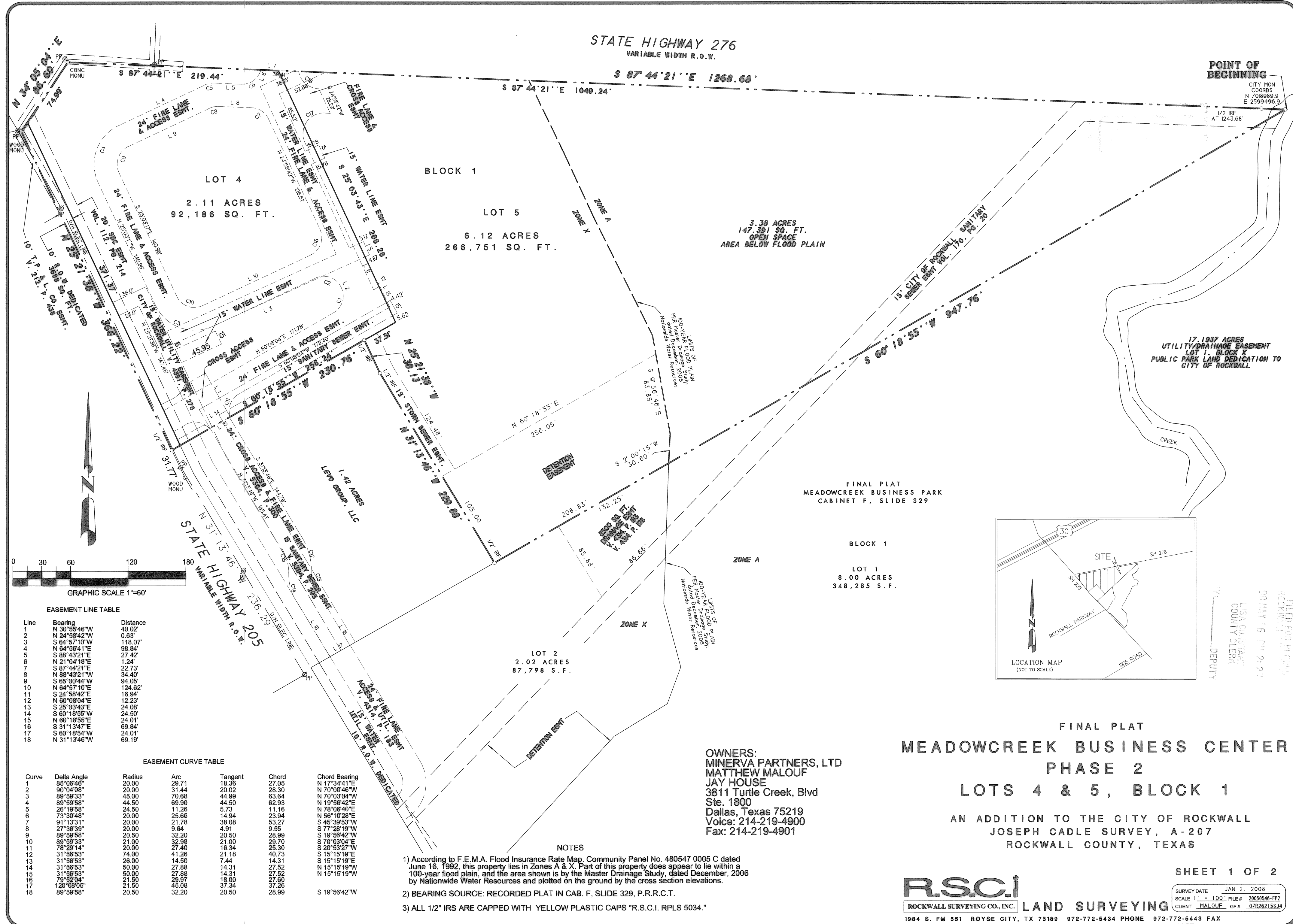


STATE HIGHWAY 276  
VARIABLE WIDTH R.O.W.

POINT OF BEGINNING

CITY MON  
COORDS  
N 7018989.9  
E 2599496.9

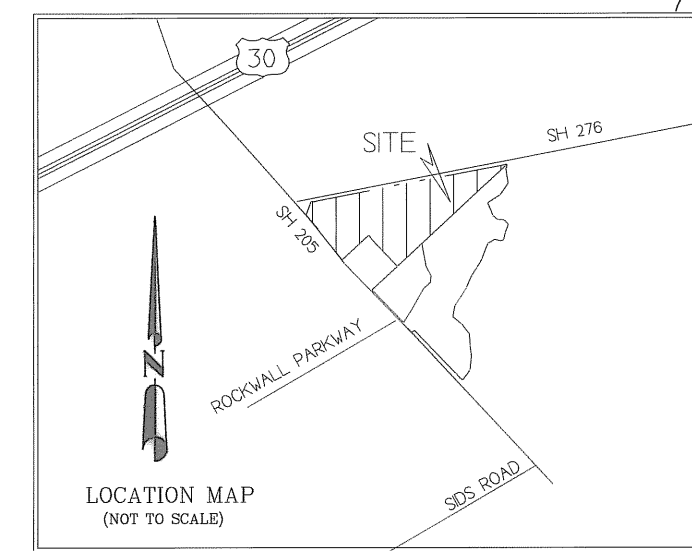
1/2 IRF  
AT 1243.68'



17.1937 ACRES  
UTILITY/DRAINAGE EASEMENT  
LOT 1, BLOCK X  
PUBLIC PARK LAND DEDICATION TO  
CITY OF ROCKWALL

FINAL PLAT  
MEADOWCREEK BUSINESS PARK  
CABINET F, SLIDE 329

BLOCK 1  
LOT 1  
8.00 ACRES  
348,285 S.F.



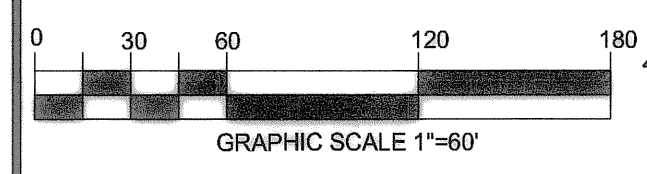
FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
LISA OUSTART  
COUNTY CLERK  
03 MAY 15 PM 2:27  
DEPUTY

FINAL PLAT  
MEADOWCREEK BUSINESS CENTER  
PHASE 2  
LOTS 4 & 5, BLOCK 1  
AN ADDITION TO THE CITY OF ROCKWALL  
JOSEPH CADLE SURVEY, A-207  
ROCKWALL COUNTY, TEXAS

OWNERS:  
MINERVA PARTNERS, LTD  
MATTHEW MALOUF  
JAY HOUSE  
3811 Turtle Creek, Blvd  
Ste. 1800  
Dallas, Texas 75219  
Voice: 214-219-4900  
Fax: 214-219-4901

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 A & X. Part of this property does appear to lie within a 100-year flood plain, and the area shown is by the Master Drainage Study, dated December, 2006 by Nationwide Water Resources and plotted on the ground by the cross section elevations.
- 2) BEARING SOURCE: RECORDED PLAT IN CAB. F, SLIDE 329, P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."



EASEMENT LINE TABLE

Line	Bearing	Distance
1	N 30°55'46"W	40.02'
2	N 24°58'42"W	0.63'
3	S 64°57'10"W	118.07'
4	N 64°56'41"E	98.84'
5	S 88°43'21"E	27.42'
6	N 21°04'18"E	1.24'
7	S 87°44'21"E	22.73'
8	N 88°43'21"W	34.40'
9	S 65°00'44"W	94.05'
10	N 64°57'10"E	124.62'
11	S 24°58'42"E	16.94'
12	S 60°08'04"E	12.23'
13	S 25°03'43"E	24.08'
14	S 60°18'55"W	24.50'
15	N 60°18'55"E	24.01'
16	S 31°13'47"E	69.84'
17	S 60°18'54"W	24.01'
18	N 31°13'46"W	69.19'

EASEMENT CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	85°06'46"	20.00	29.71	18.36	27.05	N 17°34'41"E
2	90°04'08"	20.00	31.44	20.02	28.30	N 70°00'46"W
3	89°59'33"	45.00	70.68	44.99	63.64	N 70°03'04"W
4	89°59'58"	44.50	69.90	44.50	62.93	N 18°56'42"E
5	28°19'58"	24.50	11.26	5.73	11.16	N 78°08'40"E
6	73°30'48"	20.00	25.66	14.94	23.94	N 56°10'28"E
7	91°13'31"	20.00	21.78	38.08	53.27	S 45°39'53"W
8	27°36'39"	20.00	9.64	4.91	9.55	S 77°28'19"W
9	89°59'58"	20.50	32.20	20.50	28.99	S 19°56'42"W
10	89°59'33"	21.00	32.98	21.00	29.70	S 70°03'04"E
11	78°29'14"	20.00	27.40	16.34	25.30	S 20°53'27"W
12	31°56'53"	74.00	41.26	21.18	40.73	S 15°15'19"E
13	31°56'53"	26.00	14.50	7.44	14.31	S 15°15'19"E
14	31°56'53"	50.00	27.88	14.31	27.52	N 15°15'19"W
15	31°56'53"	50.00	27.88	14.31	27.52	N 15°15'19"W
16	78°29'14"	21.50	28.97	19.00	27.60	S 20°53'27"W
17	120°06'05"	21.50	45.08	37.34	37.26	S 15°15'19"E
18	89°59'58"	20.50	32.20	20.50	28.99	S 19°56'42"W

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: JAN 2, 2008  
SCALE: 1" = 100' FILE #: 20050546-FP2  
CLIENT: MALOUF GF #: 078262155J4

SHEET 1 OF 2

G-295

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MINERVA PARTNERS, LTD., 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, and being in the South right-of-way line of State Highway 276 at its intersection with the center of Buffalo Creek, said point being at the North corner of Lot 1, Block 1, of MEADOWCREEK BUSINESS CENTER, PHASE 1, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 329 of the Plat Records of Rockwall County, Texas;

THENCE S. 60 deg. 18 min. 55 sec. W. along the Northwest line of said Lot 1, Block 1, a distance of 947.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 31 deg. 13 min. 46 sec. W. a distance of 229.88 feet to 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 25 deg. 21 min. 38 sec. W. a distance of 38.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 60 deg. 18 min. 55 sec. W. a distance of 230.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Northeast right-of-way line of State Highway 205;

THENCE N. 25 deg. 21 min. 38 sec. W. along said right-of-way line, a distance of 366.22 feet to a wooden TXDOT right-of-way marker found for corner at the cutback in said right-of-way at State Highway 276;

THENCE N. 34 deg. 05 min. 04 sec. E. along said cutback right-of-way line, a distance of 86.60 feet to a concrete TXDOT right-of-way monument found for corner in the South right-of-way line of State Highway 276;

THENCE S. 87 deg. 44 min. 21 sec. E. along the South right-of-way line of State Highway 276, at 1243.68 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 1268.68 feet to the POINT OF BEGINNING and containing 362,625 square feet or 8.32 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 2, LOTS 4 & 5, BLOCK 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:

- 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; 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.

Minerva Partners, Ltd., a Texas limited partnership  
By: Malouf Interests, Inc., a Texas corporation, General Partner

Minerva Partners, Ltd.

By: Malouf Interests, Inc., General Partner

By: Matthew Malouf, President

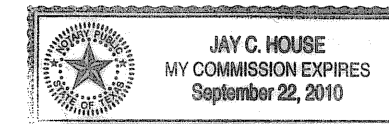
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Matthew Malouf 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 29<sup>th</sup> day of April, 2008

Jay C. House  
Notary Public in and for the State of Texas

9/22/2010  
My Commission Expires:



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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



RECOMMENDED FOR FINAL APPROVAL

W. Bricker 5-15-08  
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MEADOWCREEK BUSINESS CENTER, PHASE 2, LOTS 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14<sup>th</sup> day of April, 2008.

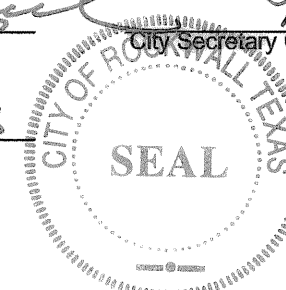
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 2nd day of May, 2008.

William R. Cecil Kristy Ashberry  
Mayor, City of Rockwall City Secretary City of Rockwall

Chuck Todd 5-15-08  
City Engineer



FINAL PLAT

MEADOWCREEK BUSINESS CENTER  
PHASE 2  
LOTS 4 & 5, BLOCK 1

AN ADDITION TO THE CITY OF ROCKWALL  
JOSEPH CADLE SURVEY, A-207  
ROCKWALL COUNTY, TEXAS

OWNERS:  
MINERVA PARTNERS, LTD  
MATTHEW MALOUF  
JAY HOUSE  
3811 Turtle Creek, Blvd  
Ste. 1800  
Dallas, Texas 75219  
Voice: 214-219-4900  
Fax: 214-219-4901

R.S.C.I.

ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

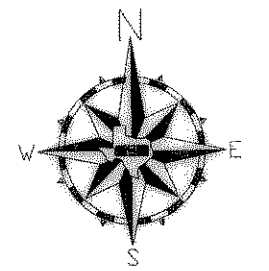
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2

SURVEY DATE JAN 2, 2008  
SCALE 1" = 100' FILE # 20050546-FP2  
CLIENT MALOUF GF # 07R262155J4

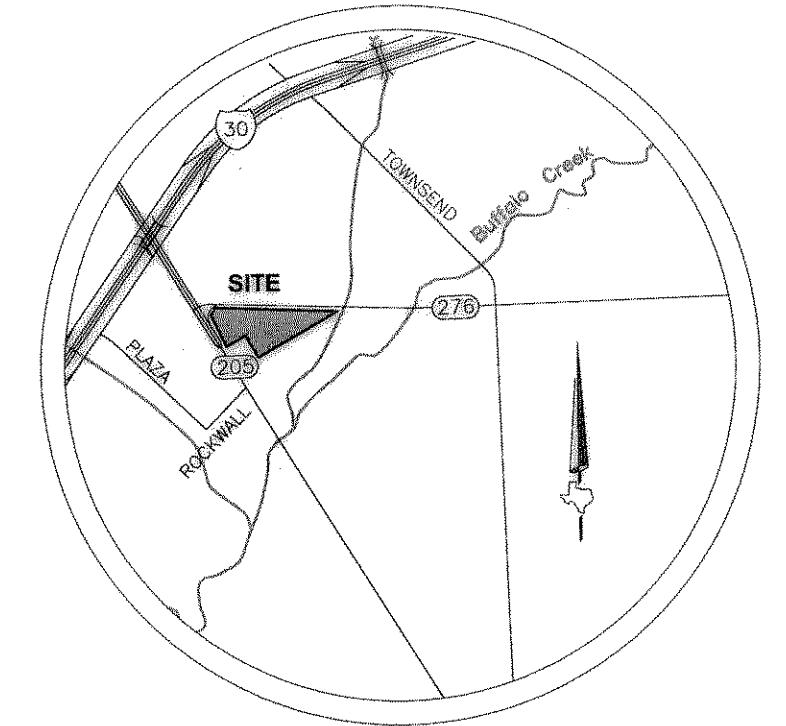
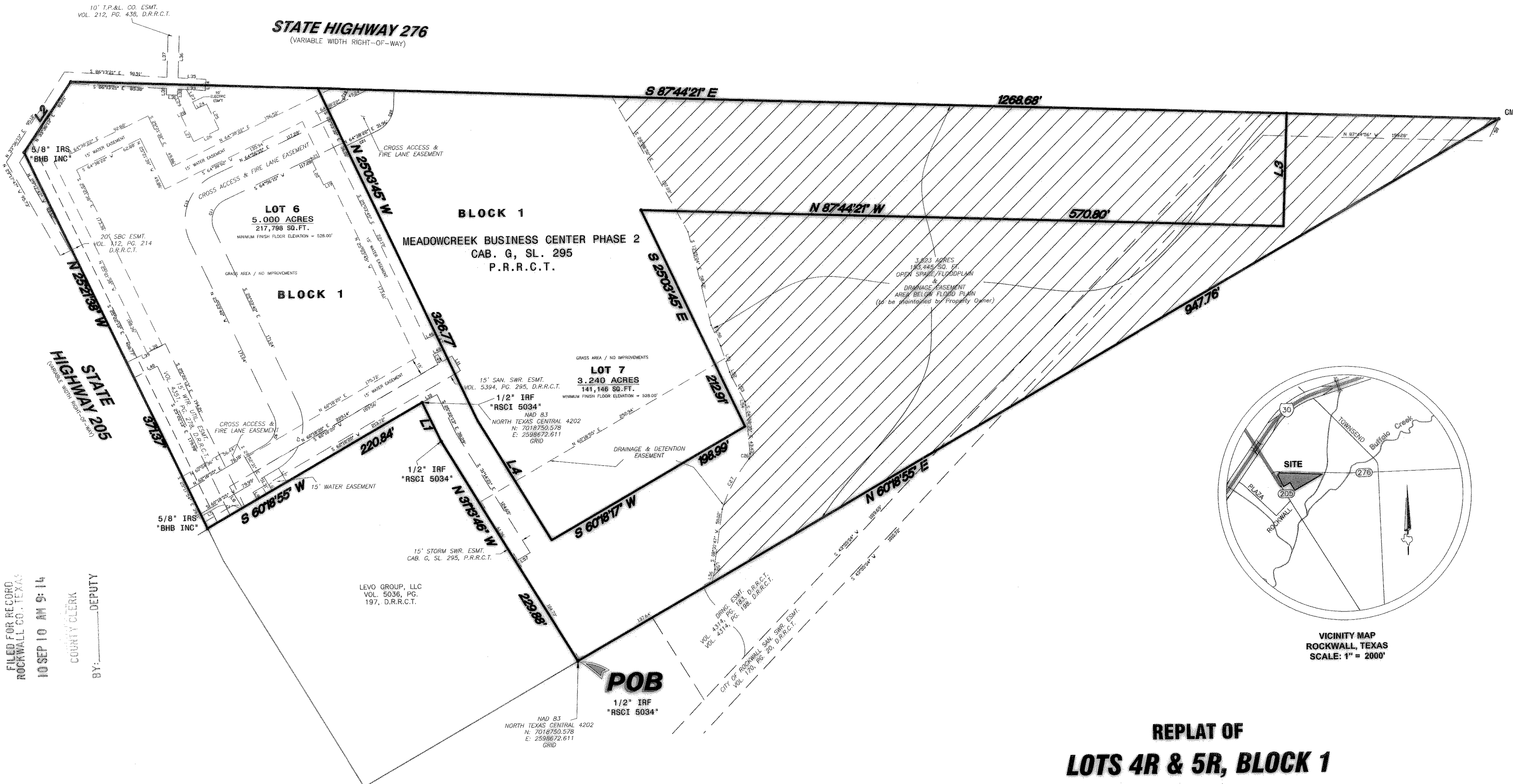
G-296





60' 30' 0 60'  
DRAWING SCALE: 1" = 60'

STATE HIGHWAY 276  
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
ROCKWALL, TEXAS  
SCALE: 1" = 2000'

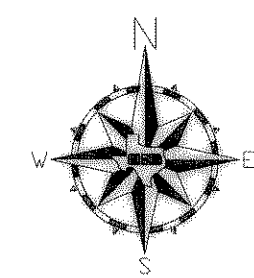
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ROCKWALL CO., TEXAS  
10 SEP 10 AM 9:14  
COUNTY CLERK  
BY: \_\_\_\_\_ DEPUTY

OWNERS:  
Minerva Partners Ltd.  
3811 Turtle Creek Blvd. Ste 1800  
Dallas, Texas 75219-4479  
214.219.4900

SURVEYOR:  
**BHB** Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
4550 S.H. 360 Suite 180, Grapevine, Texas 76051  
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhinc.com

REPLAT OF  
**LOTS 4R & 5R, BLOCK 1**  
**MEADOWCREEK BUSINESS CENTER**  
**PHASE 2**  
JOSEPH CADLE SURVEY, A-207  
ROCKWALL COUNTY  
CITY OF ROCKWALL, TEXAS

H-109



60' 30' 0 60'  
DRAWING SCALE: 1" = 60'

**Owner's Certificate**

STATE OF TEXAS  
CITY OF ROCKWALL

WHEREAS Minerva Partners, Ltd., a Texas Limited Partnership, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 4 & 5, Block 1, Meadowcreek Business Center Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide S, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod (stamped "RSCI 5034") found for the most Southerly South corner of said Lot 4;

THENCE North 31°13'46" West, with the West line of said Lot 4, a distance of 229.88 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found for corner;

THENCE North 25°21'38" West, continuing with said West line, a distance of 38.33 feet to a 1/2-inch capped iron rod (stamped "RSCI 5034") found in a south line of said Lot 4, same being the north line of a tract of land described by deed to Levo Group, LLC, as recorded in Volume 5036, Page 197 Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 60°18'55" West, a distance of 220.84 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set in the Northeast right-of-way line of State Highway 205 (a variable width right-of-way) for the Southwest corner of said Lot 4;

THENCE North 25°21'38" West, with said Northeast right-of-way line, a distance of 371.46 feet to a 5/8-inch capped iron rod (stamped "BHB INC") set for the Southerly end of a corner-clip at the Southeast intersection of the South right-of-way line of State Highway 276 (a variable width right-of-way) and the Northeast right-of-way line of said State Highway 205;

THENCE North 33°15'04" East, with said corner-clip, a distance of 74.99 feet to the remains of a concrete TxDOT monument for the Northerly end of said corner-clip;

THENCE South 87°44'21" East, with said South right-of-way line, a distance of 1,268.68 feet to a point for the East corner of said Lot 4;

THENCE South 60°18'55" West, leaving said South right-of-way line and with the Southeast line of said Lot 4, a distance of 947.76 feet to the POINT OF BEGINNING and containing 8.238 acres of land, or 358,870 square feet, 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 the MEADOWCREEK BUSINESS CENTER PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the MEADOWCREEK BUSINESS CENTER PHASE 2 subdivision have been notified and signed this plat.

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

- 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 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 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/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 exactions made herein.

*[Signature]*  
Owner

**OWNERS:**  
Minerva Partners Ltd.  
3811 Turtle Creek Blvd. Ste 1800  
Dallas, Texas 75219-4479  
214.219.4900

**SURVEYOR:**

**BHB** Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
4550 S.H. 360 Suite 180, Grapevine, Texas 76051  
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhbinco.com

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]* 07-13-10  
Planning and Zoning Commission Date

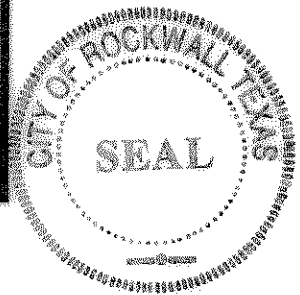
**APPROVED**

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 July, 2010.

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

WITNESS OUR HANDS, this 3<sup>rd</sup> day of September, 2010.

*[Signatures]* 9-10-2010  
Mayor, City of Rockwall City Secretary City Engineer



**Note:**  
No Easement on this sheet of the replat to be abandoned.  
(See Sheet 2 of 2 of Replat for Abandonments)

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Dallas  
Before me, the undersigned authority, on this day personally appeared *Matthew Malmer*, 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.

Give upon my hand and seal of office this 26<sup>th</sup> day of August, 2010.

*[Signature]*  
Notary Public in and for the State of Texas  
BOBBY D. ROBERTS  
MY COMMISSION EXPIRES  
December 3, 2012

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, John Margotta, do hereby certify that I prepared this information from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

John G. Margotta *[Signature]* 8-30-10 Registered Public Surveyor No. 5956

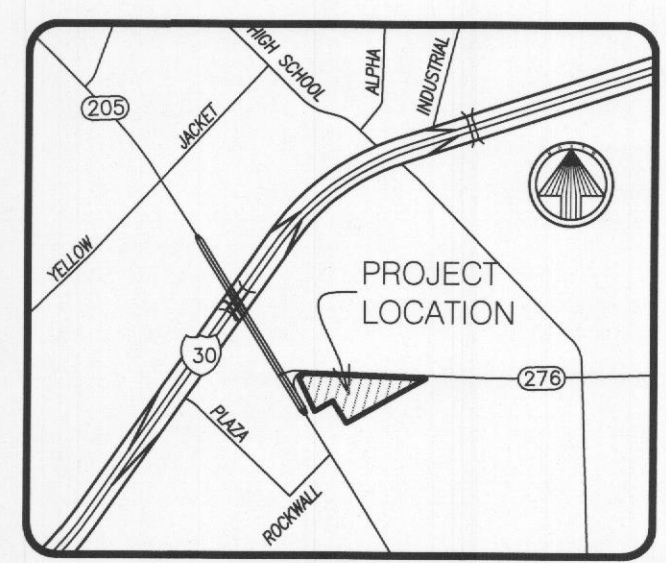
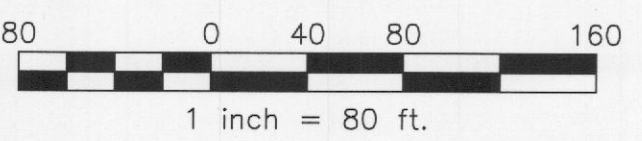
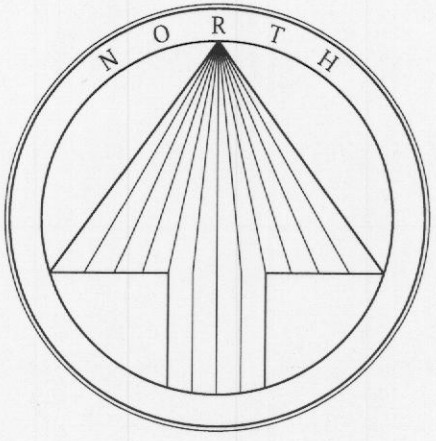
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	66°53'25"	20.00	23.35	N 86°21'48" W	22.05
C2	78°29'43"	20.00	27.40	N 80°27'55" W	25.31
C3	50°48'00"	21.00	18.62	N 39°26'55" E	18.02
C4	82°41'08"	44.08	63.61	N 18°46'23" E	58.24
C5	78°28'11"	20.00	27.39	N 20°52'52" E	25.30
C6	85°22'35"	20.00	29.80	N 17°37'37" E	27.12
C7	85°22'35"	44.00	65.56	N 17°37'37" E	59.66
C8	90°00'03"	45.00	70.69	N 70°03'39" W	63.64
C9	90°00'21"	21.00	32.99	N 70°03'39" W	29.70
C10	89°59'55"	44.00	69.11	N 19°56'17" E	62.22
C11	89°59'55"	20.00	31.42	N 19°56'17" E	28.28
C12	89°59'35"	20.50	32.20	N 19°56'03" E	28.99
C13	89°59'44"	44.50	69.90	N 19°56'07" E	62.93
C14	26°19'48"	24.50	11.26	N 78°06'05" E	11.16
C15	27°37'32"	20.00	9.64	N 77°27'44" E	9.55
C16	73°31'30"	20.00	25.67	N 56°09'53" E	23.94
C17	65°06'30"	20.00	22.73	S 57°37'52" E	21.52
C18	48°31'45"	25.00	21.17	N 40°22'30" E	20.55
C19	79°52'04"	21.50	29.97	S 50°09'32" E	27.60
C20	31°11'21"	25.00	13.61	N 17°51'20" E	13.44
C21	120°58'42"	22.50	47.50	S 44°51'49" W	39.16
C22	89°59'40"	20.50	32.20	S 19°56'07" W	28.99
C23	90°03'49"	20.00	31.44	S 70°01'21" E	28.30
C24	85°06'09"	20.00	29.71	S 17°34'06" W	27.05
C25	25°24'27"	244.32	108.34	S 01°44'16" E	107.46
C26	33°29'25"	8.00	4.67	S 12°14'55" W	4.61
C27	21°15'59"	135.83	50.42	S 28°52'58" W	50.13

Number	Bearing	Distance
L1	N 25°21'38" W	38.33'
L2	N 34°15'04" E	74.99'
L3	S 02°15'39" W	100.00'
L4	N 31°13'46" W	124.91'
L5	S 60°11'30" W	14.63'
L6	N 29°41'40" W	14.18'
L7	N 29°41'40" W	14.38'
L8	N 31°14'21" W	22.85'
L9	N 31°14'21" W	7.84'
L10	N 62°26'44" E	14.99'
L11	N 29°39'28" W	15.00'
L12	N 25°04'18" W	24.17'
L13	S 60°07'29" W	7.50'
L14	N 24°07'00" W	15.00'
L15	S 65°30'48" W	15.95'
L16	N 65°30'48" E	15.78'
L17	N 24°29'12" W	15.00'
L18	S 65°30'48" W	15.78'
L19	S 64°56'15" W	7.50'
L20	N 25°03'45" W	24.00'
L21	N 64°56'15" E	7.50'
L22	N 24°59'17" W	28.29'
L23	S 25°21'38" E	19.31'
L24	N 64°38'22" E	10.35'
L25	S 25°21'38" E	25.00'
L26	S 64°38'22" W	25.00'
L27	N 25°21'38" W	25.00'
L28	N 64°38'22" E	4.65'
L29	N 25°21'38" W	18.72'
L30	S 02°16'54" W	5.60'
L31	S 87°43'06" E	10.00'
L32	N 02°16'54" E	5.34'
L33	S 86°17'27" E	24.41'
L34	N 03°42'33" E	10.00'
L35	N 86°17'27" W	24.66'
L36	N 02°16'54" E	37.38'
L37	S 02°16'54" W	37.13'
L38	S 64°38'22" W	15.00'
L39	N 64°37'47" E	38.00'
L40	N 64°37'47" E	22.99'
L41	S 25°22'13" E	15.00'
L42	N 64°37'47" E	15.00'
L43	N 60°07'29" E	24.50'
L44	S 59°22'55" W	24.50'
L45	S 60°07'28" W	15.24'
L46	N 64°56'15" E	10.00'
L47	S 25°03'45" E	15.00'
L48	S 64°56'15" W	10.00'
L49	S 25°03'45" E	10.00'
L50	S 23°48'05" E	19.97'
L51	S 18°30'12" E	24.93'
L52	S 21°56'53" E	5.30'
L53	S 27°41'29" E	24.01'
L54	S 09°22'27" E	3.43'
L55	S 05°22'22" E	3.91'
L56	S 14°21'44" W	12.65'
L57	S 60°18'17" W	15.00'
L58	N 27°22'26" E	22.09'

**REPLAT OF  
LOTS 4R & 5R, BLOCK 1  
MEADOWCREEK BUSINESS CENTER  
PHASE 2  
JOSEPH CADLE SURVEY, A-207  
ROCKWALL COUNTY  
CITY OF ROCKWALL, TEXAS**

H-111



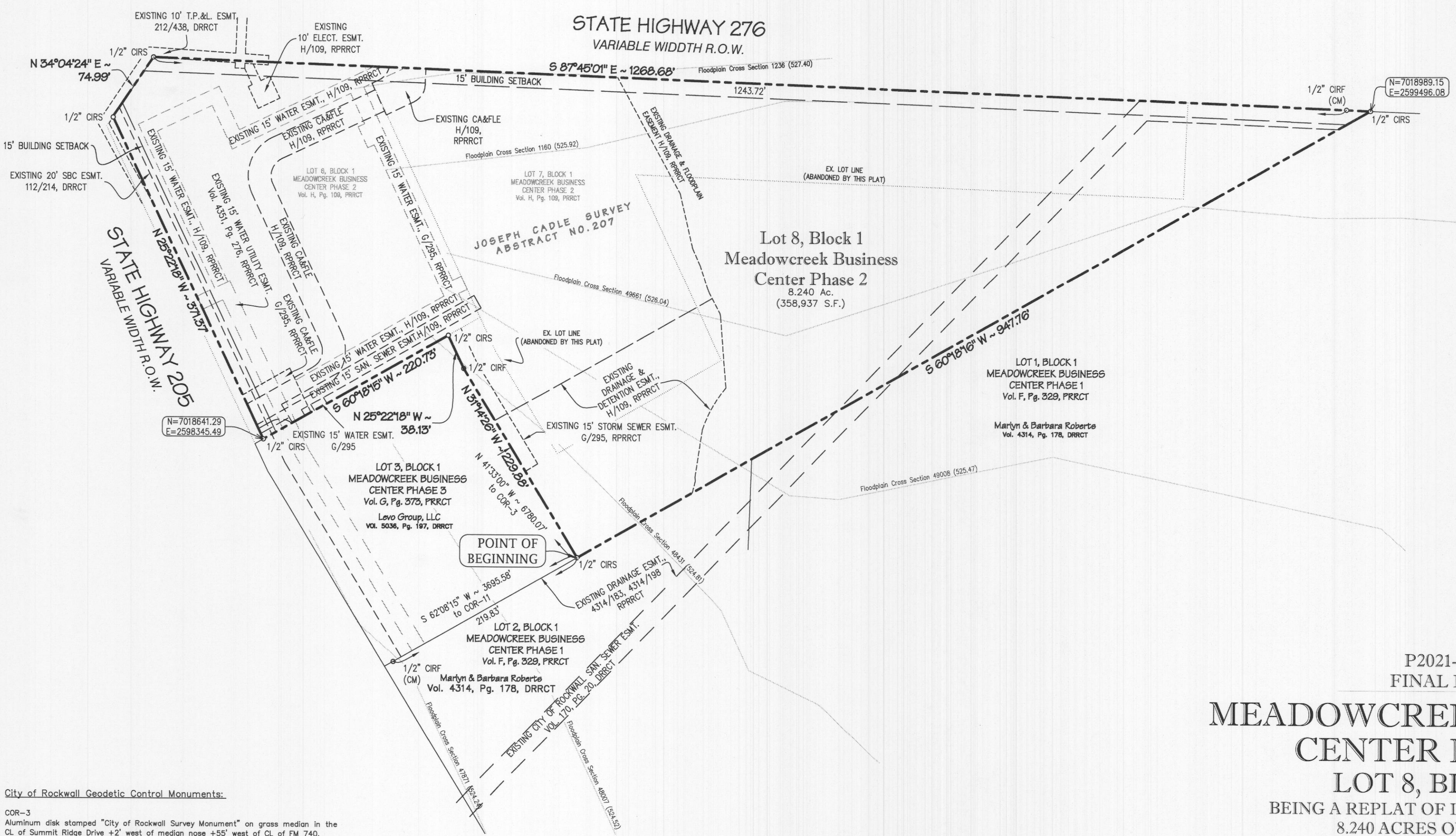


LOCATION MAP  
1" = 1000'

General Notes:

- 1) 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.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.
- 4) Floodplain cross sections shown based upon reference information provided by the City of Rockwall on September 14, 2021.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS



P2021-045  
FINAL PLAT

**MEADOWCREEK BUSINESS  
CENTER PHASE 2  
LOT 8, BLOCK 1,  
BEING A REPLAT OF LOTS 6 & 7, BLOCK 1  
8.240 ACRES OUT OF THE  
JOSEPH CADLE SURVEY ~ ABSTRACT NO. 207  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

City of Rockwall Geodetic Control Monuments:  
COR-3  
Aluminum disk stamped "City of Rockwall Survey Monument" on grass median in the CL of Summit Ridge Drive +2' west of median nose +55' west of CL of FM 740.  
Northing: 7,023,593.689, Easting: 2,594,175.756,  
Elevation = 578.40  
COR-11  
Brass disk stamped "City of Rockwall Survey Monument" on the northeast side of Mims Rd. at the southerly end of a concrete headwall at the intersection of the northeast line of Mims Rd. with the southeast line of I-30.  
Northing: 7,016,792.505, Easting: 2,595,405.639,  
Elevation = 565.98

**Owner/Applicant**  
GINGERCREST, INC.,  
200 Galleria Pkwy. SE, Suite 900  
Atlanta, Georgia 30339  
Telephone (770) 431-7600  
Contact: Andrew Malzer

**Engineer/Surveyor**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond



OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, GINGERCREST, INC., a Georgia corporation, is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being all of Lots 6 and 7, Block 1, Meadowbrook Business Center Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in Cabinet H, Slide 109 of the Plat Records of Rockwall County, Texas and being the same tract conveyed to Gingercrest, Inc., a Georgia corporation, by Deed without Warranty recorded in Instrument No. 20150000000065 of the Official Public Records of Rockwall County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the east corner of a Lot 3, Block 1 of Meadowcreek Business Center Phase 3, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 373 of the Plat Records of Rockwall County, Texas, and lying in the northwest line of Lot 2, Block 1 of Meadowcreek Business Center Phase 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 329 of the Plat Records of Rockwall County, Texas;

THENCE, N 31°14'26" W, 229.88 feet to a 1/2 inch iron rod found lying in the northeast line of said Lot 3, Block 1;

THENCE, N 25°22'18" W, 38.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the north corner of said Lot 3, Block A of Meadowcreek Business Center Phase 3;

THENCE, S 60°18'15" W, 220.73 feet, to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set lying in the northeast right-of-way line of State Highway 205 (variable width right-of-way);

THENCE, N 25°22'18" W, 371.37 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the south corner of a corner clip at the intersection of said northeast right-of-way line of State Highway 205 and the south right-of-way line of State Highway 276 (variable width right-of-way);

THENCE, N 34°04'24" E, 74.99 feet to a 1/2 inch iron rod with yellow plastic cap stamped "SPIARSENG" set at the north corner of said corner clip and lying in said south right-of-way line of State Highway 276;

THENCE, S 87°45'01" E, 1,268.68 feet, passing a 1/2 inch iron rod found at 1243.72 feet and continuing to the northwest corner of Lot 1, Block 1 of said Meadowcreek Business Center Phase 1;

THENCE, S 60°18'16" W, 947.76 feet to the POINT OF BEGINNING with the subject tract containing 358,937 square feet or 8.240 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the MEADOWCREEK BUSINESS CENTER PHASE 2, LOT 8, BLOCK 1 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 MEADOWCREEK BUSINESS CENTER PHASE 2, LOT 8, BLOCK 1 subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

WITNESS MY HAND at Cobb County, Georgia, this 14th day of October, 2021

GINGERCREST, INC.

By: Max E. McBrayer, Jr. Chief Executive Officer

STATE OF GEORGIA §
COUNTY OF COBB §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Georgia, on this day personally appeared Max E. McBrayer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of October, 2021

Marietta E. McTain Notary Public, State of Georgia



P2021-045 FINAL PLAT

MEADOWCREEK BUSINESS CENTER PHASE 2 LOT 8, BLOCK 1, BEING A REPLAT OF LOTS 6 & 7, BLOCK 1 8.240 ACRES OUT OF THE JOSEPH CADLE SURVEY ~ ABSTRACT NO. 207 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant GINGERCREST, INC., 200 Galleria Pkwy. SE, Suite 900 Atlanta, Georgia 30339 Telephone (770) 431-7600 Contact: Andrew Malzer

Engineer/Surveyor Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: David Bond

RECOMMENDED FOR FINAL APPROVAL

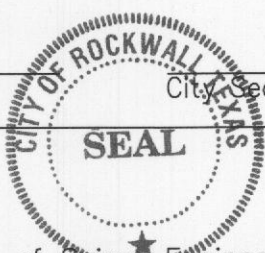
Planning and Zoning Commission Date 10/26/21 APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of September 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 this final approval.

WITNESS OUR HANDS, this 25th day of October, 2021.

Mayor, City of Rockwall City Secretary City Engineer

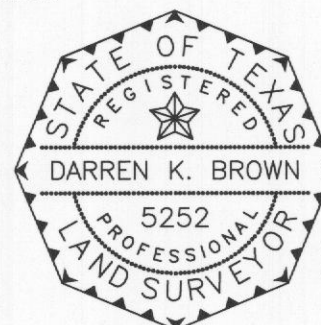


SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the 9 day of OCTOBER, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252



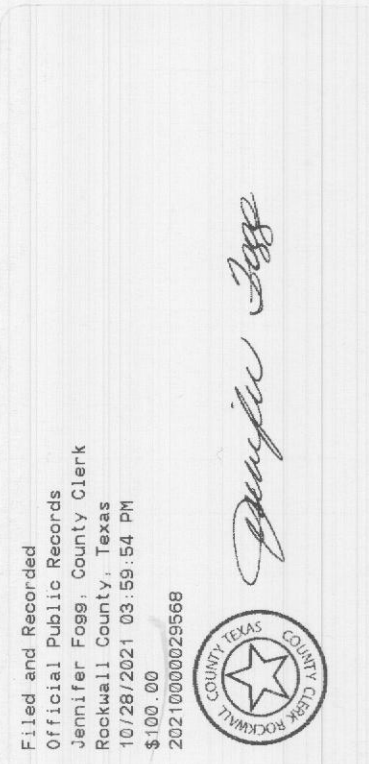
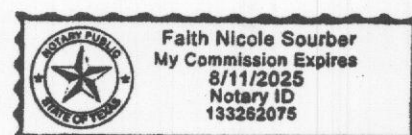
darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of October, 2021.

Notary Public, State of Texas



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Notary Public, State of Texas