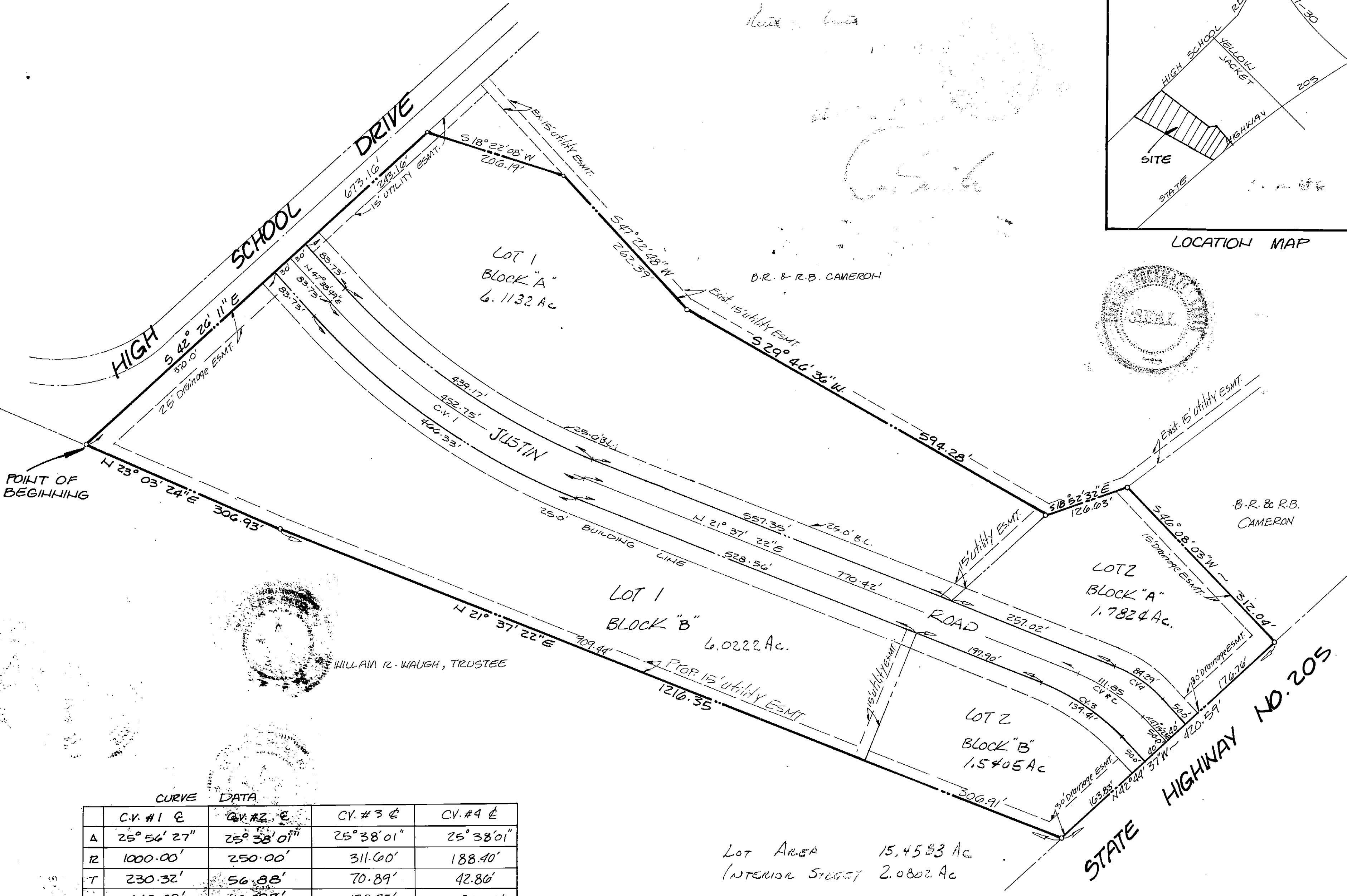


LOCATION MAP



Lot Area 15.4523 Ac  
Interior Street 2.0802 Ac

CURVE DATA

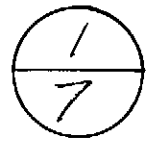
	C.V. #1 E	C.V. #2 E	C.V. #3 E	C.V. #4 E
A	25° 56' 27"	25° 38' 01"	25° 38' 01"	25° 38' 01"
R	1000.00'	250.00'	311.00'	188.40'
T	230.32'	56.88'	70.89'	42.86'
C	448.89'	110.42'	138.25'	83.59'
L	452.75'	111.85'	139.41'	84.29'

WILLIAM R. WAUGH, TRUSTEE

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

SCALE	DATE	JOB NO.
1"=100'	10-12-85	85128

**LOFLAND INDUSTRIAL PARK**  
B.J. LEWIS SURVEY, ABSTRACT # 225  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
LOFLAND BUSINESS PARK JOINT VENTURE  
1101 RIDGE ROAD ROCKWALL, TEXAS 75087



OWNERS CERTIFICATE

WHEREAS, Lofland Business Park Joint Venture is the owner of a tract or parcel of land situated in the B.J. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being that 17.5385 acre tract of land conveyed to Lofland Business Park Joint Venture by deed recorded in Volume 249, Page 373, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northwest corner of said 17.5385 acre tract and on the Southwest line of High School Drive; THENCE: South 42° 26' 11" East a distance of 673.16 feet along said Southwest line to an iron rod for a corner; THENCE: South 18° 22' 08" West a distance of 206.19 feet to an iron rod for a corner; THENCE: South 47° 22' 48" West a distance of 262.39 feet to an iron rod for a corner; THENCE: South 29° 46' 36" West a distance of 594.28 feet to an iron rod for a corner; THENCE: South 18° 52' 32" East a distance of 126.63 feet to an iron rod for a corner; THENCE: South 46° 08' 03" West a distance of 312.04 feet to an iron rod for a corner on the Northeast line of State Hwy. 205; THENCE: North 42° 44' 37" West a distance of 420.59 feet along said Northeast line to an iron rod for a corner on the Northwest line of said 17.5385 acre tract; THENCE: North 21° 37' 22" East a distance of 1216.35 feet along said Northwest line to an iron rod for a corner; THENCE: North 23° 03' 24" East a distance of 306.93 feet continuing along said Northwest line to the Point of Beginning and Containing 17.5385 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Lofland Business Park Joint Venture is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as LOFLAND INDUSTRIAL PARK, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 systems on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective 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 this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at Rockwall, Texas, this 10th day of February, 1986.

Don R. Cameron  
DON R. CAMERON

LOFLAND-BUSINESS PARK JOINT VENTURE

J. Rex Cameron  
J. REX CAMERON

James D. Conway  
JAMES D. CONWAY

STATE OF TEXAS  
COUNTY OF Rockwall

This instrument was acknowledged before me on the 10th day of February, 1986, by Don R. Cameron.

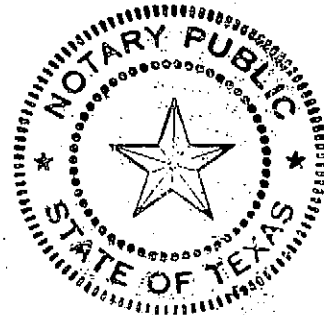
Jeresa Sparks  
Notary Public  
My Commission Expires 10/29/89



STATE OF TEXAS  
COUNTY OF Rockwall

This instrument was acknowledged before me on the 10th day of February, 1986, by J. Rex Cameron.

Jeresa Sparks  
Notary Public  
My Commission Expires 10/29/89



STATE OF TEXAS  
COUNTY OF Rockwall

This instrument was acknowledged before me on the 10th day of February, 1986, by James D. Conway.

Jeresa Sparks  
Notary Public  
My Commission Expires 10/29/89



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 10<sup>th</sup> day of February, 1986, by Harold L. Evans.

Reed G. Borch  
Notary Public  
My Commission Expires 4-10-88

RECOMMENDED FOR FINAL APPROVAL

William E. Smith  
City Manager

Date: 3-20-86

W. B. Smith  
Chairman, Planning and Zoning Commission

APPROVED

Date: 3.14.86

I hereby certify that the above and foregoing plat of LOFLAND INDUSTRIAL PARK, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of January, 1986.

James D. Conway  
Mayor, City of Rockwall



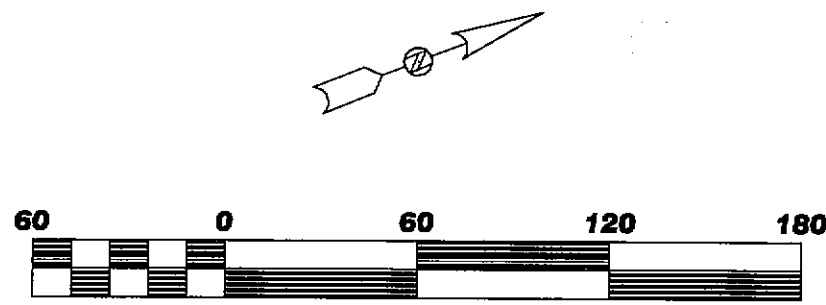
William E. Smith  
City Secretary, City of Rockwall

2  
7

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-12-85	85128

LOFLAND INDUSTRIAL PARK	
B.J. LEWIS SURVEY, ABSTRACT # 225	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
LOFLAND BUSINESS PARK JOINT VENTURE 1101 RIDGE ROAD ROCKWALL, TEXAS 75087	

Lofland Industrial



Scale 1" = 60'

BASIS OF BEARINGS  
FILED PLAT  
(CABINET E, PAGE 77, M.R.R.C.T.)

**LEGEND**

- CB CHORD BEARING
- CL CENTERLINE
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- NTS NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- TB TANGENT BEARING

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 47°15'23" E	30.00'
L2	N 42°44'37" W	46.52'
L3	N 21°37'22" E	58.13'
L4	N 68°22'38" W	35.66'
L5	N 21°37'22" E	32.25'
L6	S 68°22'38" E	50.00'
L7	N 23°22'38" W	38.90'
L8	N 68°22'38" W	2.50'
L9	N 21°37'22" E	15.00'
L10	S 68°22'38" E	2.50'
L11	N 68°22'38" W	2.50'
L12	N 21°37'22" E	15.00'
L13	S 68°22'38" E	2.50'
L14	N 68°22'38" W	2.50'
L15	N 21°37'22" E	14.99'

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L16	N 68°22'38" W	20.00'
L17	N 21°37'22" E	15.00'
L18	S 68°22'38" E	115.00'
L19	S 21°37'22" W	36.77'
L20	N 68°22'38" W	15.00'
L21	N 21°37'22" E	21.77'
L22	N 68°22'38" W	55.00'
L23	S 68°22'38" E	14.65'
L24	S 21°37'22" W	16.06'
L25	S 23°22'38" E	18.17'
L26	S 21°37'22" W	7.74'
L27	N 81°37'22" E	46.18'
L28	N 51°37'22" E	22.01'
L29	S 38°22'38" E	15.00'
L30	S 51°37'22" W	17.99'

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L31	S 68°22'38" E	12.50'
L32	S 21°37'22" W	7.50'
L33	S 68°22'38" E	40.00'
L34	N 68°22'38" W	47.50'
L35	S 21°37'22" W	2.50'
L36	N 68°22'38" W	5.00'
L37	S 68°22'38" E	5.00'
L38	S 21°37'22" W	15.00'
L39	N 68°22'38" W	5.00'
L40	S 21°37'22" W	7.93'
L41	S 81°37'22" W	88.50'
L42	N 53°55'10" E	14.71'
L43	S 21°37'22" W	10.00'
L44	N 68°22'38" W	14.71'
L45	S 21°37'22" W	14.49'

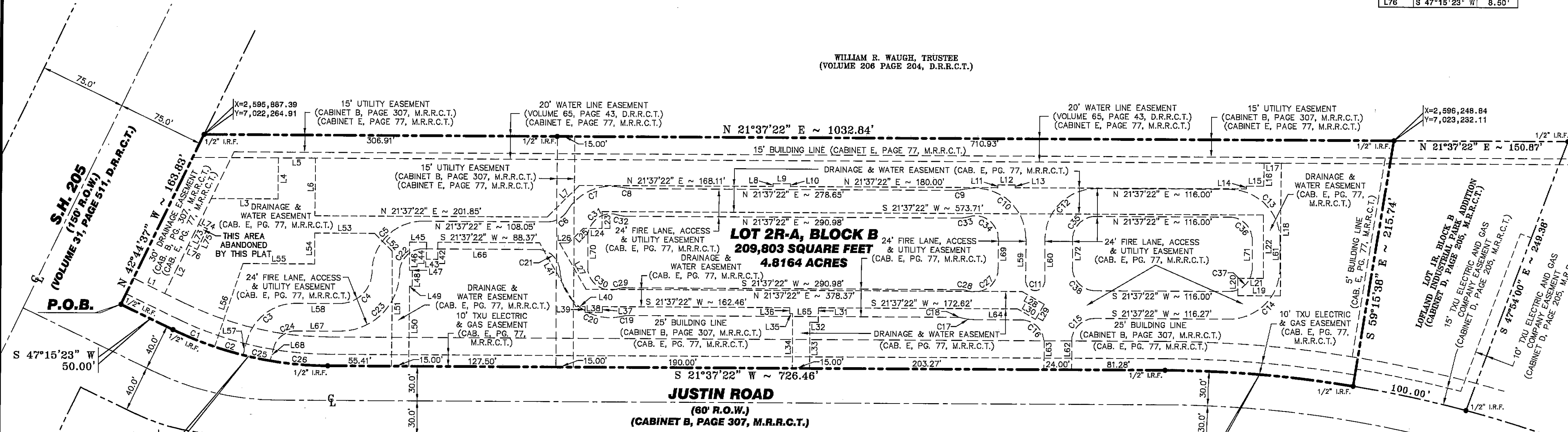
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L46	S 68°22'38" E	24.43'
L47	N 21°37'22" E	2.50'
L48	S 68°22'38" E	13.75'
L49	S 21°37'22" W	2.50'
L50	S 68°22'38" W	69.32'
L51	N 68°22'38" W	99.50'
L52	S 68°37'22" W	21.92'
L53	S 21°37'22" W	51.96'
L54	S 68°22'38" E	26.95'
L55	S 21°37'22" W	62.28'
L56	S 49°44'25" E	76.02'
L57	N 53°55'10" E	12.53'
L58	N 21°37'22" E	37.19'
L59	S 68°22'38" E	36.22'
L60	N 68°22'38" W	36.22'

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L61	S 68°22'38" E	24.50'
L62	S 68°22'38" E	24.50'
L63	N 68°22'38" W	23.00'
L64	S 21°37'22" W	40.25'
L65	S 21°37'22" W	284.21'
L66	S 21°37'22" W	99.23'
L67	S 21°37'22" W	37.13'
L68	S 53°55'10" E	11.28'
L69	S 68°22'38" E	26.00'
L70	N 68°22'38" W	26.00'
L71	S 68°22'38" E	24.50'
L72	N 68°22'38" W	24.50'
L73	N 42°44'37" W	20.00'
L74	N 47°15'23" E	8.50'
L75	S 42°44'37" E	20.00'
L76	S 47°15'23" W	8.50'

WILLIAM R. WAUGH, TRUSTEE  
(VOLUME 206 PAGE 204, D.R.R.C.T.)

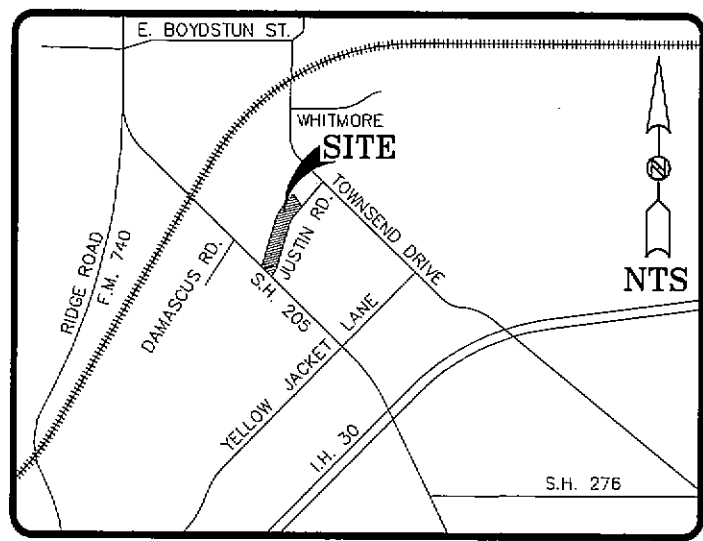


**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	07°10'51"	311.60'	39.05'	39.05'	N 43°39'48" W	99.03'
C2	04°45'52"	311.60'	25.91'	25.91'	N 37°41'44" E	25.90'
C3	76°29'13"	44.00'	58.74'	58.74'	N 15°40'33" W	54.47'
C4	89°50'11"	28.00'	43.90'	43.90'	N 23°17'43" W	39.54'
C5	89°50'11"	44.00'	68.99'	68.99'	N 23°17'43" W	62.14'
C6	59°11'17"	20.00'	20.66'	20.66'	N 07°58'16" W	19.75'
C7	71°25'37"	44.00'	54.85'	54.85'	N 01°51'07" W	51.37'
C8	12°14'20"	44.00'	9.40'	9.40'	N 27°44'32" E	9.38'
C9	12°14'20"	44.00'	9.40'	9.40'	N 15°30'12" E	9.38'
C10	102°14'20"	44.00'	78.51'	78.51'	N 60°30'12" E	68.50'
C11	180°00'00"	8.28'	26.02'	26.02'	N 21°37'22" E	16.56'
C12	90°00'00"	44.00'	69.12'	69.12'	N 23°22'38" W	62.23'
C13	90°00'00"	44.00'	69.12'	69.12'	N 66°37'22" E	62.23'
C14	90°00'00"	44.00'	69.12'	69.12'	S 23°22'38" E	62.23'
C15	90°00'01"	20.00'	31.42'	31.42'	S 23°22'39" E	28.28'
C16	89°59'59"	20.00'	31.42'	31.42'	S 66°37'21" W	28.28'
C17	14°25'00"	44.00'	11.07'	11.07'	S 28°46'34" W	11.04'
C18	14°21'42"	20.00'	5.01'	5.01'	S 28°48'13" W	5.00'
C19	14°21'42"	20.00'	5.01'	5.01'	S 14°26'31" W	5.00'
C20	99°41'07"	44.00'	76.55'	76.55'	S 57°08'14" W	67.26'
C21	85°19'25"	20.00'	29.78'	29.78'	S 64°17'05" W	27.11'
C22	89°50'11"	20.00'	31.36'	31.36'	S 23°17'43" E	28.24'
C23	90°42'19"	52.00'	82.32'	82.32'	S 22°51'39" E	73.99'
C24	75°32'32"	20.00'	26.37'	26.37'	S 16°08'54" E	24.50'
C25	04°25'12"	311.60'	24.04'	24.04'	S 33°06'01" W	24.03'
C26	09°16'04"	311.60'	50.40'	50.40'	N 26°15'23" E	50.35'
C27	108°11'42"	20.00'	37.77'	37.77'	S 14°16'47" E	32.40'
C28	18°11'42"	20.00'	6.35'	6.35'	S 30°43'13" W	6.32'
C29	18°11'42"	20.00'	6.35'	6.35'	S 12°31'31" W	6.32'
C30	108°11'42"	20.00'	37.77'	37.77'	S 57°31'31" W	32.40'
C31	108°11'42"	20.00'	37.77'	37.77'	N 14°16'47" W	32.40'
C32	18°11'42"	20.00'	6.35'	6.35'	N 30°43'13" E	6.32'
C33	18°11'42"	20.00'	6.35'	6.35'	N 12°31'31" E	6.32'
C34	108°11'42"	20.00'	37.77'	37.77'	N 57°31'31" E	32.40'
C35	90°00'00"	20.00'	31.42'	31.42'	N 23°22'38" W	28.28'
C36	90°00'00"	20.00'	31.42'	31.42'	N 66°37'22" E	28.28'
C37	90°00'00"	20.00'	31.42'	31.42'	S 23°22'38" E	28.28'
C38	90°00'00"	20.00'	31.42'	31.42'	S 66°37'22" W	28.28'

Delta=25°37'59"  
Radius=311.60'  
Length=139.40'  
CB=S 34°26'21" W  
Chord=138.24'  
TB=S 21°37'22" W

Delta=09°07'00"  
Radius=1030.00'  
Length=163.89'  
CB=S 26°10'52" W  
Chord=163.72'  
TB=S 30°44'22" W



**LOCATION MAP**

**ZONING**

SUBJECT TRACT ZONED COMMERCIAL

**COORDINATE NOTE**

Coordinates shown at the southwest and northwest corners are based on City of Rockwall Control Monument 5 and its azimuth mark, the base of tallest antenna on top of water tower in Rockwall (near post office) with an applied scale factor of 0.99985299.

**FLOOD NOTE**

By graphic plotting only, the property described hereon lies in Zone "C", areas determined to be outside the 100-year flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for City of Rockwall, Texas, Rockwall County, Community Panel Number 480547 0005 C Map Revised Date, June 16, 1992

THE PURPOSE OF THIS REPLAT IS TO ABANDON A 8.5' X 20' PORTION OF THE DRAINAGE WATER EASEMENT LOCATED NEAR THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

**LOFLAND INDUSTRIAL PARK  
LOT 2R-A, BLOCK B**

BEING A REPLAT OF  
LOFLAND INDUSTRIAL PARK, LOT 2R, BLOCK B  
(CABINET E, PAGE 77, M.R.R.C.T.)  
out of

B.J. LEWIS SURVEY, ABSTRACT No. 225  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date of Survey: 08/16/2002 Job Number: 0110121 Drawn By: MMD SHEET 1 OF 2

**OWNER**  
ROCKWALL SELF STORAGE, LTD.  
115 S. Travis Street  
Sherman, Texas 75090  
(903) 892-2151

**Survey Consultants, Inc.**

3425 18th Street ~ Plano, Texas 75074 ~ (972) 424-7002 Fax (972) 633-1702  
WWW.SurveyConsultantsInc.com

Lofland Industrial Park  
Lot 2R-A, Block B

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
DEPUTY CLERK  
JULIETTE BURKS  
01 JAN - 5 PM 3:59

E 371-392



**OWNERS CERTIFICATE AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Self Storage, Ltd., a Texas Limited Partnership, is the sole owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas out of the B.J. Lewis Survey, Abstract No. 225 and being all of Lot 2R, Block B, Lofland Industrial Park, Lot 2R, Block B according to the plat thereof recorded in Cabinet E, Page 77, Map Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the intersection of the northeast right-of-way line of State Highway 205 and the northwest right-of-way line of Justin Drive;

**THENCE** along said northeast right-of-way line, North 42 degrees, 44 minutes, 37 seconds, West a distance of 163.83 feet to a 1/2" iron rod found, the southwest corner of said Lot 2R, and being the southeast corner of a tract of land conveyed to William P. Waugh, according to the deed filed for record in Volume 206, Page 204, Deed Records, Rockwall County, Texas;

**THENCE** departing said northeast line, along the westerly line of said Lot 2R and the easterly line of said Waugh tract, North 21 degrees, 37 minutes, 22 seconds East, a distance of 1032.84 feet to a 1/2" iron rod found, the northwest corner of said Lot 2R and being the southwest corner of Lot 1R, Block B, Lofland Industrial Park Addition, according to the plat thereof recorded in Cabinet D, Page 205, Map Records, Rockwall County, Texas;

**THENCE** departing said easterly line, along the northerly line of said Lot 2R and the southerly line of said Lot 1R, South 59 degrees, 15 minutes, 38 seconds East, a distance of 215.74 feet to a 1/2" iron rod found in the westerly right-of-way line of Justin Drive, the southeast corner of said Lot 1R and being the northeast corner of said Lot 2R and being the beginning of a non-tangent curve to the left;

**THENCE** along said westerly right-of-way line, along said curve to the left through a central angle of 09 degrees, 07 minutes, 00 seconds, a radius of 1,030.00 feet, an arc length of 163.89 feet, a chord bearing of South 26 degrees, 10 minutes, 52 seconds West, a chord distance of 163.72 feet, to a 1/2" iron rod found, the end of said curve;

**THENCE** continuing along said westerly right-of-way line, South 21 degrees, 37 minutes, 22 seconds West, a distance of 726.46 feet to a 1/2" iron rod found, the beginning of a tangent curve to the right;

**THENCE** continuing along said westerly right-of-way line, with said curve to the right through a central angle of 25 degrees, 37 minutes, 59 seconds, a radius of 311.60 feet, an arc length of 139.40 feet, a chord bearing of South 34 degrees, 26 minutes, 21 seconds West, with a chord distance of 138.24 feet, to a 1/2" iron rod found, the end of said curve;

**THENCE** continuing along said westerly right-of-way line, South 47 degrees, 15 minutes, 23 seconds West, a distance of 50.00 feet, to the **POINT OF BEGINNING** and containing 209,803 square feet or 4.8164 acres of land, more or less.

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 **LOFLAND INDUSTRIAL PARK, LOT 2R-A, BLOCK B**, 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 **LOFLAND INDUSTRIAL PARK, LOT 2R-A, BLOCK B** 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

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.

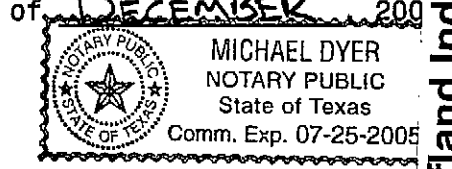
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim,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

*Rick Jones*  
Rick Jones  
President, Advantage Self Storage, Inc.  
Sole Manager, Rockwall Self Storage I, LLC.  
General Partner, Rockwall Self Storage, Ltd.

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Ri Jones, 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 a consideration therein stated.

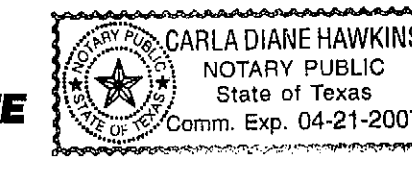
Given upon my hand and seal of office this 17<sup>TH</sup> day of DECEMBER, 2003.  
*Michael Dyer*  
Notary Public in and for the State of Texas  
Authorized Signature of Party with Mortgage or Lien Interest



STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared M. Steve Jones, 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 18 day of December, 2003.  
*Carla Diane Hawkins*  
Notary Public in and for the State of Texas

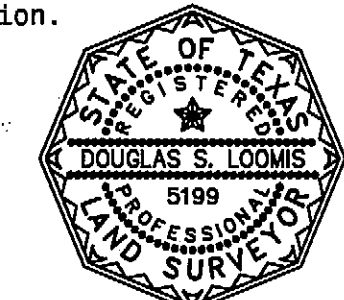


**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas S. Loomis, 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.

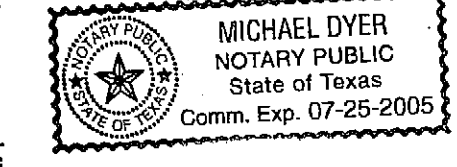
*Douglas S. Loomis*  
Douglas S. Loomis  
Registered Professional Land Surveyor, No. 5199



STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 16<sup>TH</sup> day of DECEMBER, 2003

By: MICHAEL DYER  
*Michael Dyer*  
Notary Public in and for the State of Texas



**RECOMMENDED FOR FINAL APPROVAL**

*Greg Burdum*  
Planning and Zoning Commission

1/5/04  
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 16 day of September 2003.

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 31<sup>st</sup> day of December, 2003.

*Richard Jones*  
Mayor, City of Rockwall  
*Nancy Burdum*  
City Secretary, City of Rockwall



**LOFLAND INDUSTRIAL PARK  
LOT 2R-A, BLOCK B**

BEING A REPLAT OF  
LOFLAND INDUSTRIAL PARK, LOT 2R, BLOCK B  
(CABINET E, PAGE 77, M.R.R.C.T.)  
out of

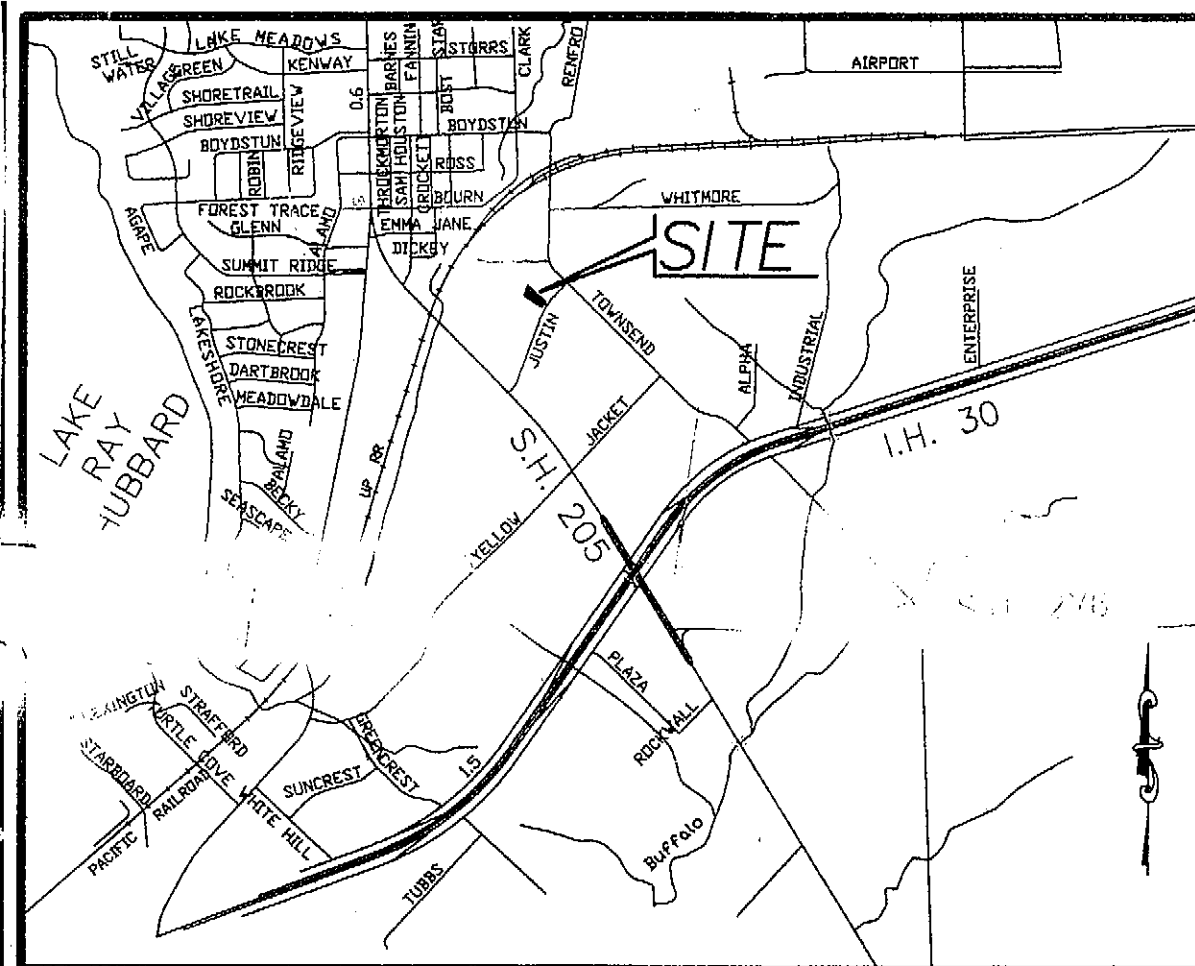
B.J. LEWIS SURVEY, ABSTRACT No. 225  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date of Survey: 08/16/2002      Job Number: 0110121      Drawn By: MMD      SHEET 2 OF 2

**OWNER**  
ROCKWALL SELF STORAGE, LTD.  
115 S. Travis Street  
Sherman, Texas 75090  
(903) 892-2151

**Survey Consultants, Inc.**  
3425 18th Street ~ Plano, Texas 75074 ~ (972) 424-7002 Fax (972) 633-1702  
WWW.SurveyConsultantsInc.Com

Lofland Industrial Park  
Lot 2R-A, Block B



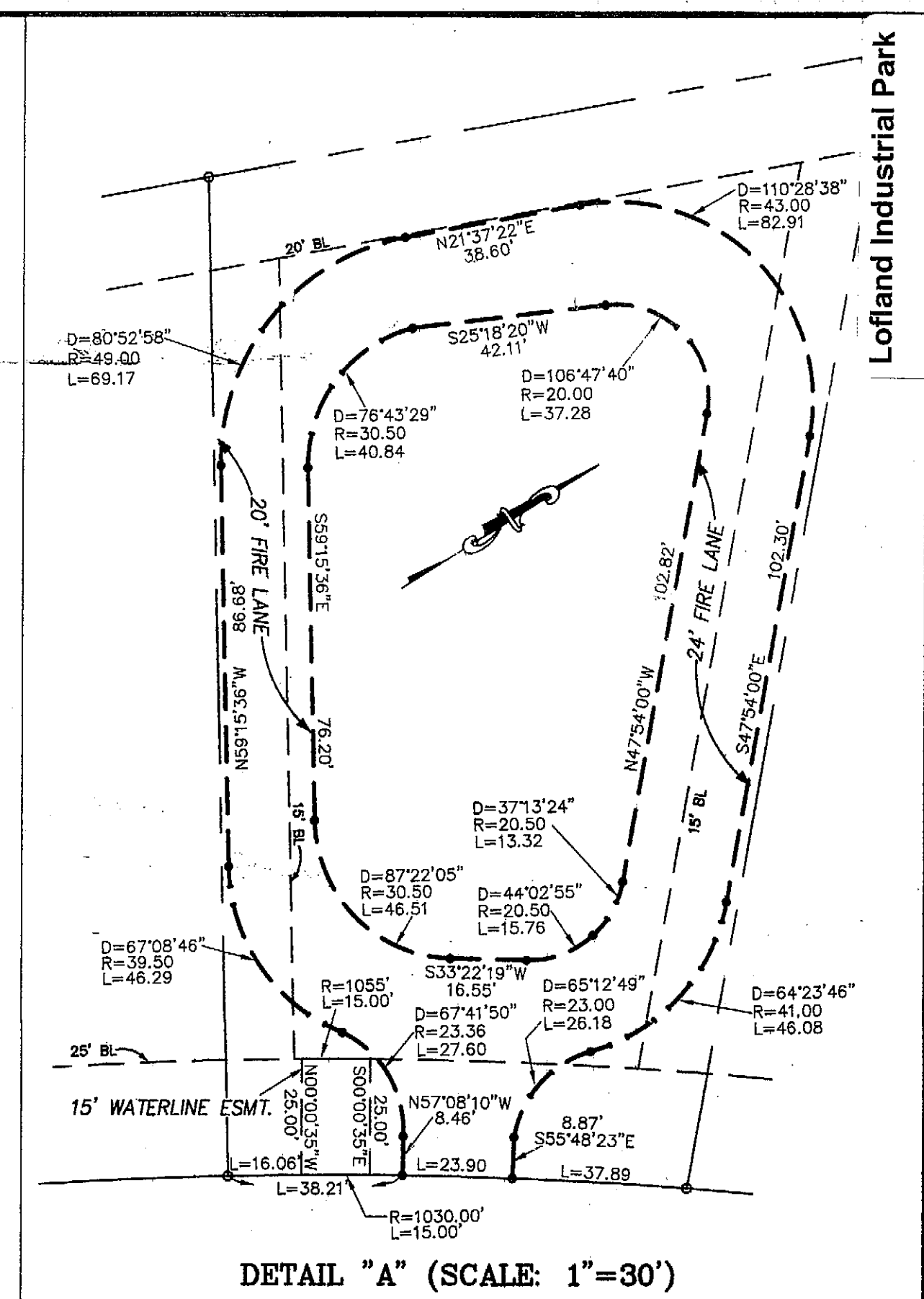
FILED FOR RECORD  
 ROCKWALL, TEXAS  
 00 AUG -7 PM 1:50  
 COUNTY CLERK  
 CO. CLERK  
 BY: \_\_\_\_\_ DEPUTY

D-277+278

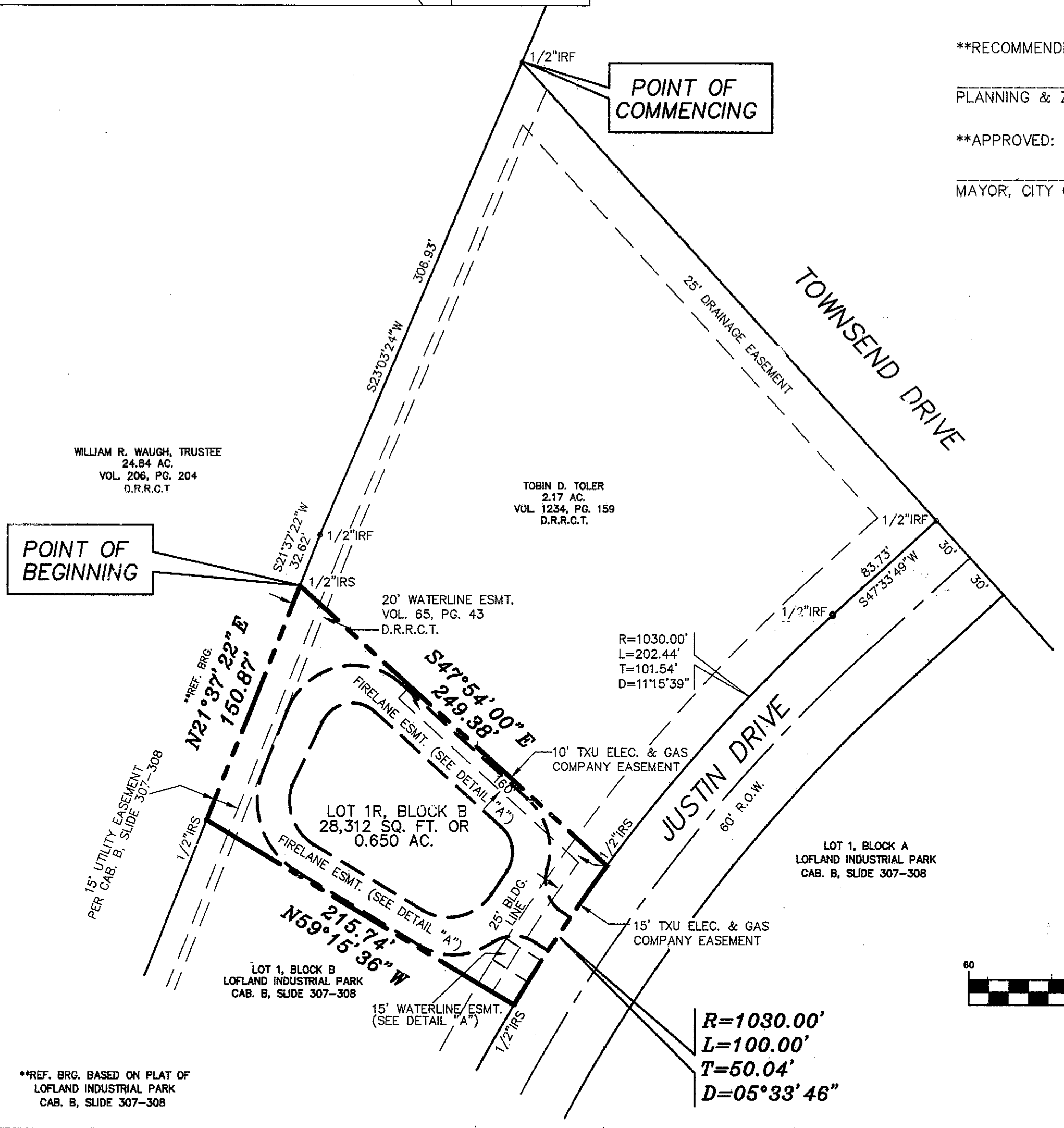
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOT 1R, BLOCK B, OF LOFLAND INDUSTRIAL PARK ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2000.  
 THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN 120 DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS MY HAND THIS 7th DAY OF June, 2000.  
*Bilinda Page*  
 CITY SECRETARY, CITY OF ROCKWALL, TEXAS

\*\*RECOMMENDED FOR FINAL APPROVAL:  
 PLANNING & ZONING COMMISSION DATE \_\_\_\_\_  
 \*\*APPROVED: *Scott A. Self*  
 MAYOR, CITY OF ROCKWALL, TEXAS DATE \_\_\_\_\_



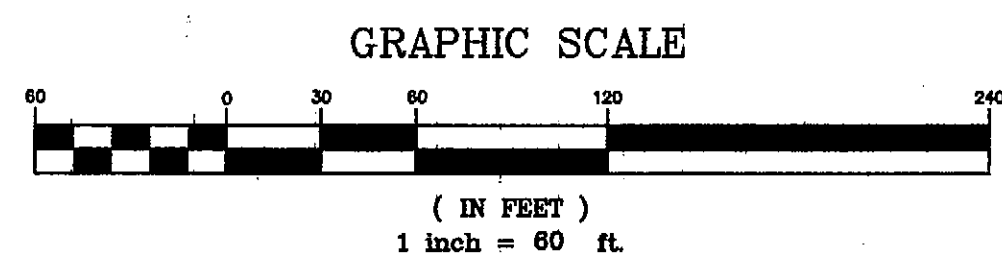
DETAIL "A" (SCALE: 1"=30')



**OWNER/DEVELOPER**  
 BLUEBONNETT WEST TRUST  
 P.O. BOX 861  
 GREENVILLE, TEXAS 75403  
 (903) 450-8714

**REPLAT**  
 LOT 1R, BLOCK B OF  
 LOFLAND INDUSTRIAL PARK ADDITION  
 A REPLAT OF PART OF LOT 1, BLOCK B OF  
 LOFLAND INDUSTRIAL PARK ADDITION  
 B.J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PROJECT: 9936FPLT  
 DATE: MAY 2000  
 SCALE: 1"=60'  
 DRAWN: D.L.B.  
 CHK'D: W.L.D.  
**DOUPHRAE & ASSOCIATES, INC.**  
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
 P.O. BOX 1336 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUEBONNETT WEST TRUST, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE B.J. LEWIS SURVEY, ABSTRACT NO. 225, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK B OF LOFLAND INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDES 307 AND 308 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF A CALLED 2.17 ACRE TRACT AS CONVEYED TO TOBIN D. TOLER AS RECORDED IN VOLUME 1234, PAGE 159, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAME BEING ON THE SOUTHWEST LINE OF TOWNSEND DRIVE (A 90' R.O.W.)

THENCE, SOUTH 23°03'24" WEST, LEAVING TOWNSEND DRIVE AND ALONG THE NORTHWEST LINE OF SAID TOLER TRACT, A DISTANCE OF 306.93 FEET TO A 1/2" IRON ROD FOUND;

THENCE, SOUTH 21°37'22" WEST, A DISTANCE OF 32.62 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE, SOUTH 47°54'00" EAST, ALONG THE SOUTHWEST LINE OF SAID TOLER TRACT, A DISTANCE OF 249.38 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF JUSTIN DRIVE (A 60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF SAID TOLER TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°33'46", A RADIUS OF 1030.00 FEET, A CHORD DISTANCE OF 99.96 FEET THAT BEARS SOUTH 33°31' WEST,

AROUND SAID CURVE, AN ARC DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 59°15'36" WEST, LEAVING THE NORTHWEST LINE OF JUSTIN DRIVE, A DISTANCE OF 215.74 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF SAID LOT 1, BLOCK B, LOFLAND INDUSTRIAL PARK;

THENCE, NORTH 21°37'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK B, A DISTANCE OF 150.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,312 SQUARE FEET OR 0.650 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 REPLAT OF LOT 1R, BLOCK B OF LOFLAND INDUSTRIAL PARK subdivision an addition to the City of Rockwall, Rockwall County, 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 REPLAT OF LOT 1R, BLOCK B OF LOFLAND INDUSTRIAL PARK Addition, 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:

- 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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

OWNER: BLUEBONNETT WEST TRUST by Ellie Muliken  
ELLIE MULIKEN

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared ELLIE MULIKEN 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 31<sup>st</sup> day of May, 2000

Jodi M. Wilcox  
Notary Public in and for the State of Texas  
Expires: 8-13-2003  
My Commission Expires: 08-13-2003

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. 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.

Kenneth E. Brown  
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 31<sup>st</sup> day of May, 2000

Jodi M. Wilcox  
Notary Public in and for the State of Texas  
Expires: 8-13-2003  
My Commission Expires: 08-13-2003

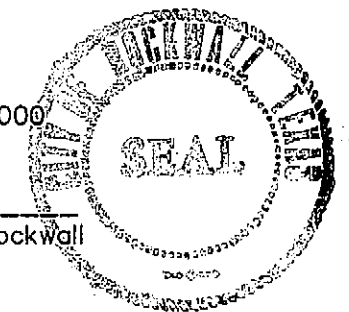
RECOMMENDED FOR FINAL APPROVAL  
[Signature]  
Planning and Zoning Commission Date

APPROVED  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of June, 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 7<sup>th</sup> day of June, 2000  
Belinda Page  
Mayor, City of Rockwall City Secretary City of Rockwall



**REPLAT**  
**LOT 1R, BLOCK B, OF**  
**LOFLAND INDUSTRIAL PARK ADDITION**  
A REPLAT OF PART OF LOT 1, BLOCK B OF  
LOFLAND INDUSTRIAL PARK ADDITION  
**B.J. LEWIS SURVEY, ABSTRACT NO. 225**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

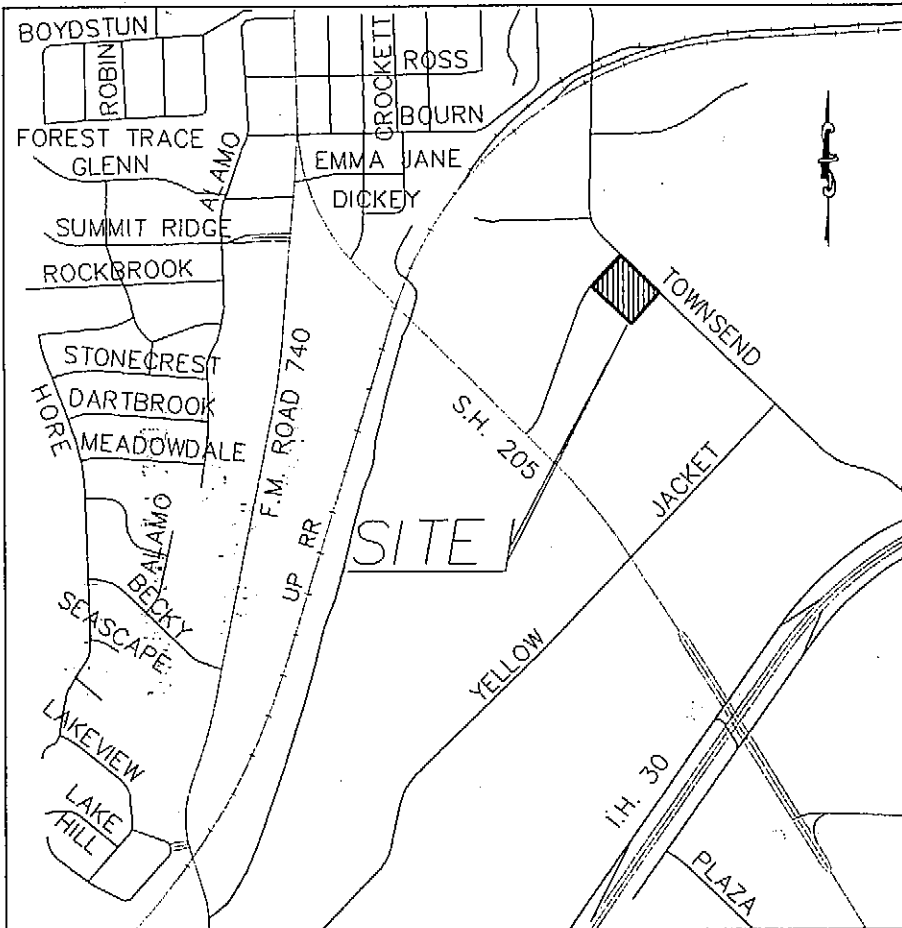
PROJECT:	9936FPLT
DATE:	MAY, 2000
SCALE:	1"=60'
DRAWN:	D.L.B.
CHK'D:	W.L.D.

**DOUPHRADE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**23**

SHEET 2 OF 2





VICINITY MAP

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1A, BLOCK A OF REPLAT OF LOT 1, BLOCK A OF LOFLAND INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET D, SLIDE 65, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT AS CONVEYED TO B.R. AND R.B. CAMERON AS RECORDED IN VOLUME 108, PAGE 837 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE SOUTHEAST LINE OF JUSTIN ROAD (A 60' R.O.W.) WITH THE SOUTHWEST LINE OF T.L. TOWNSEND DRIVE (A 60' R.O.W.), SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 1A, BLOCK A;

THENCE, SOUTH 42°27'42" EAST, ALONG THE SOUTHWEST LINE OF SAID TOWNSEND DRIVE, PASSING AT 243.16 FEET A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1A, BLOCK A, IN ALL A TOTAL DISTANCE OF 343.43 FEET TO A 4" IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID CAMERON TRACT;

THENCE, SOUTH 47°25'17" WEST, LEAVING TOWNSEND DRIVE, A DISTANCE OF 217.74 FEET TO A 5/8" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 1A, BLOCK A, AND ALSO BEING THE MOST EASTERLY CORNER OF LOT 1-R, BLOCK A OF REPLAT OF JUSTIN DRIVE PROFESSIONAL PARK LTD. ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET E, SLIDES 228 THRU 230, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, NORTH 42°25'09" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 1-R, BLOCK A, A DISTANCE OF 334.27 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTHEAST LINE OF JUSTIN ROAD AT THE MOST NORTHERLY CORNER OF SAME, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°55'40" AND A RADIUS OF 970.00 FEET, A CHORD DISTANCE OF 134.11 FEET THAT BEARS NORTH 43°26'01" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 134.22 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 47°32'18" EAST, CONTINUING ALONG JUSTIN ROAD, A DISTANCE OF 83.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.707 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 REPLAT OF LOT 1A, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION, on addition to the City of Rockwall, Rockwall County, 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 REPLAT OF LOT 1A, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION 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:

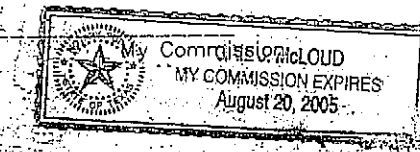
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

Philip L. Hail Board Chairman  
OWNER: ROCKWALL CENTRAL APPRAISAL DISTRICT by

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared Philip L. Hail 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 13 day of June, 2003

Paul L. McLeod  
Notary Public in and for the State of Texas  
Expires:



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2003

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. 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.

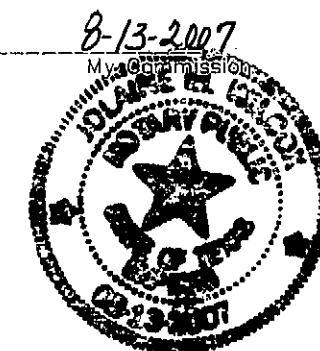
Kenneth E. Brown  
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared Kenneth E. Brown 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<sup>th</sup> day of June, 2003

Galina M. Wilson  
Notary Public in and for the State of Texas  
Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

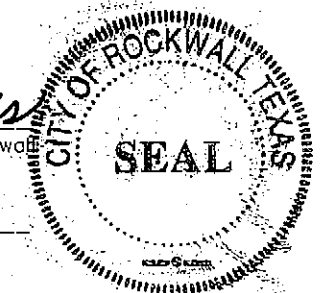
19<sup>th</sup> day of May, 2003

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 24<sup>th</sup> day of June, 2003

Regina Dorothy Brooks  
Mayor, City of Rockwall City Secretary, City of Rockwall



County Judge

Chuck Todd 6-23-03



GRAPHIC SCALE



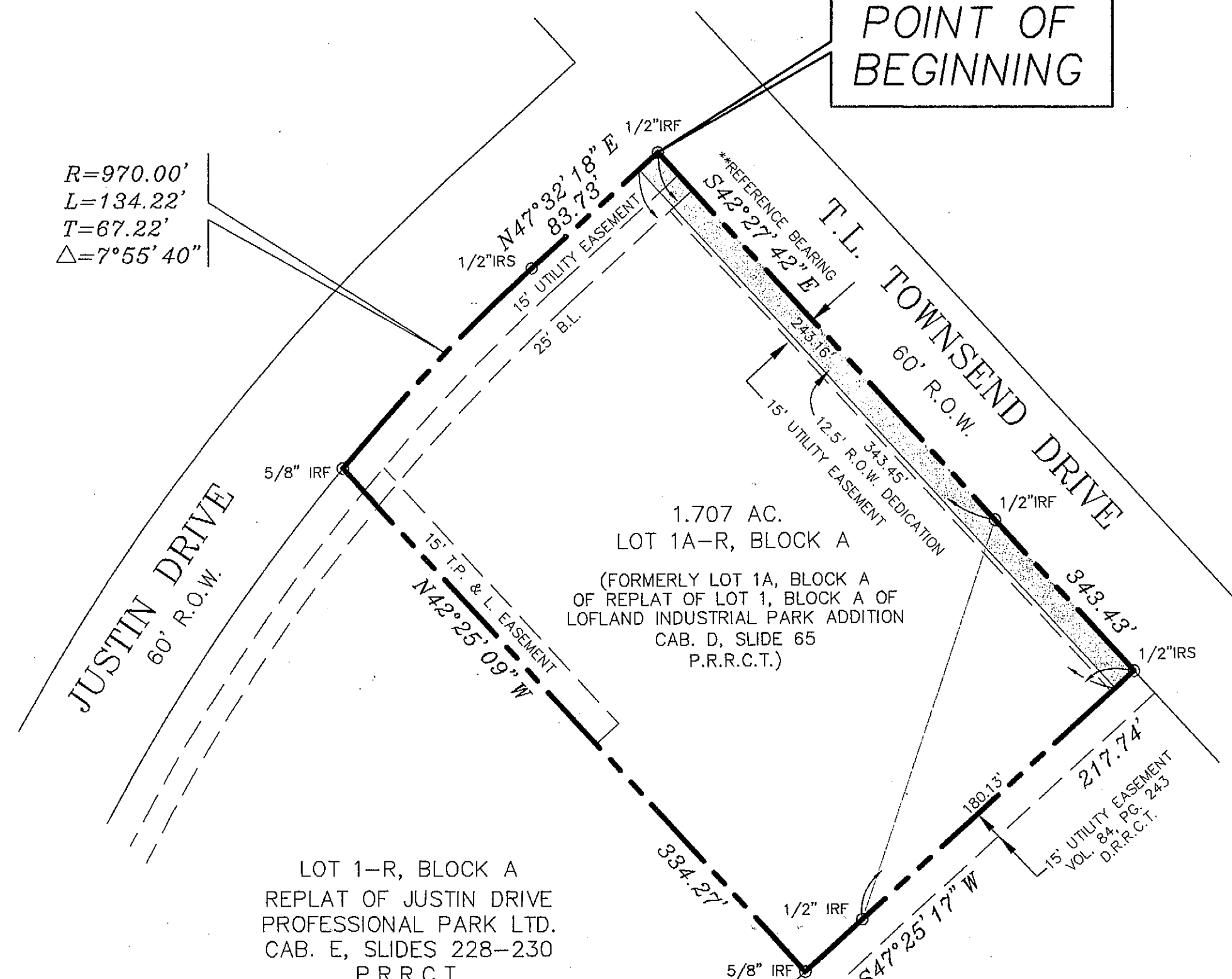
( IN FEET )  
1 inch = 60 ft.

E 318

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
03 JUN 30 AM 9:05  
PAULETTE BURKS  
CO. CLERK  
DEPUTY

R=970.00'  
L=134.22'  
T=67.22'  
Δ=7°55'40"

POINT OF BEGINNING



LOT 1-R, BLOCK A  
REPLAT OF JUSTIN DRIVE  
PROFESSIONAL PARK LTD.  
CAB. E, SLIDES 228-230  
P.R.R.C.T.

1.707 AC.  
LOT 1A-R, BLOCK A  
(FORMERLY LOT 1A, BLOCK A OF  
LOFLAND INDUSTRIAL PARK ADDITION  
CAB. D, SLIDE 65  
P.R.R.C.T.)

B.R. & R.B. CAMERON  
VOL. 108, PG. 837  
D.R.R.C.T.

B.J.T. LEWIS SURVEY,  
ABSTRACT NO. 255

OWNER/DEVELOPER

ENGINEER/SURVEYOR

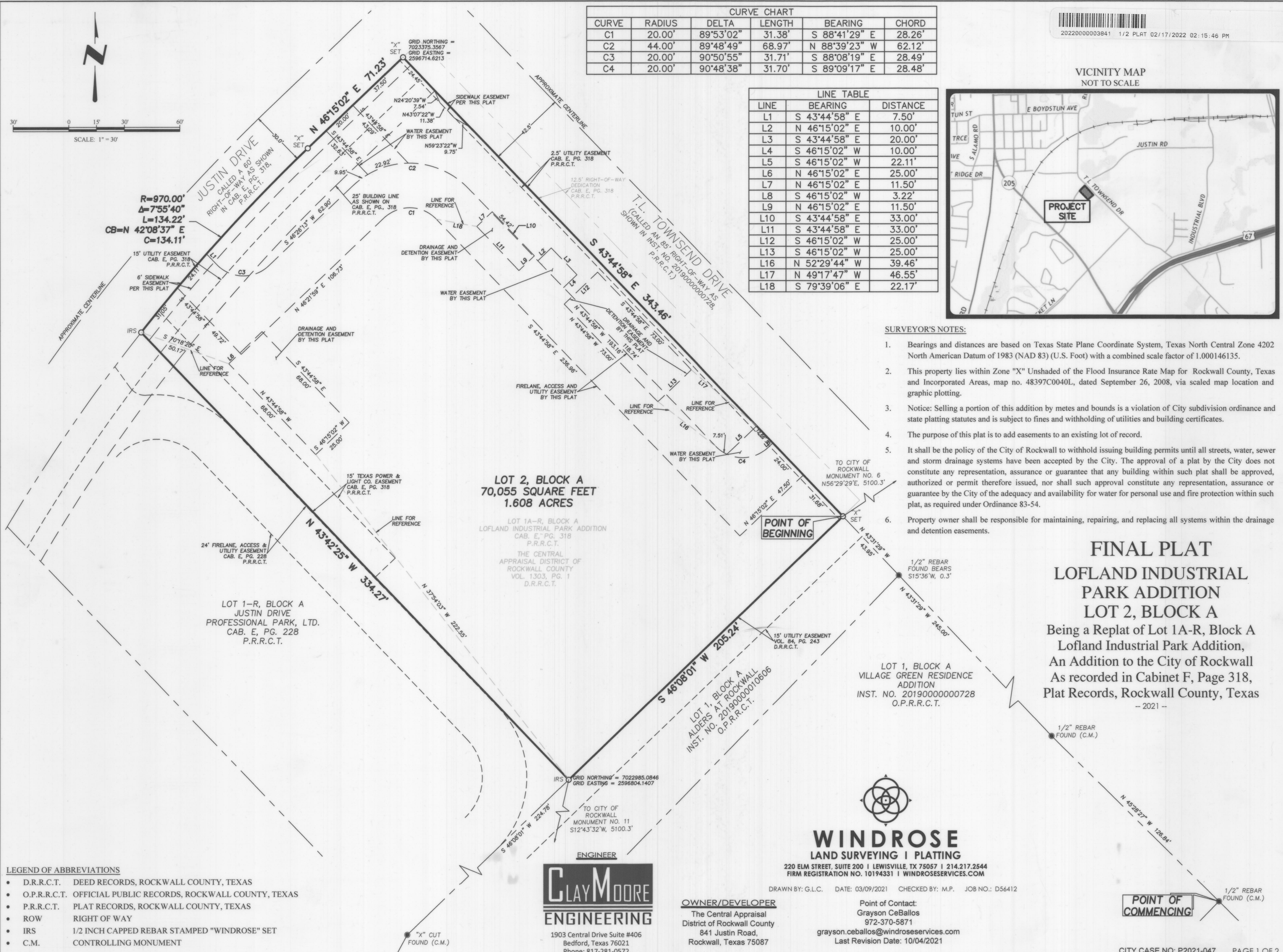
ROCKWALL CENTRAL APPRAISAL DISTRICT DOUPHRADE & ASSOCIATES, INC.  
841 JUSTIN ROAD 2235 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087 ROCKWALL, TEXAS 75087  
(972) 771-2034 (972) 771-9004

FINAL REPLAT  
REPLAT OF LOT 1A, BLOCK A OF  
LOFLAND INDUSTRIAL PARK ADDITION  
1 LOT - 1.707 AC.  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PROJECT: 0244RPLT DOUPHRADE & ASSOCIATES, INC.  
DATE: JAN. 2003  
SCALE: 1"=60'  
DRAWN: D.L.B.  
CHK'D: W.L.D.  
2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

\*\*REFERENCE BEARING BASED ON THE CITY OF ROCKWALL MONUMENTATION

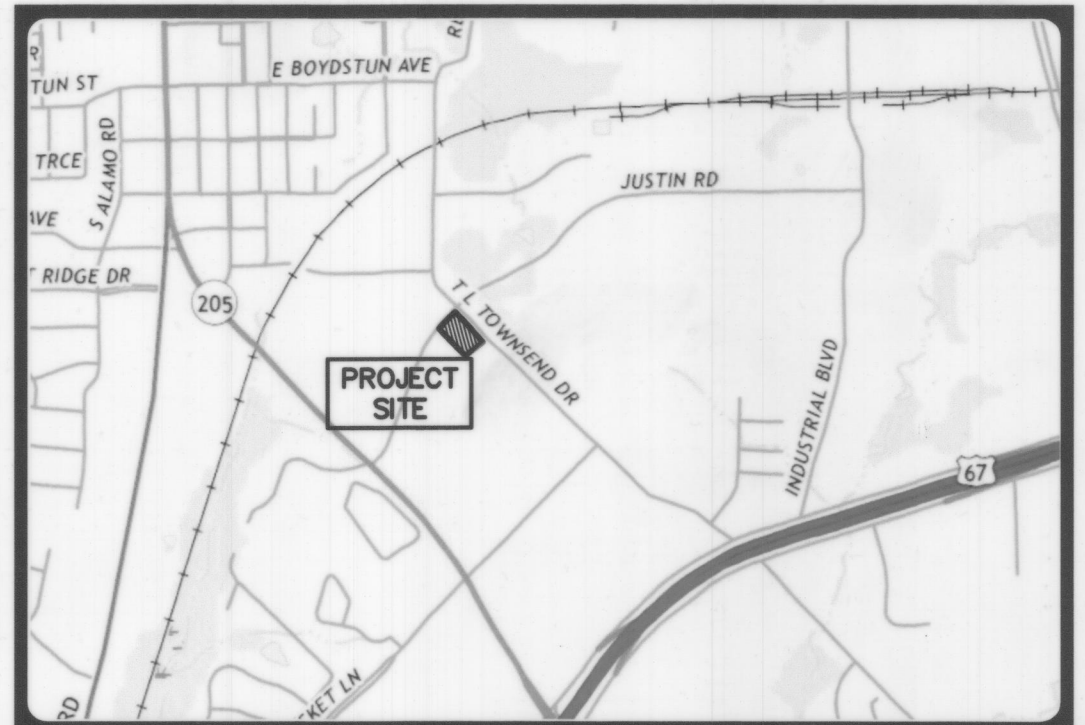




CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	20.00'	89°53'02"	31.38'	S 88°41'29" E	28.26'
C2	44.00'	89°48'49"	68.97'	N 88°39'23" W	62.12'
C3	20.00'	90°50'55"	31.71'	S 88°08'19" E	28.49'
C4	20.00'	90°48'38"	31.70'	S 89°09'17" E	28.48'

2022000003841 1/2 PLAT 02/17/2022 02:15:46 PM

VICINITY MAP  
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°44'58" E	7.50'
L2	N 46°15'02" E	10.00'
L3	S 43°44'58" E	20.00'
L4	S 46°15'02" W	10.00'
L5	S 46°15'02" W	22.11'
L6	N 46°15'02" E	25.00'
L7	N 46°15'02" E	11.50'
L8	S 46°15'02" W	3.22'
L9	N 46°15'02" E	11.50'
L10	S 43°44'58" E	33.00'
L11	S 43°44'58" E	33.00'
L12	S 46°15'02" W	25.00'
L13	S 46°15'02" W	25.00'
L16	N 52°29'44" W	39.46'
L17	N 49°17'47" W	46.55'
L18	S 79°39'06" E	22.17'

**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000146135.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, dated September 26, 2008, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add easements to an existing lot of record.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

**FINAL PLAT**  
**LOFLAND INDUSTRIAL**  
**PARK ADDITION**  
**LOT 2, BLOCK A**  
 Being a Replat of Lot 1A-R, Block A  
 Lofland Industrial Park Addition,  
 An Addition to the City of Rockwall  
 As recorded in Cabinet F, Page 318,  
 Plat Records, Rockwall County, Texas

-- 2021 --

- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT

ENGINEER

**CLAY MOORE**  
ENGINEERING

1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

**OWNER/DEVELOPER**  
 The Central Appraisal  
 District of Rockwall County  
 841 Justin Road,  
 Rockwall, Texas 75087

**WINDROSE**  
**LAND SURVEYING | PLATTING**  
 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/09/2021 CHECKED BY: M.P. JOB NO.: D56412

Point of Contact:  
 Grayson CeBallos  
 972-370-5871  
 grayson.ceballos@windroseservices.com  
 Last Revision Date: 10/04/2021

**POINT OF COMMENCING**



STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS The Central Appraisal District of Rockwall County are the owners of a 1.608 acre tract of land situated in the B.J. Lewis Survey, Abstract Number 225, being all of Lot 1A-R, Block A of Lofland Industrial Park Addition, an addition to the City of Rockwall, as recorded in Cabinet E, Page 318, Plat Records, Rockwall County, Texas, being a tract of land described to The Central Appraisal District of Rockwall County, as recorded in Volume 1303, Page 01, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00015063);

COMMENCING from a 1/2 inch rebar found for the easternmost corner of Lot 1, Block A of Village Green Residence Addition, an addition to the City of Rockwall, as recorded in Instrument Number 2019000000728, Plat Records, Rockwall County, Texas, also being a point on the south right-of-way line of T.L. Townsend Drive (Called an 85 foot right-of-way as shown in Instrument Number 2019000000728, Plat Records, Rockwall County, Texas);

THENCE North 45 degrees 28 minutes 27 seconds West, with the south right-of-way line of said T.L. Townsend Drive, with a north line of said Lot 1, a distance of 126.84 feet to a 1/2 inch rebar found for an exterior "ell" corner of said Lot 1;

THENCE North 43 degrees 31 minutes 29 seconds West, with the south right-of-way line of said T.L. Townsend Drive, same being a north line of said Lot 1, a distance of 245.00 feet to a point for the northernmost corner of said Lot 1, same being the easternmost northeast corner of Lot 1, Block A of Alders At Rockwall as recorded in Instrument Number 2019000010606, Plat Records, Rockwall County, Texas from which a 1/2 inch rebar found bears South 15 degrees 36 minutes West, a distance of 0.3 feet;

THENCE North 43 degrees 31 minutes 29 seconds West, with the south right-of-way line of said T.L. Townsend Drive, with the northeasternmost line of said second referenced Lot 1, a distance of 43.95 feet to an "X" Cut set in concrete for the easternmost corner of said Lot 1A-R, same being the easternmost northwest corner of said second referenced Lot 1 and said point being THE POINT OF BEGINNING;

THENCE South 46 degrees 08 minutes 01 seconds West, departing the south right-of-way line of said T.L. Townsend Drive, with a northwest line of said second referenced Lot 1, same being the southeastern line of said Lot 1A-R, a distance of 205.24 feet to a 1/2 inch rebar capped "WINDROSE" set for the easternmost corner of Lot 1-R, Block A of Justin Drive Professional Park, LTD, an addition to the City of Rockwall, as recorded in Cabinet E, Page 228, Plat Records Rockwall County, Texas;

THENCE North 43 degrees 42 minutes 25 seconds West, departing a north line of said second referenced Lot 1, with an east line of said Lot 1-R, a distance of 334.27 feet to a 1/2 inch rebar capped "WINDROSE" set for the northern most corner of said Lot 1-R and lying on the south right-of-way line of Justin Drive (Called a 60 foot right-of-way as shown in Cabinet E, Page 318, Plat Records, Rockwall County, Texas) and being the beginning of a curve to the right with a radius of 970.00 feet, a central angle of 07 degrees 55 minutes 40 seconds and a chord bearing and distance of North 42 degrees 08 minutes 37 seconds East, a distance of 134.11 feet;

THENCE with said curve to the right, with the east right-of-way line of said Justin Drive, an arc length of 134.22 feet to an "X" Cut set in concrete for corner;

THENCE North 46 degrees 15 minutes 02 seconds East, with the southeast right-of-way line of said Justin Drive, a distance of 71.23 feet to an "X" Cut set in concrete at the intersection of the southeast right-of-way line of said Justin Drive, same being the southwest right-of-way line of said T.L. Townsend Drive;

THENCE South 43 degrees 44 minutes 58 seconds East, with the southwest right-of-way line of said T.L. Townsend Drive, a distance of 343.46 feet to THE POINT OF BEGINNING and containing 70,055 square feet or 1.608 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Lofland Industrial Park 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **Lofland Industrial Park Addition** 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:

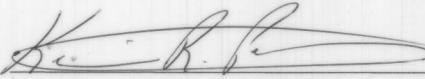
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere 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 compiled 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.

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 exactions made herein.

The Central Appraisal District of Rockwall County



Authorized Representative - Signature

Kevin R. Parsons

Printed Name

Chief Appraiser

Title

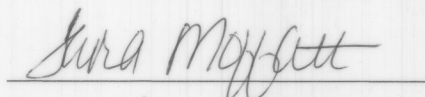
12-01-2021

Date

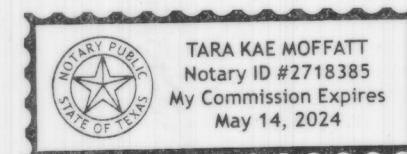
STATE OF TEXAS §  
COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kevin R. Parsons known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1<sup>st</sup> day of December 2021.



Notary Public in and for the State of Texas



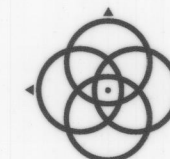
ENGINEER



1903 Central Drive Suite #406  
Bedford, Texas 76021  
Phone: 817-281-0572

OWNER/DEVELOPER

The Central Appraisal  
District of Rockwall County  
841 Justin Road,  
Rockwall, Texas 75087



**WINDROSE**  
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

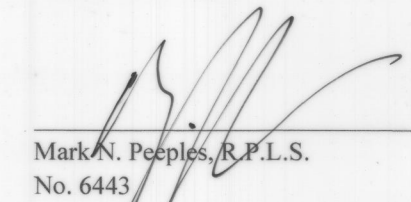
DRAWN BY: G.L.C. DATE: 03/09/2021 CHECKED BY: M.P. JOB NO.: D56412

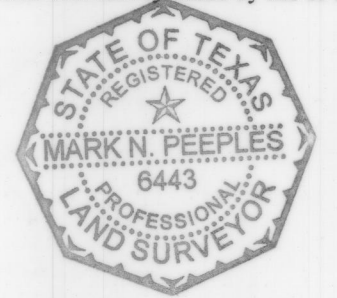
Point of Contact:  
Grayson CeBallos  
972-370-5871

grayson.ceballos@windroseservices.com  
Last Revision Date: 10/04/2021

STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

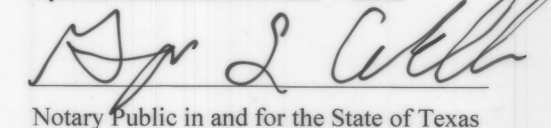
  
Mark N. Peeples, R.P.L.S.  
No. 6443



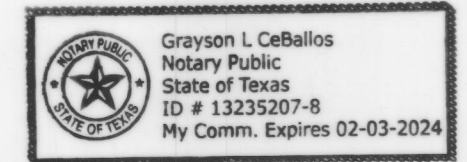
STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9<sup>th</sup> day of November, 2021.



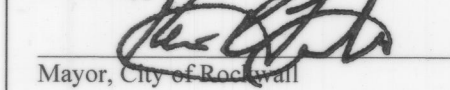
Notary Public in and for the State of Texas

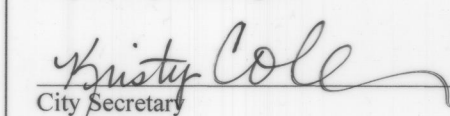


APPROVAL:

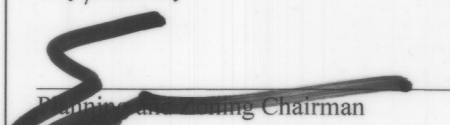
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 4 day of October, 2021

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.

  
Mayor, City of Rockwall

  
City Secretary



  
City Engineer

  
City Engineer

**FINAL PLAT**  
**LOFLAND INDUSTRIAL**  
**PARK ADDITION**  
**LOT 2, BLOCK A**

Being a Replat of Lot 1A-R, Block A  
Lofland Industrial Park Addition,  
An Addition to the City of Rockwall  
As recorded in Cabinet F, Page 318,  
Plat Records, Rockwall County, Texas

CITY CASE NO: P2021-047

-- 2021 --

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
02/17/2022 02:15:46 PM  
\$100.00  
2022000003841

