

FILED FOR RECORD
ROCKWALL CO., TEXAS
94 JUL -1 AM 11:12
PAULETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

Doug Connally

| | | | |
|---|--------|---|---------|
| FINAL PLAT REPLAT OF LELAND MILLER ADDITION LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL CITY OF ROCKWALL E.P.C. CHASUM SURVEY ABSTRACT NO. 64 ROCKWALL COUNTY, TEXAS DOWER GERRARD L. BLOOM'S M.D. 2506 RIDGE ROAD ROCKWALL, TEXAS 75087 TELEPHONE (940) 974-2281 | | DOUG CONNALLY & ASSOC., INC. 9726 SKILLMAN STREET DALLAS, TEXAS 75243 PHONE (214) 349-9485 FAX (214) 349-2216 | |
| SCALE: | DATE: | JOB No. | G.F.No. |
| 1"=20' | 4-5-94 | 84-19,000 | |
| DRAWN BY: | | | SEVEN |

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas Richard L. Brooks, M.D. 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 E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County Texas, and being all of Lot 1 of Leland Miller Addition, an addition to the City of Rockwall, as recorded in Cabinet A, Page 374, and part of that tract as conveyed to James Reese, as recorded in Volume 53, Page 373, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at the South corner of the Leland Miller Addition, said point being on the Westerly line of F.M. Road No. 740 (Ridge Road) a 1/2 inch iron rod set for corner;

THENCE North 46 degrees 02 minutes 18 seconds West, leaving the Westerly line of F.M. Road No. 740 (Ridge Road) a distance of 570.90 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 22 minutes 51 seconds East, a distance of 186.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 46 degrees 02 minutes 18 seconds East, a distance of 560.54 feet to a 1/2 inch iron rod found on the Westerly line of F.M. Road No. 740 (Ridge Road), said being the beginning of a curve to the right having a central angle of 1 degree 33 minutes 48 seconds and a radius of 2904.78 feet with a chord distance of 79.25 feet and a chord bearing of South 45 degrees 38 minutes 34 seconds West to a 1/2 inch iron rod found for corner;

THENCE along the Westerly line of F.M. Road No, 740, (Ridge Road), the following:
Around said curve an arc distance of 79.26 feet to the end of said curve, a wood R.O.W. marker for corner;
South 45 degrees 22 minutes 51 seconds West, a distance of 107.17 feet to the PLACE OF BEGINNING and containing 97,989.3200 square feet or 2.427 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richard L. Brooks M.D., being owner of a tract of land does hereby adopt this plat designating the herein above described property as final plat Lake Point Health Science Center of Rockwall, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets and alleys shown thereon and do 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 the construction, reconstruction, maintenance or efficiency of their respective systems on any right-of-way and easements strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said right-of-way and easement strips for the 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 of procuring the permission of anyone. The City of Rockwall will not be responsible for the 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 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 22 day of June, 1994

Richard L. Brooks M.D., Owner

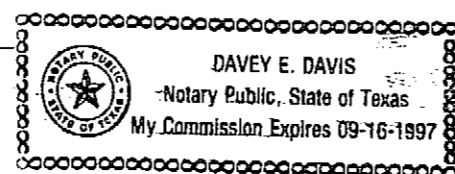
Richard L. Brooks M.D.
By Richard L. Brooks M.D.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, a Notary Public, on this ay personally appeared Richard L. Brooks M.D. 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 15th day of June, 1994.

DAVEY E. DAVIS
Notary Public in and for
the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Connally, 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.

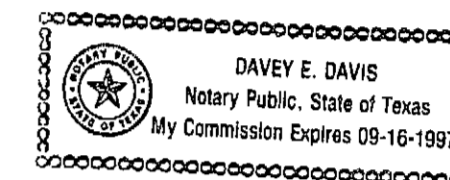
Doug Connally
Doug Connally
Registered Professional Land Surveyor
RPS 3935

STATE OF TEXAS
COUNTY OF Rockwall

Before me, a Notary Public, on this day personally appeared Doug Connally 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 15th day of June, 1994.

DAVEY E. DAVIS
Notary Public in and for
the State of Texas



Recommended For Approval:

Approved:

Pat Friend
Chairman Planning and Zoning Commission

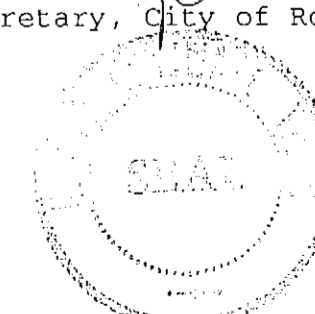
I hereby certify that the above foregoing Final Plat Lake Point Health Science Center Of Rockwall, to the City of Rockwall, Rockwall County, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 28th day of June A.D. 1994.

This approval shall be invalid unless the approved plat for such addition in recorded in the office at the County Clerk of Rockwall County, Texas, within One Hundred Twenty (120) days from said date of final approval.

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

Blonna K. Williams
Mayor, City of Rockwall, Texas

Janita Jones
City Secretary, City of Rockwall, Texas



FINAL PLAT
REPLAT OF LELAND MILLER ADDITION
LAKE POINTE HEALTH SCIENCE CENTER
OF ROCKWALL
CITY OF ROCKWALL
E.P.G. CHISUM SURVEY ABSTRACT
NO. 64
ROCKWALL COUNTY, TEXAS
OWNER
RICHARD L. BROOKS M.D.
2506 RIDGE ROAD
ROCKWALL, TEXAS 75087
TELEPHONE (214) 771-3036

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE (214) 349-9485
FAX (214) 349-2216

SCALE: 1"=20' DATE: 4-5-94 JOB No. 44-1309C G.F.No. DRAWN BY: STEVEN

Lake Pointe Health