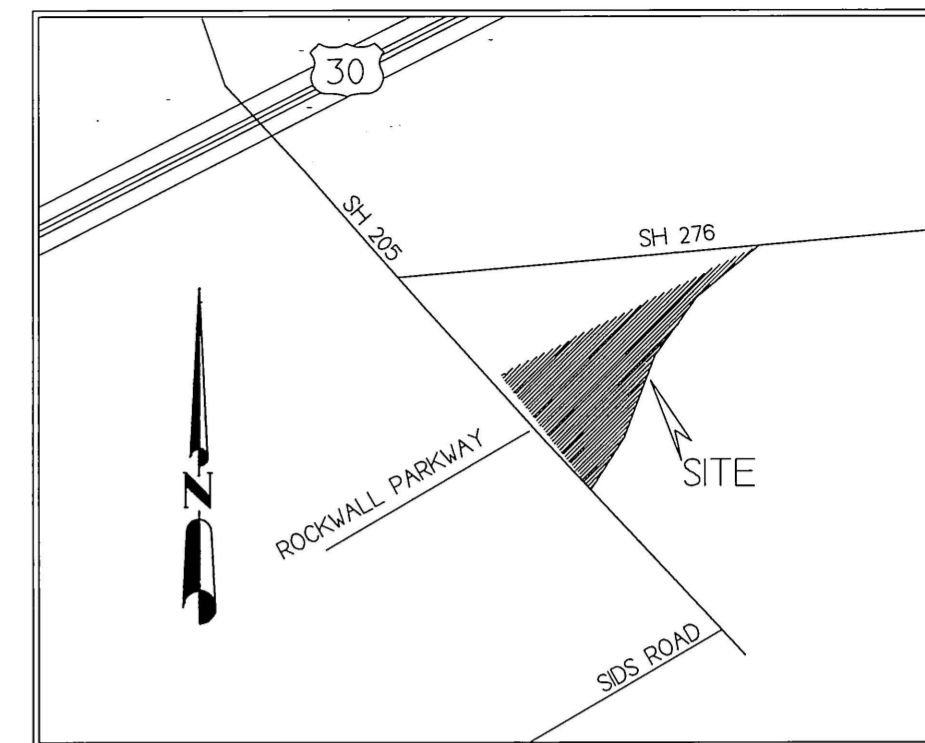
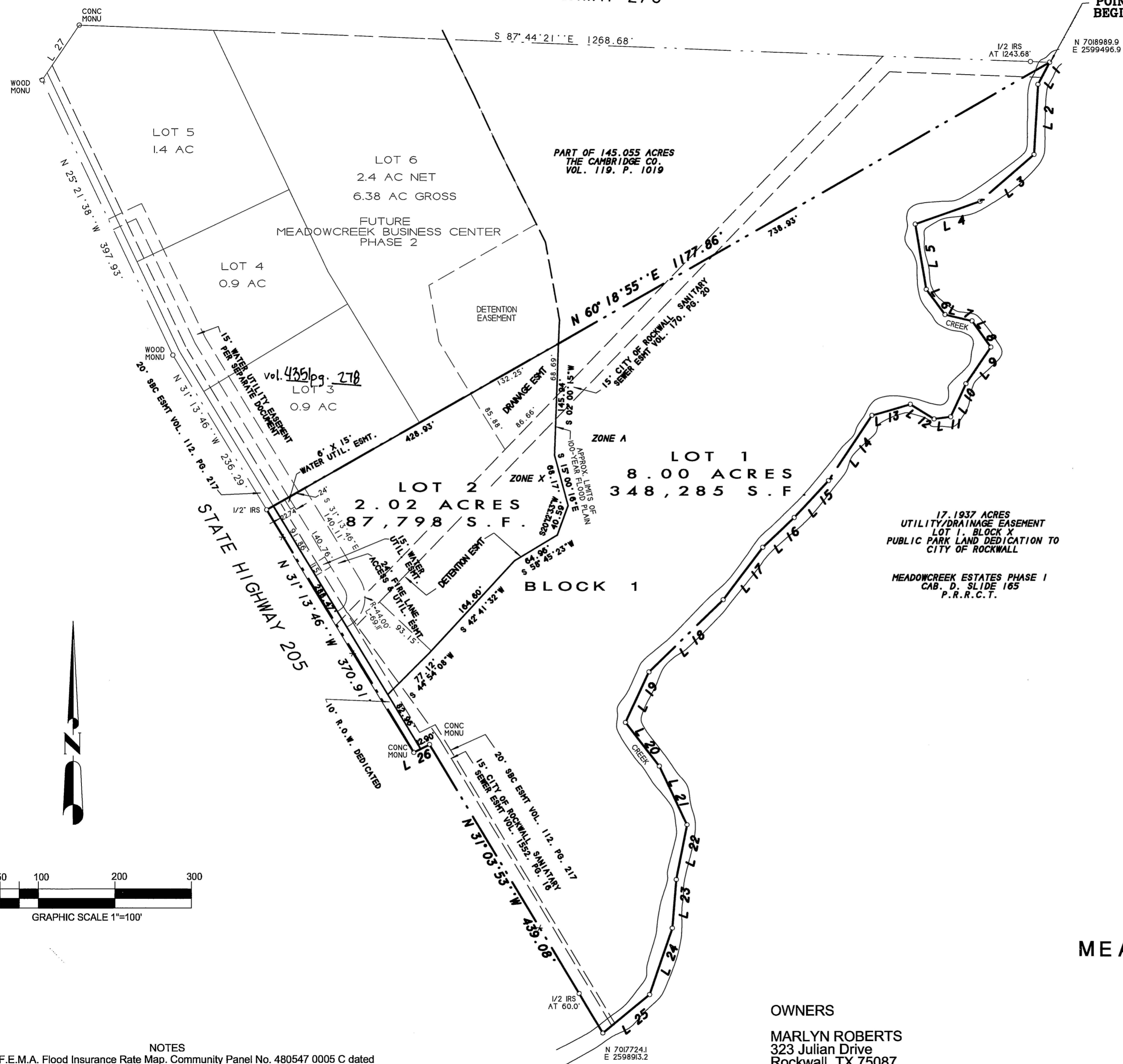


STATE HIGHWAY 276

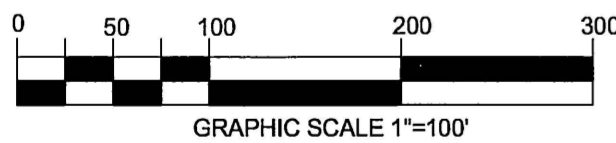
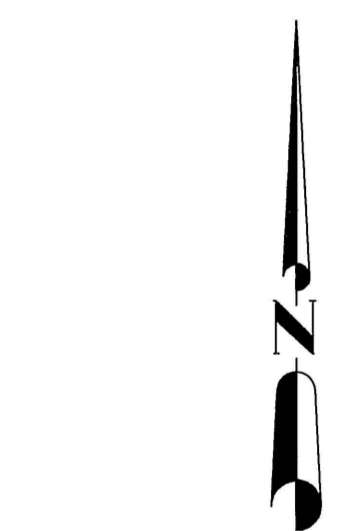
POINT OF BEGINNING



LOCATION MAP (NOT TO SCALE)

LINE DATA		
Line	Bearing	Distance
1	S 27°50'47"W	32.49'
2	S 3°19'13"W	91.46'
3	S 49°14'00"W	93.19'
4	S 70°42'21"W	89.63'
5	S 9°28'47"E	86.28'
6	S 36°43'27"E	41.15'
7	S 76°36'24"E	36.22'
8	S 35°38'54"E	42.07'
9	S 34°16'16"W	57.70'
10	S 24°50'49"W	47.56'
11	S 82°44'41"W	21.81'
12	N 58°18'31"W	36.48'
13	S 73°59'46"W	52.11'
14	S 33°43'22"W	102.36'
15	S 42°59'23"W	65.62'
16	S 46°33'18"W	56.64'
17	S 37°04'04"W	85.87'
18	S 45°45'48"W	135.30'
19	S 24°55'40"W	72.73'
20	S 37°44'20"E	72.20'
21	S 25°16'47"E	94.53'
22	S 10°59'48"W	73.10'
23	S 4°39'35"W	63.47'
24	S 18°55'44"W	91.62'
25	S 50°34'42"W	78.99'
26	S 63°18'06"W	22.93'
27	N 34°05'04"E	86.60'

FILED FOR RECORD
ROCKWALL CO., TEXAS
05 DEC 28 AM 7:49
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zones AE & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT IN CAB. D, SLIDE 165, P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNERS
MARLYN ROBERTS
323 Julian Drive
Rockwall, TX 75087
972 771-5342

FINAL PLAT
**MEADOWCREEK BUSINESS CENTER
PHASE 1**
AN ADDITION TO THE CITY OF ROCKWALL
JOSEPH CADLE SURVEY, A-207
ROCKWALL COUNTY, TEXAS

R.S.C.I. 2005-047
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SHEET 1 OF 2

SURVEY DATE NOV 14, 2005
SCALE 1" = 100' FILE# 20050546FP1
CLIENT ROBERTS GF# NONE

WHEREAS MARLYN ROBERTS, BEING THE OWNER OF A TRACT OF land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, City of Rockwall, Rockwall County, Texas, and being a part of that 145.955 acres tract of land described as Tract 2 in a Correction Warranty deed from D.L. Johnson to The Cambridge Companies, Inc., dated December 31, 1975 and being recorded in Volume 119, Page 1019 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the North line of said 145.955 acres tract, at the intersection of the South right-of-way line of State Highway 276 and the center of Buffalo Creek;

THENCE in a Southwesterly direction along the meanders of Buffalo creek as follows:

- S. 27 deg. 50 min. 47 sec. W. a distance of 32.49 feet;
S. 03 deg. 19 min. 13 sec. W. a distance of 91.46 feet;
S. 49 deg. 14 min. 00 sec. W. a distance of 93.19 feet;
S. 70 deg. 42 min. 21 sec. W. a distance of 89.63 feet;
S. 09 deg. 28 min. 47 sec. E. a distance of 86.28 feet;
S. 36 deg. 43 min. 27 sec. E. a distance of 41.15 feet;
S. 76 deg. 36 min. 24 sec. E. a distance of 36.22 feet;
S. 35 deg. 38 min. 54 sec. E. a distance of 42.07 feet;
S. 34 deg. 16 min. 16 sec. W. a distance of 57.70 feet;
S. 24 deg. 50 min. 49 sec. W. a distance of 47.56 feet;
S. 82 deg. 44 min. 41 sec. W. a distance of 21.81 feet;
N. 58 deg. 18 min. 31 sec. W. a distance of 36.48 feet;
S. 73 deg. 59 min. 46 sec. W. a distance of 52.11 feet;
S. 33 deg. 43 min. 22 sec. W. a distance of 102.36 feet;
S. 42 deg. 59 min. 23 sec. W. a distance of 65.62 feet;
S. 46 deg. 33 min. 18 sec. W. a distance of 56.64 feet;
S. 37 deg. 04 min. 04 sec. W. a distance of 85.87 feet;
S. 45 deg. 45 min. 48 sec. W. a distance of 135.30 feet;
S. 24 deg. 55 min. 40 sec. W. a distance of 72.73 feet;
S. 37 deg. 44 min. 20 sec. E. a distance of 72.20 feet;
S. 25 deg. 16 min. 47 sec. E. a distance of 84.53 feet;
S. 10 deg. 59 min. 48 sec. W. a distance of 73.10 feet;
S. 04 deg. 39 min. 35 sec. W. a distance of 63.47 feet;
S. 18 deg. 55 min. 44 sec. W. a distance of 91.62 feet;
S. 50 deg. 34 min. 42 sec. W. a distance of 78.99 feet to a point at the intersection of the meanders of Buffalo Creek with the Northeast right-of-way line of State Highway 205;

THENCE N. 31 deg. 03 min. 53 sec. W. along said right-of-way line, a distance of 439.08 feet to a concrete monument found for corner;

THENCE S. 63 deg. 18 min. 06 sec. W. along said right-of-way line, a distance of 22.93 feet to a concrete monument found for corner;

THENCE N. 31 deg. 13 min. 46 sec. W. along said right-of-way line, a distance of 370.91 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 60 deg. 18 min. 55 sec. E. a distance of 1177.86 feet to the POINT OF BEGINNING and containing 439,795 square feet or 10.10 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 MEADOWCREEK BUSINESS CENTER PHASE 1 an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the 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 exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

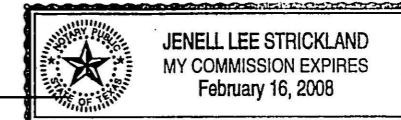
Marilyn Roberts (Signature)

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

Given upon my hand and seal of office this 6th day of December, 2005.

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

2-16-08
My Commission Expires:



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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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



RECOMMENDED FOR FINAL APPROVAL

C. Bricker (Signature) 12-27-05
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MEADOWCREEK BUSINESS CENTER, PHASE 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27th day of December, 2005.

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

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

WITNESS OUR HANDS, this 27 day of December, 2005.

William R. Cecil (Signature) Mayor, City of Rockwall
Dorothy Brooks (Signature) City Secretary City of Rockwall

Chuck Todd (Signature) 12-23-05
City Engineer



FINAL PLAT
MEADOWCREEK BUSINESS CENTER
PHASE 1
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ROCKWALL COUNTY, TEXAS

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