volume 159, Page 242, a distance of 350.00 feet to an iron stake for corner;

THENCE, S.50°45'11"E, leaving the said South line of M.I.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;

THENCE, S.22°25'02"W, a distance of 187.33 feet to an iron stake for corner;

THENCE, S.32°44'49"E, a distance of 205.37 feet to an iron stake for corner;

THENCE, S.17°17'02"W, a distance of 271.79 feet to an iron stake for corner;

THENCE, S.37°39'53"W, a distance of 288.17 feet to an iron stake for corner;

THENCE, S.12°14'44"W, a distance of 573.81 feet to an iron stake for corner;

THENCE, S.41°55'41"W, a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake or corner;

THENCE, N.89°35'58"W, along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, S.27°06'46"W, along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, N.74°26'01"W, along the South line of said Lot 2, a distance of 239.61 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;

THENCE, along the East line of Industrial Boulevard, the following:
N.16°15'28"E, a distance of 182.35 feet to an iron stake for corner;
N.13°17'09"E, a distance of 692.30 feet to an iron stake for corner;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicates to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this 21 day of June 1993.

OWNER Rockwall Steel Company, Inc.
A.H. SHARAWAY

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this 21 day of June 1993.

MAXINE BROWN
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-96

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Bob O. Brown, 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.

Bob O. Brown, R.P.L.S. No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this 21 day of June 1993.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL
James L. Brown
CITY MANGER

APPROVED
James L. Brown
CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 3rd day of May A.D. 1993.

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

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

Mayor, City of Rockwall, Texas
Hilda Crangle
City Secretary, City of Rockwall, Texas

FINAL PLAT
REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION
CITY OF ROCKWALL
A. HANNA SURVEY, ABSTRACT NO. 99
ROCKWALL COUNTY TEXAS

OWNER

ROCKWALL STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD

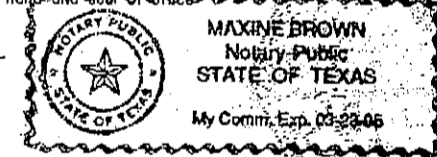
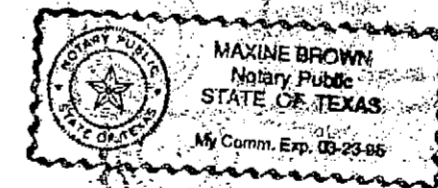
ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102

ARLINGTON, TEXAS 76011 (817) 640-4554

	S.A.C.		GRID AZIMUTHS	
	NORTHS	EASTS	NORTHS	EASTS
1	7024101.489000	2800585.288000		
2	7024920.773473	2800570.279028		
3	7024925.583097	2800930.246898		
4	7024821.230911	2801057.981127		
5	7024648.053001	2800888.541788		
6	7024475.321208	2801097.633646		
7	7024215.804134	2801016.882840		
8	7023987.688856	2800840.789285		
9	7023426.937802	2800718.083983		
10	7023248.381796	2800558.726538		
11	7023248.084714	2800456.786553		
12	7023184.013189	2800423.444260		
13	7023248.314530	2800182.620971		
14	7023423.372842	2800243.671732		
15	7024097.143574	2800402.768252		



C-186

24

Industrial Addition

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ROCKWALL STEEL COMPANY, INC., A TEXAS CORPORATION, BEING THE OWNER OF A TRACT OF land in the county of Rockwall, State of Texas, said tract being described as follows:
(Legal Description)

FIELD NOTES FOR 9.9791 ACRES OF LAND

BEING 9.9791 acres of land situated in the A. Hanna Survey, Abstract 99, City of Rockwall, Rockwall County, Texas, and being all of Lots 5 thru 10 and part of lots 4, 11 and 12 of the Industrial Addition to the City of Rockwall, Rockwall County, Texas, and also being all of that same tract of land conveyed by Industrial Foundation of Rockwall to Rockwall Steel Company, Inc. by deed recorded in Volume 105, Page 566 of the Deed Records of Rockwall County, Texas, said 9.9791 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the Northwest corner of the above referenced 15.50 acre tract of land and being in the South line of that certain Nan A. Smartt et al., tract of land as described in a deed recorded in Volume 70, Page 183 of the Deed Records of Rockwall County, Texas;

THENCE North 89° 38' 09" East, a distance of 422.20 feet with the South line of said Smartt tract and the West line of said 15.50 acre tract to a 1/2" iron rod found for the Southeast corner of said Smartt tract, same being the Northeast corner of said 15.50 acre tract;

THENCE South 00° 04' 43" East, a distance of 580.43 feet with the East line of said 15.50 acre tract and the West line of that certain tract conveyed by Ned Davidson Honeycutt to Kathryn Cade by deed recorded in Volume 68, Page 255 of the Deed Records of Rockwall County, Texas, to a 1/2" iron rod set for an angle corner in the East line of said 15.50 acre tract;

THENCE North 28° 07' 39" West, a distance of 379.58 feet with the East line of said 15.50 acre tract and the West line of said Cade tract to a 5/8" iron rod found for corner in the East line of said 15.50 acre tract;

THENCE North 73° 26' 24" West, a distance of 471.17 feet to a 1/2" iron rod found for corner in the West line of said 15.50 acre tract;

THENCE North 14° 56' 09" East, a distance of 805.42 feet with the West line of said 15.50 acre tract and the East line of the Ellis Centre tract back to the place of beginning and containing 9.9791 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL STEEL COMPANY, INC. a Texas Corporation being the owner, does hereby adopt this plat designating the hereinabove described property as a replat of lots 5-10 and part of lots 4, 11, and 12 of the Industrial Addition, an addition to the City of Rockwall, 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. 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 drainage 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 such time as the developer 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.

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 with in such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 6th day of February

BY: ROCKWALL STEEL COMPANY, INC.,
a Texas Corporation

A.H. Sharaway
A.H. Sharaway, President

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February 1990,

by A.H. Sharaway
A.H. Sharaway, President - the owner of the above described property.

Edward N. Heath
Notary Public
My Commission Expires 12/24/92



EDWARD N. HEATH
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 12-21-92

RECOMMENDED FOR FINAL APPROVAL

Thomas E. Quinn
Chairman, Planning and Zoning Commission
3-19-90
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 14th day of February 1990

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 20th day of March 1990

Jim Miller
Mayor, City of Rockwall

Mary Nichols
City Secretary
City of Rockwall

STATE OF TEXAS:
COUNTY OF SMITH:

I, Dennis H. Walker, Registered Public Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision during the month of September, 1989.

GIVEN UNDER MY HAND & SEAL this the 29th day of January, 1990.

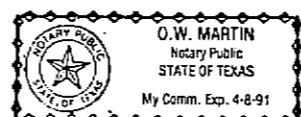
By: Dennis H. Walker
Dennis H. Walker
Registered Public Surveyor
State of Texas No. 2117



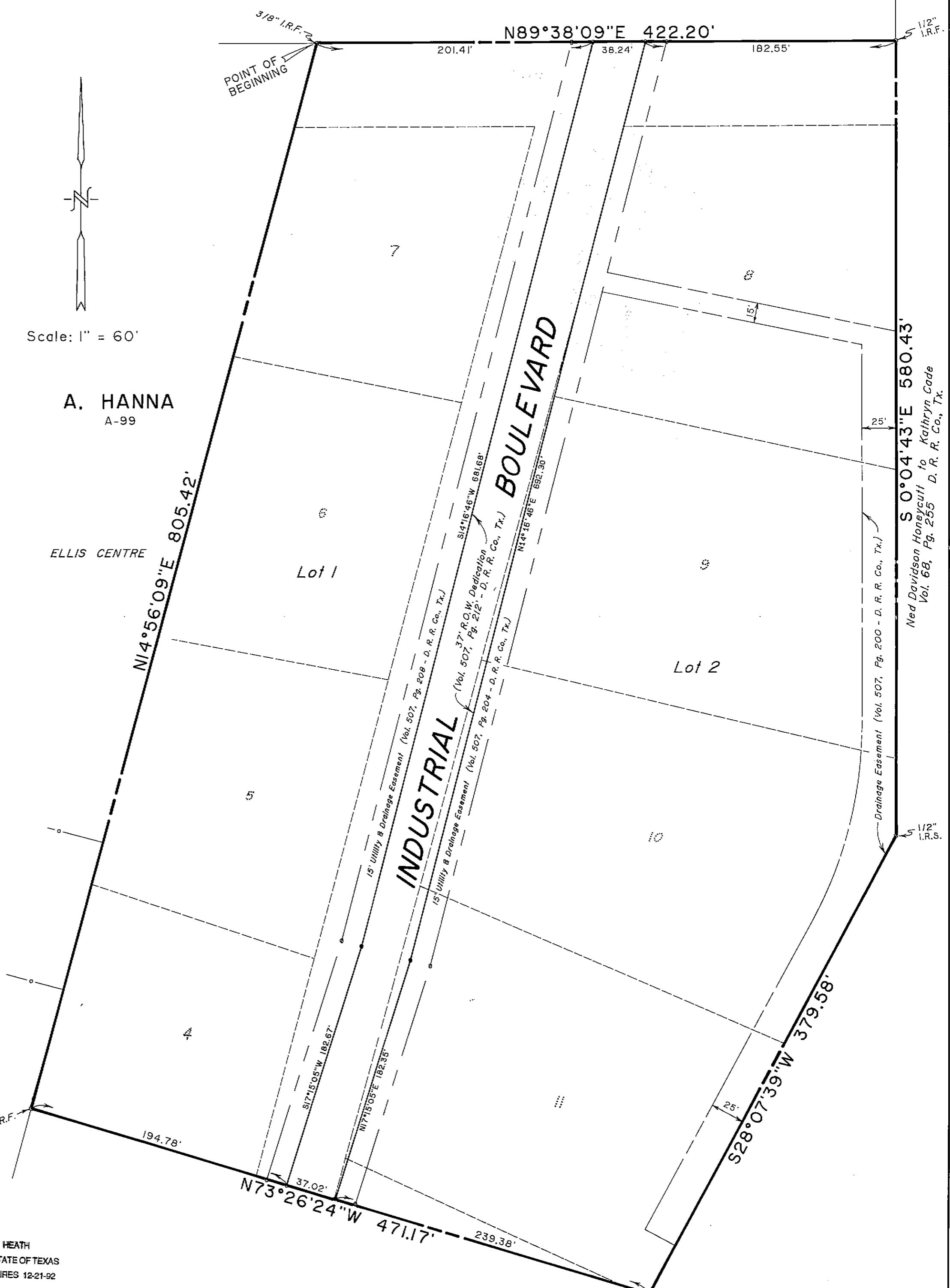
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February, 1990 by Dennis H. Walker.

O.M. Martin
Notary Public
My Commission Expires 4-8-1991

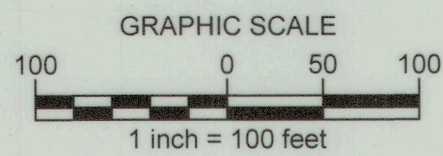


N. L. Lofland et ux. to Nan A. Smartt, et al.
Vol. 70, Pg. 183 D. R. R. Co., Tx.



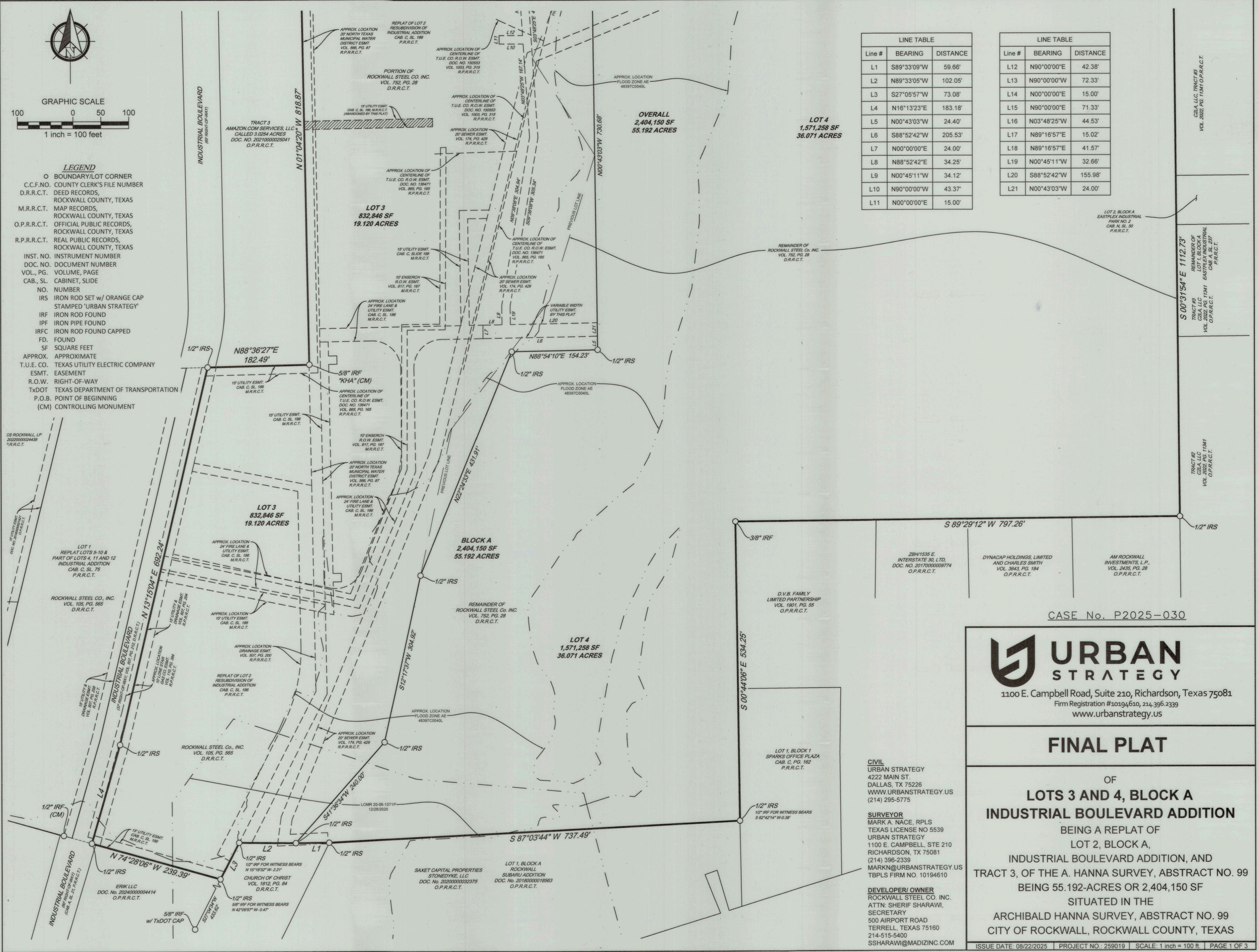
WALKER & ASSOCIATES SURVEYING, INC. 329 SOUTH FANNIN TYLER, TEXAS 75702 PHONE: 214-592-8515 METRO: 817-261-1958	
FINAL PLAT RESUBDIVISION OF INDUSTRIAL ADDITION LOTS 5-10 & PART OF 4, 11 & 12 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
FORM 10	
DRAWN BY: K.G.W.	DATE: JAN. 25, 1990
FB/PG: 195\77	JOB NO.: 3889
DISC: "CB"	SHEET 1 OF 1

Industrial Addition



LEGEND

- BOUNDARY/LOT CORNER
- C.C.F.NO. COUNTY CLERK'S FILE NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- CAB., SL. CABINET, SLIDE
- NO. NUMBER
- IRS IRON ROD SET w/ ORANGE CAP
- STAMPED 'URBAN STRATEGY'
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- FD. FOUND
- SF SQUARE FEET
- APPROX. APPROXIMATE
- T.U.E. CO. TEXAS UTILITY ELECTRIC COMPANY
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- (CM) CONTROLLING MONUMENT



LINE TABLE

Line #	BEARING	DISTANCE
L1	S89°33'09"W	59.66'
L2	N89°33'05"W	102.05'
L3	S27°05'57"W	73.08'
L4	N16°13'23"E	183.18'
L5	N00°43'03"W	24.40'
L6	S88°52'42"W	205.53'
L7	N00°00'00"E	24.00'
L8	N88°52'42"E	34.25'
L9	N00°45'11"W	34.12'
L10	N90°00'00"W	43.37'
L11	N00°00'00"E	15.00'

LINE TABLE

Line #	BEARING	DISTANCE
L12	N90°00'00"E	42.38'
L13	N90°00'00"W	72.33'
L14	N00°00'00"E	15.00'
L15	N90°00'00"E	71.33'
L16	N03°48'25"W	44.53'
L17	N89°16'57"E	15.02'
L18	N89°16'57"E	41.57'
L19	N00°45'11"W	32.86'
L20	S88°52'42"W	155.98'
L21	N00°43'03"W	24.00'

CASE No. P2025-030



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
 Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

FINAL PLAT

OF
LOTS 3 AND 4, BLOCK A
INDUSTRIAL BOULEVARD ADDITION
 BEING A REPLAT OF
 LOT 2, BLOCK A,
 INDUSTRIAL BOULEVARD ADDITION, AND
 TRACT 3, OF THE A. HANNA SURVEY, ABSTRACT NO. 99
 BEING 55.192-ACRES OR 2,404,150 SF
 SITUATED IN THE
 ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
 URBAN STRATEGY
 4222 MAIN ST.
 DALLAS, TX 75226
 WWW.URBANSTRATEGY.US
 (214) 295-5775

SURVEYOR
 MARK A. NACE, RPLS
 TEXAS LICENSE NO 5539
 URBAN STRATEGY
 1100 E. CAMPBELL, STE 210
 RICHARDSON, TX 75081
 (214) 396-2339
 MARKN@URBANSTRATEGY.US
 TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
 ROCKWALL STEEL CO. INC.
 ATTN: SHERIF SHARAWI,
 SECRETARY
 500 AIRPORT ROAD
 TERRELL, TEXAS 75160
 214-515-5400
 SSHARAWI@MADIZINC.COM

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Rockwall Steel Co., Inc., are the sole owners of a 2,404,150 square feet or a 55.192 acre tract of land situated in the Archibald Hanna Survey, Abstract Number 99, City of Rockwall, Rockwall County, Texas, being all of that tract of land described to said Rockwall Steel Co., Inc., by Warranty Deed recorded in Volume 752, Page 28, Deed records, Rockwall County, Texas (D.R.R.C.T.), and that tract of land also described to said Rockwall Steel Co., Inc., by deed recorded in Volume 105, Page 565, D.R.D.C.T., and being all of Lot 2, Resubdivision of Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet C, Slide 186, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southwest corner of Lot 1, Block B, Channell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet I, Slide 337, P.R.R.C.T., and being in the east line of that tract of land described to Amazon.com Services LLC, by deed recorded in Document Number 20210000025041, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), from which a 1/2-inch iron rod found for witness bears South 89° 16' 01" West, a distance of 0.30';

THENCE North 89° 16' 57" East, with the south line of said Lot 1, a distance of 1,565.38' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the southeast corner of said Lot 1, and being on the west line of that tract of land described to Temunovic Partnership, LTD., by deed recorded in Volume 7078, Page 314, O.P.R.R.C.T.;

THENCE South 00° 31' 54" East, with the west line of said Temunovic tract, and the west line of Tract 3 of that tract of land described to C2LA LLC, by deed recorded in Volume 2022, Page 11341, O.P.R.R.C.T., and the west line of Lot 2, Block A, Eastplex Industrial Park No. 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet N, Slide 50, P.R.R.C.T., and the west line of the remainder of Lot 1, Block 1, Eastplex Industrial, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Cabinet A, Slide 237, P.R.R.C.T., and also the west line of Tract 2 of said C2LA tract, a distance of 1,112.73' to a 1/2- inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to AM Rockwall Investment, L.P., recorded in Volume 2435, Page 28, O.P.R.R.C.T.;

THENCE South 89° 29' 12" West, with the north line of said AM Rockwall Tract, the north line of that tract of land described to Dynacap Holdings, Limited and Charles Smith, by deed recorded in Volume 3643, Page 184, O.P.R.R.C.T., the north line of that tract of land described to ZBH/1534 E. Interstate 30, LTD, by deed recorded in Document Number 2017000009774, O.P.R.R.C.T., and the north line of that tract of land described to D.V.B. Family Limited Partnership, by deed recorded in Volume 1901, Page 55, O.P.R.R.C.T., a distance of 797.26' to a 3/8-inch iron rod found for the northwest corner of said D.V.B. tract;

THENCE South 00° 44' 06" East, with the west line of said D.V.B. tract, and the west line of Lot 1, Block 1, Sparks Office Plaza, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Cabinet C, Page 162, P.R.R.C.T., a distance of 534.25' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of Lot 1, Block A, Rockwall Subaru Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map thereof recorded in Document Number 20180000018563, O.P.R.R.C.T., from which a 1/2-inch iron rod found for witness bears South 62° 42' 14" West, a distance of 0.38';

THENCE South 87° 03' 44" West, with the north line of said Lot 1, Block A, Rockwall Subaru Addition, a distance of 737.49' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northwest corner of said Lot 1, Block A, Rockwall Subaru Addition, and the northeast corner of that tract of land described to Church of Christ, by deed recorded in Volume 1812, Page 84, D.R.R.C.T.;

THENCE, with the north line of said Church of Christ Tract, the following bearings and distances:

South 89° 33' 09" West, a distance of 59.66' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 89° 33' 05" West, a distance of 102.05' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, from which a 1/2-inch iron rod found for witness bears North 15° 16' 32" West, a distance of 2.21';

South 27° 05' 57" West, a distance of 73.08' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for the northeast corner of that tract of land described to Erik LLC, by deed recorded in Document Number 2024000004414, O.P.R.R.C.T., from which a 5/8-inch iron rod found for witness bears North 42° 09' 57" West, a distance of 0.47';

THENCE North 74° 28' 06" West, with the north line of said Erik LLC tract, a distance of 239.39' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner, being the southwest corner of said Rockwall Steel Co., Inc. Tract (Volume 105, Page 565), and being in the southeast Right-of-Way (R.O.W.) line of Industrial Boulevard (a 37 foot wide public R.O.W., Volume 507, Page 212, D.R.D.C.T.);

THENCE, with the southeast R.O.W. line of said Industrial Boulevard, the following bearings and distances:

North 16° 13' 23" East, a distance of 183.18' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set for corner;

North 13° 15' 04" East, a distance of 692.24' to a 1/2-inch iron rod with orange plastic cap stamped 'Urban Strategy' set corner;

THENCE North 88° 36' 27" East, with the southeast R.O.W. line of said Industrial Boulevard, and the south line of said Amazon.com Tract, a distance of 182.49' to a 5/8-inch iron rod found for the southeast corner of said Amazon.com Tract;

THENCE North 01° 40' 20" West, with the east line of said Amazon.com Tract, a distance of 818.87' to the POINT OF BEGINNING, and containing 2,404,150 square feet or a 55.192 acres tract of land.

THE STATE OF TEXAS
COUNTY OF ROCKWALL
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.
2025000018141 PLAT
10/03/2025 03:35:36 PM Total Fees: \$147.00
Jennifer Fogg, County Clerk
Rockwall County, TX

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, Rockwall Steel Co., Inc., acting by and through its duly authorized agent, Sherif Sharawi, are the undersigned owner of the land shown on this plat, and designated herein as INDUSTRIAL BOULEVARD, 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 the INDUSTRIAL BOULEVARD 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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;

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;

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.

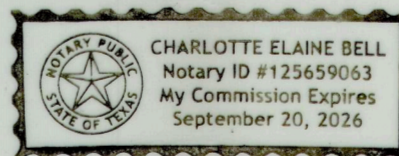
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive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

Rockwall Steel Co., Inc.
By: Sherif Sharawi, Secretary
Date: 09/30/2025

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Sherif Sharawi, 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 purposes and considerations therein stated.

Given under my hand and seal of office, this 30th day of Sept, 2025.
Charlotte Elaine Bell, Notary Public, in and for the State of Texas
My commission expires September 20, 2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Mark A. Nace, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the 30th day of September, 2025.
Mark A. Nace, RPLS
Texas License No. 5539



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Mark A. Nace, 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 purposes and considerations therein stated.

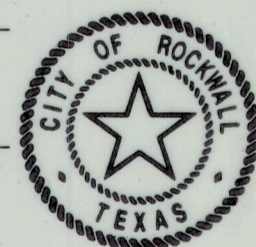
Given under my hand and seal of office, this 30th day of SEPT, 2025.
Billy J. Canaler, Notary Public, in and for the State of Texas
My commission expires 04/22/2028



GENERAL NOTES

- 1. All bearings, distances, and coordinate values shown hereon are grid based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American datum of 1983, as derived by GNSS.
2. Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
3. Surveyor did not abstract the subject tract. There may be easements or other encumbrances that affect the subject tract that are not shown hereon.
4. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48397C0040, dated 09/26/2008 for Rockwall County, Texas, a portion of this property is located in Zone 'AE', determined by scaling and graphical plotting. The surveyor makes no guaranty of accuracy of that map.
-Flood Zone 'AE' is defined as an area with base flood elevation determined and subject to 1% annual chance flood (100-year flood)
-Flood Zone 'X' is defined as an area of minimal flood hazard, which are the areas outside the special flood hazard areas and higher than the elevation of the 2% annual chance flood.
5. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
6. Public Improvement Statement. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the City of Rockwall.
7. Drainage and Detention Easement. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
8. Fire Lanes. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
9. Street Appurtenances. All decorative signage, posts, lights installed in public right-of-way shall be installed, maintained, repaired, and replace by the Homeowner's Association (HOA).

APPROVED:
I hereby certify that the above and foregoing Subdivision Plat -- being an addition to the City of Rockwall -- was approved by the City Council of the City of Rockwall, Texas on the 15 day of September, 2025.
Mayor, City of Rockwall
Planning and Zoning Commission Chairman
City Secretary
City Engineer



CASE No. P2025-030

URBAN STRATEGY
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

FINAL PLAT

OF
LOTS 3 AND 4, BLOCK A
INDUSTRIAL BOULEVARD ADDITION
BEING A REPLAT OF
LOT 2, BLOCK A,
INDUSTRIAL BOULEVARD ADDITION, AND
TRACT 3, OF THE A. HANNA SURVEY, ABSTRACT NO. 99
BEING 55.192-ACRES OR 2,404,150 SF
SITUATED IN THE
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
(214) 295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TX 75081
(214) 396-2339
MARK@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
ROCKWALL STEEL CO. INC.
ATTN: SHERIF SHARAWI,
SECRETARY
500 AIRPORT ROAD
TERRELL, TEXAS 75160
214-515-5400
SSHARAWI@MADIZINC.COM