

LOCATION MAP NO SCALE



ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Robert E. Acrey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

Robert E. Acrey
Robert E. Acrey
Registered Professional Engineer

STATE OF TEXAS :
COUNTY OF DALLAS :
Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert E. Acrey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of October 1978

Johnny D. Zapata
Johnny D. Zapata
Notary Public in and for
Dallas County, Texas

Recommended For Final Approval:

James E. Hill
City's Engineer and/or City Administrator Date

Approved:
James E. Hill
Chairman, Planning and Zoning Commission Date

I hereby certify that the above and foregoing Plat of Municipal Industrial Park, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 24 day of November 1978.

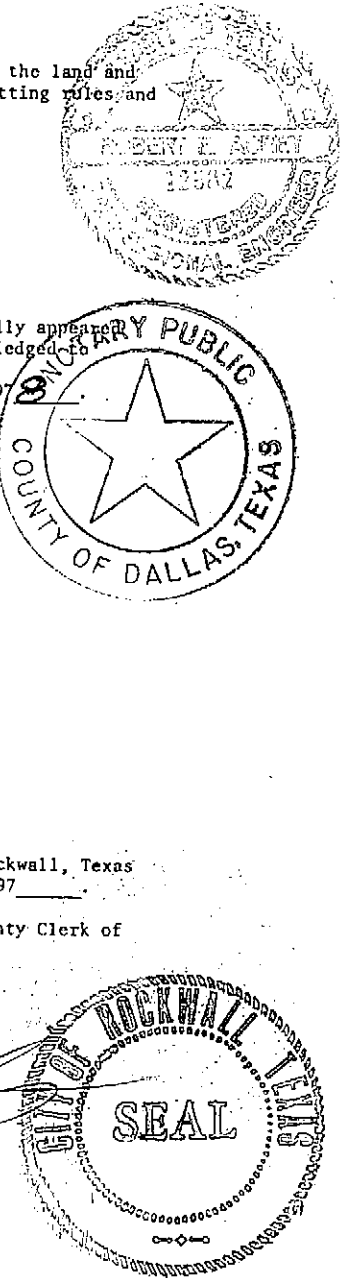
This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this 24 day of November 1978

James E. Hill
Mayor, City of Rockwall, Texas

James E. Hill
City Secretary, City of Rockwall, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL :

WHEREAS, MUNICIPAL INDUSTRIAL FOUNDATION, is the owner of a tract of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas and being part of a tract of land conveyed to S. S. Budney and Myra L. Budney by Deed Recorded in Volume 25, Page 589, Deed Records, Rockwall County, Texas and the two tracts of land conveyed to Robert Webb and being more particularly described as follows:

BEGINNING at a point in the East line of Terrell Road (50 ft. R.O.W.) said point being the Northwest corner of the Robert Webb tract and the Southwest corner of the H. P. Baker tract;
THENCE South 85° 41' 56" East a distance of 614.36', along an existing fence line to a point for a corner;
THENCE along the center of an existing creek as follows:
North 4° 0' West a distance of 18.53' to a point for a corner;
North 15° 0' West a distance of 106.0' to a point for a corner;
North 20° 0' West a distance of 107.0' to a point for a corner;
North 25° 0' West a distance of 114.0' to a point for a corner;
North 39° 24' 25" West a distance of 61.75' to a point for a corner;
THENCE along the South line of the M.K. & T. R.R. 100 ft. R.O.W. as follows:
Northeasterly with a circular curve to the right having a central angle of 11° 28' and a radius of 3897.48 ft., a distance of 780.01 ft. to a point of tangency;
Thence South 89° 49' 46" East a distance of 43.11' to a point for a corner;
Thence South 2° 0' 40" West a distance of 674.59' to a point for a corner;
THENCE North 37° 59' 20" West a distance of 284.47 ft. along an existing fence line to an angle point for a corner;
THENCE North 88° 27' 10" West a distance of 833.0 ft. along an existing fence to a point for a corner said point being the Southwest corner of the Webb 2.4-acre tract;
THENCE North 4° 50' 42" East a distance of 41.51 ft. to a point for a corner;
THENCE North 85° 41' 56" West a distance of 155.84 ft. to a point in the East line of Terrell Road for a corner;
THENCE North 4° 25' 56" East a distance of 187.50 ft. along the East line of Terrell Road (50 ft. R.O.W.) to the Point of Beginning and containing 13.2932 acres (.579090 sq. ft.) of land.

THHEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Municipal Industrial Foundation, does hereby adopt this plat, designating the herein above described property as A Replat Municipal Industrial Park, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever the streets, alleys and public use area shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

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 and/or owner 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 and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and 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.

Municipal Industrial Foundation waives all claims for damages against the City occasioned by the establishment of grades or the alteration of any portion of existing streets and alleys to conform to the grades established in the subdivision.

WITNESS MY HAND at Rockwall, Texas this 24 day of October 1978

STATE OF TEXAS :
COUNTY OF
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tommy A. Simons, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Municipal Industrial Foundation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of October 1978

Morris H. Willard
Notary Public in and for
Rockwall County, Texas

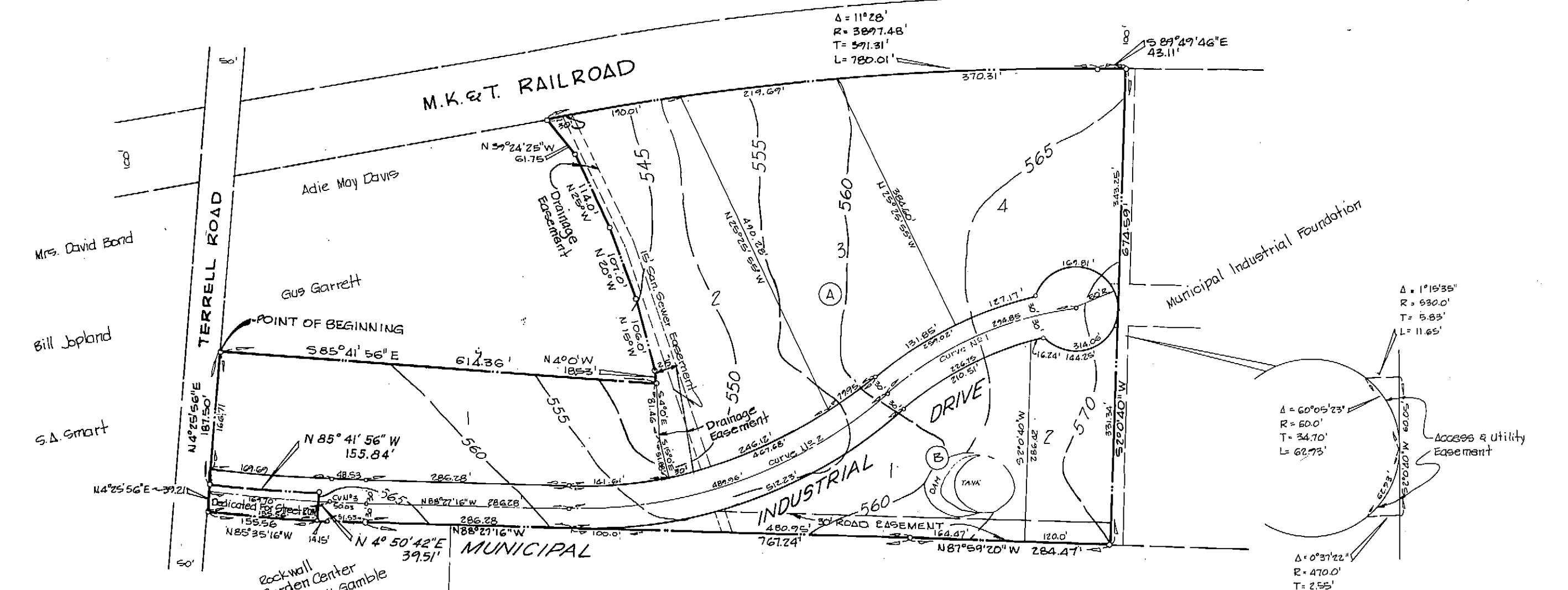
Filed
Nov. 16, 1978
Slide A-326
Rockwall County

A REPLAT
MUNICIPAL INDUSTRIAL PARK

OUT OF THE
R. BALLARD SURVEY ABST. NO. A-29
ROCKWALL, ROCKWALL COUNTY, TEXAS

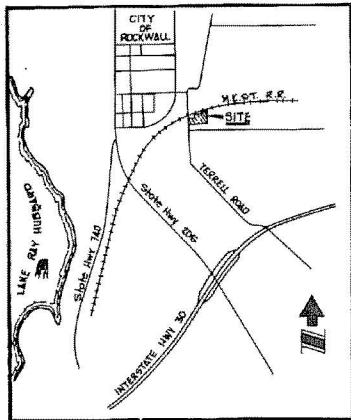
DATE: MARCH, 1978 SCALE: 1"=100'

DEVELOPERS: MUNICIPAL INDUSTRIAL FOUNDATION P.O. BOX 717 ROCKWALL, TEXAS 76087
ENGINEERS: ACREY, ROBERT & PIERSON INC. 2331 GUS THOMASSON RD DALLAS, TEXAS 75228



| Curve No. | Interior | q | Exterior |
|-----------|---------------|-------------|-------------|
| 1 | Δ 27° 38' 34" | 337.07 13' | 28' 0" 01" |
| R | 470.0' | 500.0' | 630.0' |
| T | 115.63' | 151.85' | 132.15' |
| C | 228.56' | 290.99' | 256.45' |
| L | 226.75' | 294.85' | 259.02' |
| d | 0.0001530 | 0.0571958 | 0.0540526 |
| 2 | Δ 42° 32' 44" | 42° 32' 44" | 47° 32' 44" |
| R | 629.82' | 659.82' | 689.82' |
| T | 245.21' | 256.89' | 268.57' |
| C | 457.01' | 478.78' | 500.54' |
| L | 467.68' | 489.96' | 512.23' |
| d | 0.0044858 | 0.0434177 | 0.0416295 |
| 3 | Δ 2° 52' | 2° 52' | 2° 52' |
| R | 970.0' | 1000.0' | 1030.0' |
| T | 24.47' | 25.02' | 25.77' |
| C | 48.52' | 50.02' | 51.52' |
| L | 48.53' | 50.03' | 51.53' |
| d | 0.02815339 | 0.0186479 | 0.0278135 |

S.A. Smart
104.58 Acres

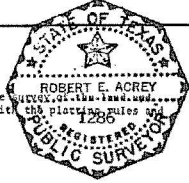


LOCATION MAP NO SCALE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Robert E. Acrey, do hereby certify that I prepared this plat from an actual and accurate survey and that the corner monuments shown were properly placed under my personal supervision in accordance with the regulations of the City Plan Commission of the City of Rockwall, Texas.

Robert E. Acrey
Robert E. Acrey
Registered Public Surveyor



STATE OF TEXAS :
COUNTY OF DALLAS :
Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert E. Acrey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of November 1982

Danny J. Smith
Notary Public in and for
Dallas County, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL :

MUNICIPAL INDUSTRIAL FOUNDATION, is the owner of a tract of land situated in the E. Ballard Survey, Abstract No. 29, Rockwall County, Texas and being part of a tract of land conveyed to S. S. Duhney and Myra L. Duhney by Deed Recorded in Volume 73, Page 389, Deed Records, Rockwall County, Texas and the two tracts of land conveyed to Robert Webb and being more particularly described as follows:

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THENCE South 85° 41' 56" East a distance of 614.36' along an existing fence line to a point for a corner;
THENCE along the center of an existing creek as follows:
North 4° 01' West a distance of 18.53' to a point for a corner;
North 15° 01' West a distance of 106.0' to a point for a corner;
North 20° 01' West a distance of 107.0' to a point for a corner;
North 25° 01' West a distance of 114.0' to a point for a corner;
North 39° 24' 25" West a distance of 61.75' to a point for a corner;
THENCE along the South line of the M.K.&T. R.R. 100 ft. R.O.W. as follows:
Northeasterly with a circular curve to the right having a central angle of 11° 28' and a radius of 2897.48 ft., a distance of 780.01 ft. to a point of tangency;
Thence South 89° 49' 48" East a distance of 43.11' to a point for a corner;
Thence South 2° 04' 00" West a distance of 674.59' to a point for a corner;
THENCE North 87° 59' 20" West a distance of 284.47 ft. along an existing fence line to an angle point to a corner said point being the Southwest corner of the Webb 2.4 acre tract;
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THENCE North 85° 41' 56" West a distance of 155.84 ft. to a point in the East line of Terrell Road for a corner;
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THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Municipal Industrial Foundation, does hereby adopt this plat, designating the herein above described property as A Replat Municipal Industrial Park, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever the streets, alleys and public use area shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown. Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

- "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 and/or owner 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 and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and 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.

Municipal Industrial Foundation waives all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

WITNESS MY HAND at Rockwall, Texas this 2 day of November 1982.

J. A. Smith
Notary Public in and for
County, Texas



Recommended For Final Approval:

[Signature]
City's Engineer and/or City Administrator

8/13/84
Date

Approved:

Wayne Rogers
Chairman, Planning and Zoning Commission

8/13/84
Date

I hereby certify that the above and foregoing Plat of Municipal Industrial Park, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 14th day of September 1982.

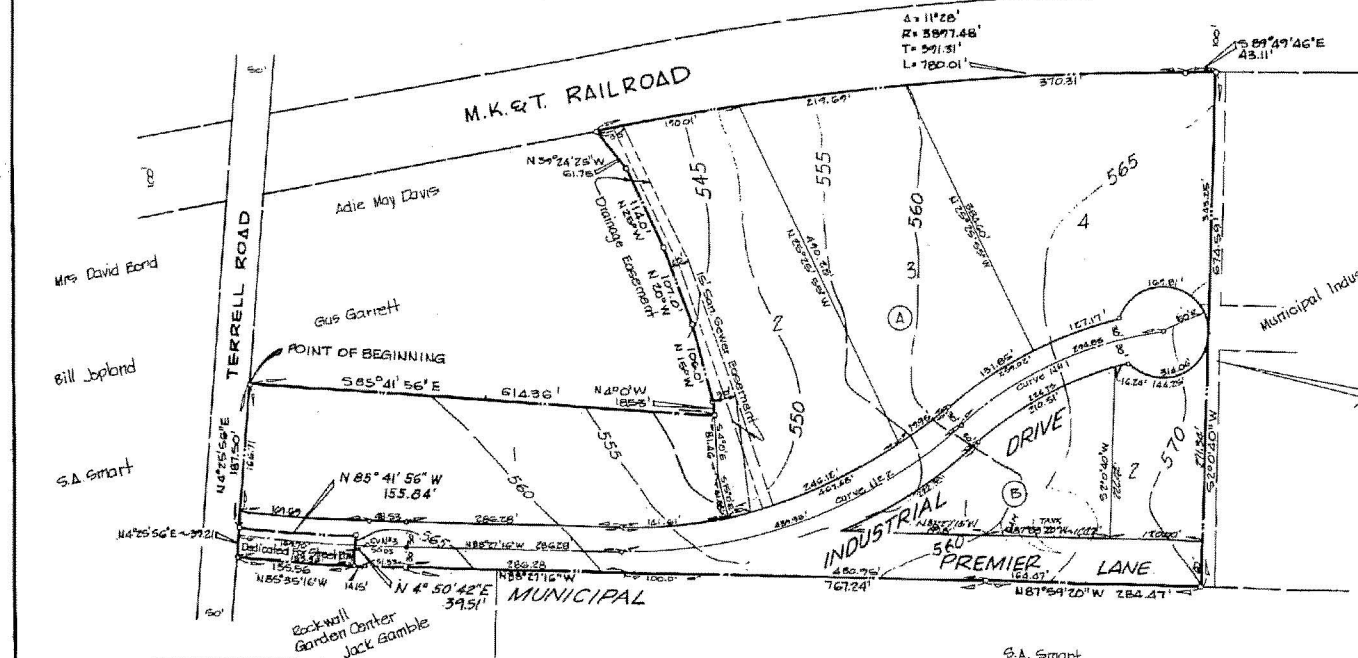
This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

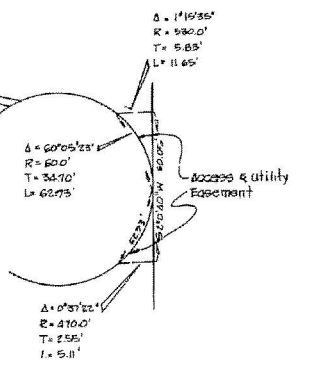
Witness my hand this 30th day of June 1982.

[Signature]
Mayor, City of Rockwall, Texas

[Signature]
City Secretary, City of Rockwall, Texas



| Curve No. | Interior | Q | Exterior |
|-----------|---------------|-----------|-----------|
| 1 | A 21° 56' 34" | 3741.10' | 2870.01' |
| | T 4° 10' 01" | 500.01' | 520.01' |
| | C 11° 05' 01" | 181.85' | 137.15' |
| | L 72° 07' 01" | 274.85' | 254.02' |
| | D 0.0009520 | 0.0511958 | 0.0640525 |
| 2 | A 42° 51' 44" | 4132.43' | 3132.43' |
| | R 62° 02' 01" | 652.82' | 687.82' |
| | T 24° 21' 01" | 254.89' | 268.87' |
| | C 45° 01' 01" | 478.78' | 506.54' |
| | L 46° 08' 01" | 489.95' | 512.28' |
| 3 | A 2° 52' 01" | 17.62' | 2.52' |
| | R 7° 10' 01" | 1000.01' | 1030.01' |
| | T 24° 17' 01" | 25.02' | 25.77' |
| | C 48.58' 01" | 50.02' | 61.42' |
| | L 48.58' 01" | 50.02' | 61.42' |

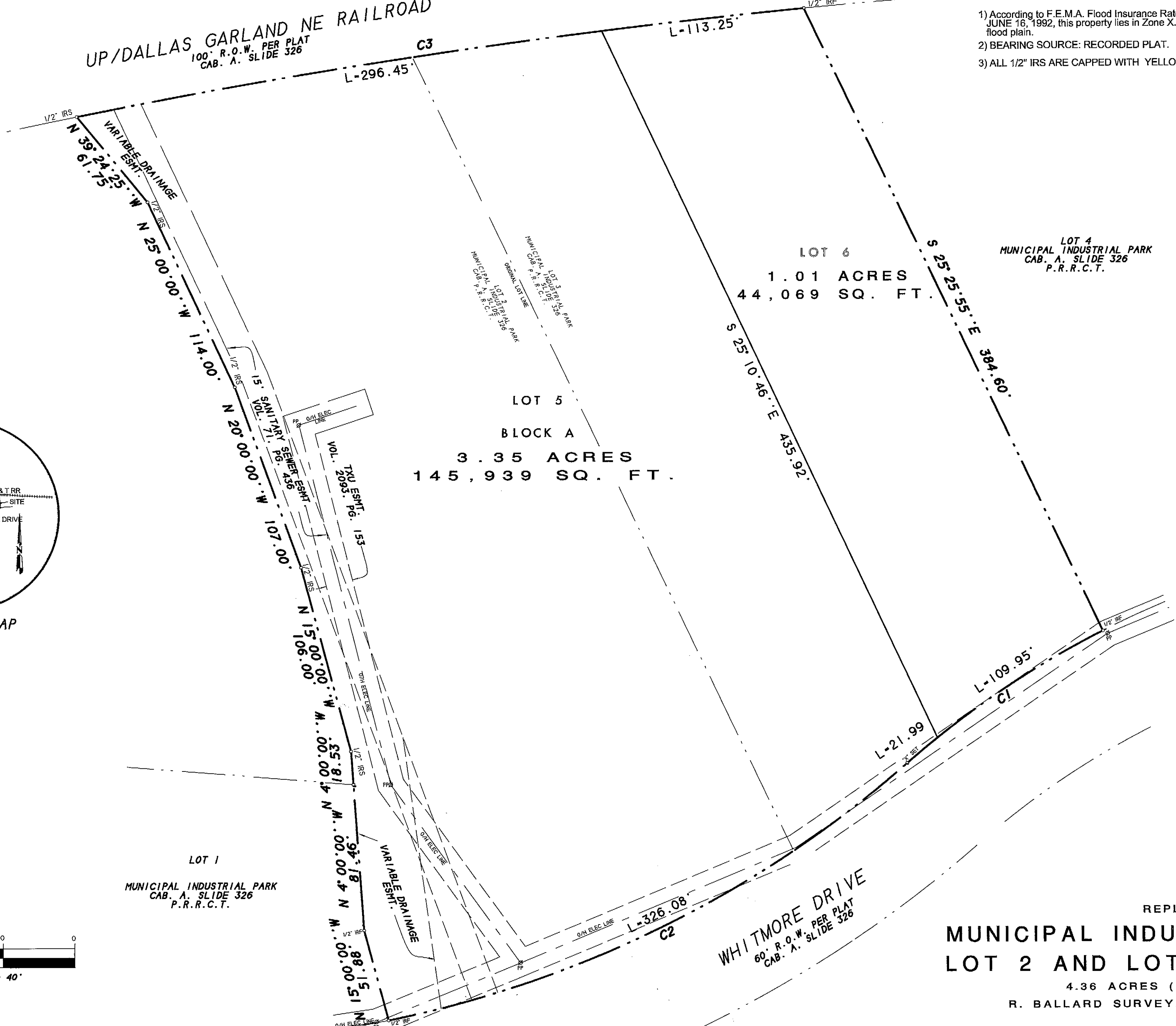


FILED
2 day of March 1983
@ 3:00 PM
June Wimpee, Clerk of County
Court, Rockwall County, Texas
By *[Signature]* Deputy

**A REPLAT
MUNICIPAL INDUSTRIAL PARK**
OUT OF THE
E. BALLARD SURVEY ABST. NO. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE: APRIL 30, 1982
SCALE: 1"=100'
DEVELOPERS:
MUNICIPAL INDUSTRIAL FOUNDATION
P.O. BOX 717
ROCKWALL, TEXAS 75087
ENGINEERS:
ACREY, ROBERTS, & PERSON, INC.
2250 AMBERTON PKWY. SUITE 112
DALLAS, TEXAS 75243

UP/DALLAS GARLAND NE RAILROAD
 100' R.O.W. PER PLAT
 CAB. A. SLIDE 326

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C JUNE 16, 1992, this property lies in Zone X. This property does not appear to lie within a flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."



LOT 4
 MUNICIPAL INDUSTRIAL PARK
 CAB. A. SLIDE 326
 P.R.R.C.T.

LOT 5
 BLOCK A
 3.35 ACRES
 145,939 SQ. FT.

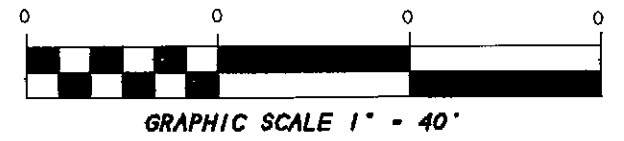
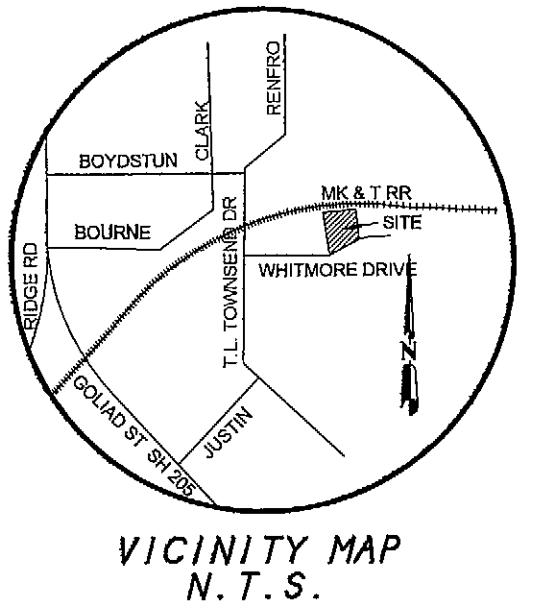
LOT 6
 1.01 ACRES
 44,069 SQ. FT.

LOT 1
 MUNICIPAL INDUSTRIAL PARK
 CAB. A. SLIDE 326
 P.R.R.C.T.

WHITMORE DRIVE
 60' R.O.W. PER PLAT
 CAB. A. SLIDE 326

REPLAT
MUNICIPAL INDUSTRIAL PARK
LOT 2 AND LOT 3, BLOCK A
 4.36 ACRES (2 LOTS)
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 JOHN & DONNA JOHNSON LIVING TRUST
 915 WHITMORE DRIVE
 ROCKWALL, TEXAS 75087
 972-772-3378



| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|-------|-------------|---------|--------|---------|--------|---------------|
| 1 | 14°15'12" | 530.00 | 131.85 | 66.27 | 131.51 | S 56°07'46"W |
| 2 | 29°39'49" | 629.82 | 326.08 | 166.78 | 322.45 | S 63°49'56"W |
| 3 | 6°01'22" | 3897.48 | 409.70 | 205.04 | 409.51 | N 81°43'00"E |

R.S.C.I. F 105-106
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING
 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 1 OF 2
 SURVEY DATE: JANUARY 11, 2005
 SCALE: 1" = 40' FILE # 20042166RP
 CLIENT: JOHNSON

FILED FOR RECORD
 ROCKWALL CO. TEXAS
 5 JAN 25 PM 3:53
 VALENTINE BURKS
 CO. CLERK
 DEPUTY

Municipal Industrial Park
 Replat Lot 2 & 3

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN & DONNA JOHNSON LIVING TRUST, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lots 2 and 3, Block A, MUNICIPAL INDUSTRIAL PARK, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof; recorded in Cabinet B, Slide 30, of the Map Records of Rockwall County, Texas.

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 MUNICIPAL INDUSTRIAL PARK, LOT 2 AND LOT 3, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in the 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:

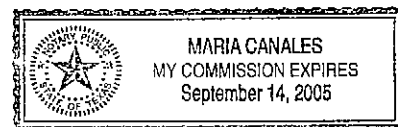
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere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


DONNA JOHNSON
FOR JOHN & DONNA LIVING TRUST



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONNA JOHNSON 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 24 day of January, 2004.


Notary Public in and for the State of Texas

Sept 14, 2005
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



APPROVED

I hereby certify that the above and foregoing plat of REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 2 AND LOT 3, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 25th day of JANUARY, 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 25th day of January, 2005.


Director of Planning


City Engineer

REPLAT
MUNICIPAL INDUSTRIAL PARK
LOT 2 AND LOT 3, BLOCK A
4.36 ACRES (2 LOTS)
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

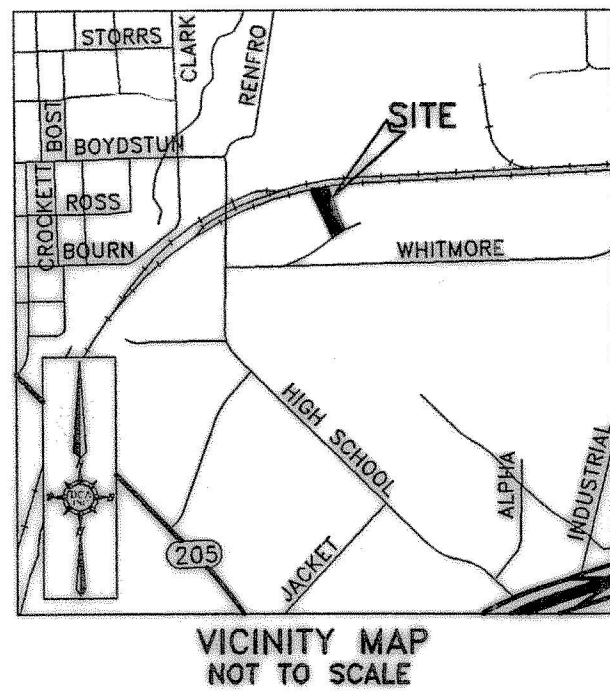
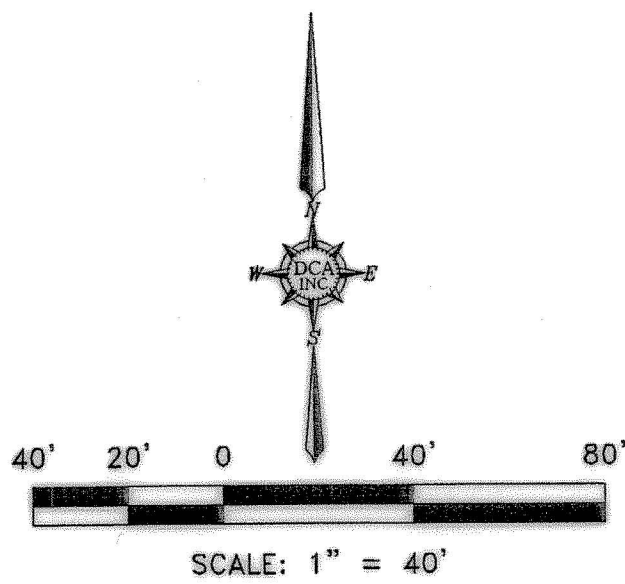
JOHN & DONNA JOHNSON LIVING TRUST
915 WHITMORE DRIVE
ROCKWALL, TEXAS 75087
972-772-3378

 F165-166
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 JANUARY 11, 2005
SCALE 1" = 40' FILE # 20042166RP
CLIENT JOHNSON



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHEAST LINE OF LOT 6, BLOCK A, REPLAT OF MUNICIPAL INDUSTRIAL PARK, AS RECORDED IN CABINET F, SLIDE 165, PLAT RECORDS, ROCKWALL COUNTY, TEXAS. (N25°10'46"W)
- 2) THE REASON FOR THIS REPLAT IS TO CREATE EASEMENTS.
- 3) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480547 0005 C, DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.
- 4) THERE ARE NO BUILDINGS OR TREES ON SUBJECT PROPERTY.

FIRELANE, ACCESS & UTILITY EASEMENT LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S25°25'55"E | 255.88' |
| L2 | S25°25'55"E | 24.27' |
| L3 | S25°25'55"E | 237.03' |

FIRELANE, ACCESS & UTILITY EASEMENT CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|---------|---------------|--------|
| C1 | 0°50'13" | 530.00' | 7.74' | S51°47'54"W | 7.74' |
| C2 | 2°43'31" | 530.00' | 25.21' | S53°34'46"W | 25.21' |
| C3 | 1°32'26" | 530.00' | 14.25' | S55°42'45"W | 14.25' |
| C4 | 6°46'12" | 530.00' | 62.62' | S59°52'16"W | 62.59' |
| C5 | 68°18'20" | 44.00' | 52.45' | S14°53'08"E | 49.40' |
| C6 | 44°41'57" | 20.00' | 15.60' | N03°04'56"W | 15.21' |
| C7 | 44°12'24" | 20.00' | 15.43' | N47°32'07"W | 15.05' |
| C8 | 196°05'55" | 48.00' | 164.28' | S28°24'38"W | 95.05' |
| C9 | 55°14'32" | 20.00' | 19.28' | S81°09'40"E | 18.54' |
| C10 | 55°11'56" | 20.00' | 19.27' | S30°12'18"W | 18.53' |
| C11 | 48°59'52" | 48.00' | 41.05' | N27°06'16"E | 39.81' |
| C12 | 77°02'08" | 20.00' | 26.89' | S13°05'09"W | 24.91' |
| C13 | 44°41'57" | 44.00' | 34.33' | N03°04'56"W | 33.46' |
| C14 | 44°41'57" | 20.00' | 15.60' | S03°04'56"E | 15.21' |
| C15 | 38°51'46" | 20.00' | 13.57' | S44°51'48"E | 13.31' |

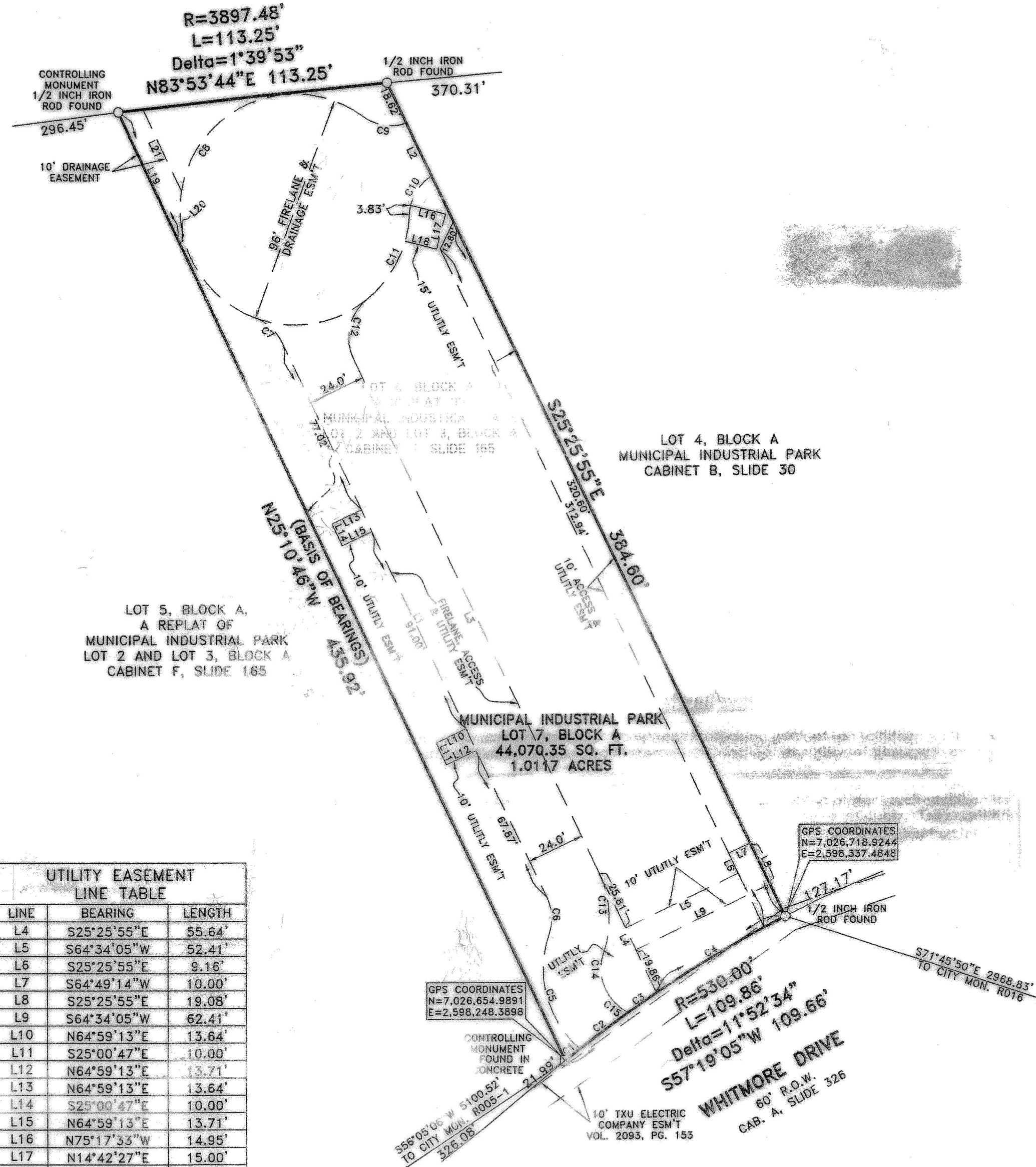
UTILITY EASEMENT LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L4 | S25°25'55"E | 55.64' |
| L5 | S64°34'05"W | 52.41' |
| L6 | S25°25'55"E | 9.16' |
| L7 | S64°49'14"W | 10.00' |
| L8 | S25°25'55"E | 19.08' |
| L9 | S64°34'05"W | 62.41' |
| L10 | N64°59'13"E | 13.64' |
| L11 | S25°00'47"E | 10.00' |
| L12 | N64°59'13"E | 13.71' |
| L13 | N64°59'13"E | 13.64' |
| L14 | S25°00'47"E | 10.00' |
| L15 | N64°59'13"E | 13.71' |
| L16 | N75°17'33"W | 14.95' |
| L17 | N14°42'27"E | 15.00' |
| L18 | N75°17'33"W | 13.45' |

DRAINAGE EASEMENT LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L19 | S25°10'46"E | 60.14' |
| L20 | S47°37'42"W | 2.39' |
| L21 | S25°10'46"E | 37.48' |

UP/DALLAS GARLAND NE RAILROAD
100' R.O.W.
CAB. A, SLIDE 326



OWNER: D. MICHAEL FOSTER
1600 S. LAKESHORE
ROCKWALL, TX 75087
P.972.342.2771
F.972.772.9987

DC&A
ENGINEERING • PLANNING • SURVEYING
11545 Pagemill Road • Suite 200 • Dallas, Texas 75243
P 214.349.9485 • F 214.349.2216
www.dcadfw.com

SCALE: 1"=40' / DATE: JANUARY 23, 2007 / JOB NO. 0508923-1 / DRAWN BY: RR

Municipal Industrial
Park Lot 7, Block A

FILED FOR RECORD
ROCKWALL CO., TEXAS
07 FEB 21 PM 2:53
LISA CONSTANT
COUNTY CLERK
DEPUTY

SHEET
1 OF 2

G 113

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS D. MICHAEL FOSTER A, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: D. MICHAEL FOSTER
Lot 6, Block A, REPLAT OF MUNICIPAL INDUSTRIAL PARK, LOT 2 AND LOT 3, BLOCK A, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 165, Plat Records, Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 6R, BLOCK A, 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 REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 6R, BLOCK A 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 (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.

D. Michael Foster
D. Michael Foster, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared D. Michael Foster, 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 25 day of January, 2007.

Lois E. Osvein
Notary Public in and for the State of Texas
My Commission Expires: 11-17-09

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, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the 24 day of January, 2007.

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of January, 2007.

Lois E. Osvein
Notary Public in and for the State of Texas



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHEAST LINE OF LOT 6, BLOCK A, REPLAT OF MUNICIPAL INDUSTRIAL PARK, AS RECORDED IN CABINET F, SLIDE 165, PLAT RECORDS, ROCKWALL COUNTY, TEXAS. (N25°10'46"W)
- 2) THE REASON FOR THIS REPLAT IS TO CREATE EASEMENTS.
- 3) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480547 0005 C, DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.
- 4) THERE ARE NO BUILDINGS OR TREES ON SUBJECT PROPERTY.

RECOMMENDED FOR FINAL APPROVAL

Greg Ballmann 2-5-07
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 Council of the City of Rockwall on the 24th day of January, 2007.

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.

WITNESS OUR HANDS, this 7 day of January, 2007.

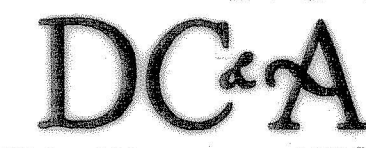
William R. Cassidy *Scotty Brooks* *Chris*
Mayor, City of Rockwall City Secretary City Engineer



LOT 7, BLOCK A
MUNICIPAL INDUSTRIAL PARK
44,070.35 SQ.FT. / 1.0117 ACRES
BEING A REPLAT OF LOT 6, BLOCK A, MUNICIPAL INDUSTRIAL PARK SITUATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
2 OF 2

OWNER: D. MICHAEL FOSTER
1600 S. LAKESHORE
ROCKWALL, TX 75087
P.972.342.2771
F.972.772.9987

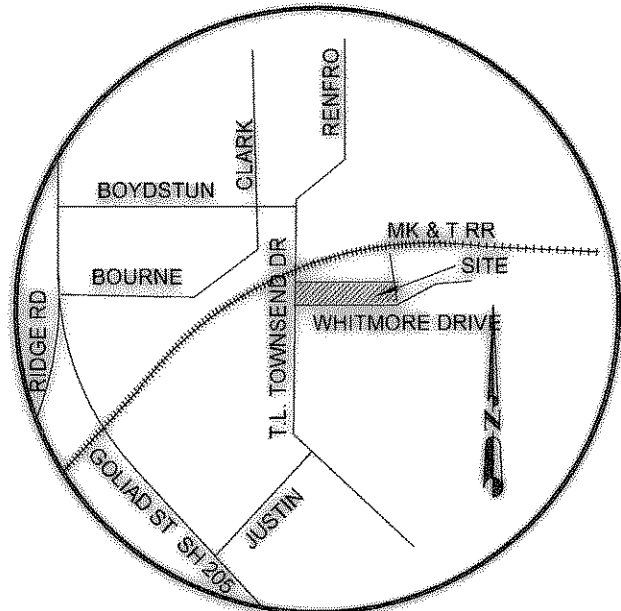


DOUG CONNALLY & ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
11545 Pagemill Road • Suite 200 • Dallas, Texas 75243
P 214.349.9485 • F 214.349.2216
www.doadfw.com

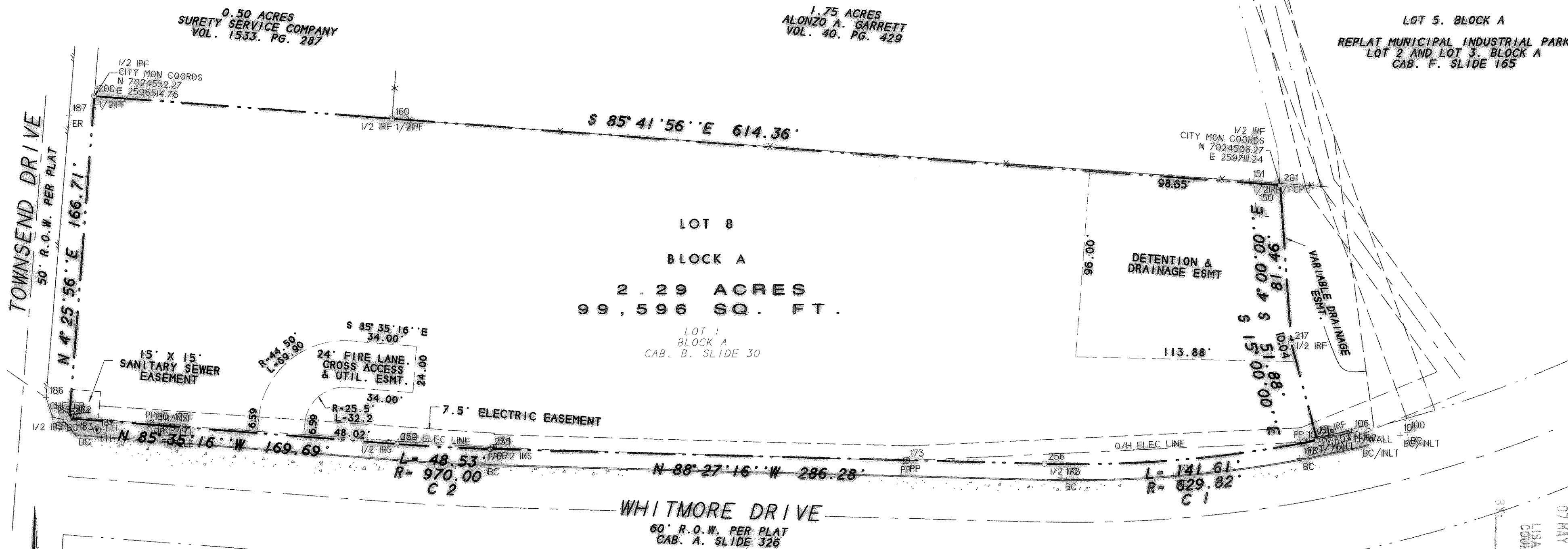
SCALE: 1"=40' / DATE: JANUARY 23, 2007 / JOB NO. 0508923-1 / DRAWN BY: RR

G 114

Municipal Industrial
Park Lot 7, Block A



VICINITY MAP
N.T.S.



TOWNSEND DRIVE
50' R.O.W. PER PLAT

LOT 8
BLOCK A
2.29 ACRES
99,596 SQ. FT.

LOT 1
BLOCK A
CAB. B. SLIDE 30

LOT 5, BLOCK A
REPLAT MUNICIPAL INDUSTRIAL PARK
LOT 2 AND LOT 3, BLOCK A
CAB. F. SLIDE 165

15' X 15'
SANITARY SEWER
EASEMENT

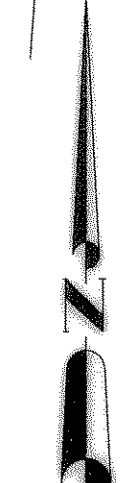
24' FIRE LANE
CROSS ACCESS
& UTIL. ESMT.

7.5' ELECTRIC EASEMENT

WHITMORE DRIVE
60' R.O.W. PER PLAT
CAB. A. SLIDE 326

DETENTION &
DRAINAGE ESMT

VARIABLE
DRAINAGE
ESMT.



GRAPHIC SCALE 1" = 40'

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 Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|-------|-------------|--------|--------|---------|--------|---------------|
| 1 | 12°52'57" | 629.82 | 141.61 | 71.10 | 141.31 | S 85°06'19"W |
| 2 | 2°52'00" | 970.00 | 48.53 | 71.10 | 48.53 | N 87°01'26"W |

OWNER:
ROBERT VARNER, JR.
3401 MAPLELEAF LANE
RICHARDSON, TEXAS 75082-2143
214-740-0214

REPLAT
MUNICIPAL INDUSTRIAL PARK
LOT 1, BLOCK A
LOT 8, BLOCK A
2.29 ACRES (1 LOT)
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SHEET 1 OF 2
SURVEY DATE: FEBRUARY 15, 2007
SCALE: 1" = 40' FILE # 20061161RP
CLIENT: VARNER

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

G-151

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ROBERT VARNER, JR. 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 Lot 1, Block A, MUNICIPAL INDUSTRIAL PARK, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof; recorded in Cabinet B, Slide 30, of the Map Records of Rockwall County, Texas.

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 MUNICIPAL INDUSTRIAL PARK, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in the 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 exaction's made herein.

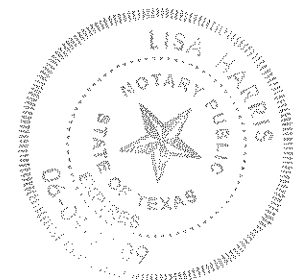
[Signature]
ROBERT VARNER, JR.

STATE OF TEXAS COUNTY OF ROCKWALL Dallas

Before me, the undersigned authority, on this day personally appeared ROBERT VARNER, JR. 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 April, 2007.

[Signature] Notary Public in and for the State of Texas My Commission Expires: 06-09-2009



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.

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



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

4-10-07
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of March, 2007.

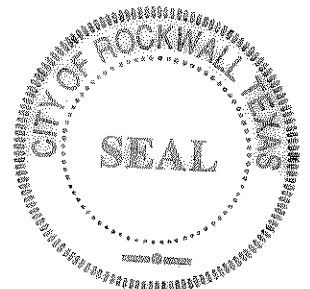
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 8th day of May, 2007.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall



[Signature]
City Engineer

5-8-07
Date

REPLAT MUNICIPAL INDUSTRIAL PARK LOT 1, BLOCK A LOT 8, BLOCK A 2.29 ACRES (1 LOT)

R. BALLARD SURVEY, ABSTRACT NO. 29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

ROBERT VARNER, JR. 3401 MAPLELEAF LANE RICHARDSON, TEXAS 75082-2143 214-740-0214



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 FEBRUARY 15, 2007 SCALE 1" = 40' FILE# 20061161RP CLIENT VARNER

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT VARNER, JR. and GLEN COX, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 8, Block A, REPLAT MUNICIPAL INDUSTRIAL PARK, LOT 1, BLOCK A, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Cabinet G, Slide 151, of the Map Records of Rockwall County, Texas, and also being all of Lot 1, Block A, CORRIGAN LAW ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 363 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the north right-of-way line of Whitmore Drive, with the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 8, Block A;

THENCE N. 04 deg. 25 min. 56 sec. E. along the east right-of-way line of Townsend Drive, a distance of 166.71 feet to an "X" found chiseled in concrete for corner at the southwest corner of said Corrigan Law Addition;

THENCE N. 04 deg. 36 min. 35 sec. E. along the east right-of-way line of Townsend Drive, a distance of 88.12 feet to an "X" found chiseled in concrete for corner;

THENCE S. 85 deg. 30 min. 56 sec. E. a distance of 154.41 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 39 min. 50 sec. W. a distance of 86.68 feet to a 1/2" iron rod found for corner;

THENCE S. 85 deg. 41 min. 56 sec. E. a distance of 614.36 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 00 min. 00 sec. E. a distance of 81.46 feet to a 1/2" iron rod found for corner;

THENCE S. 15 deg. 00 min. 00 sec. E. a distance of 51.88 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Whitmore Drive;

THENCE in a southwesterly direction along a curve to the right having a central angle of 12°52'57", a radius of 629.82 feet, a chord of S. 85 deg. 06 min. 19 sec. W., 141.31 feet, along said right-of-way line an arc distance of 141.61 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 27 min. 16 sec. W. a distance of 286.28 feet to a 1/2" iron rod found for corner;

THENCE in a northwesterly direction along a curve to the right having a central angle of 2°52'00", a radius of 970.00 feet, a chord of N. 87 deg. 01 min. 26 sec. W., 48.53 feet, along said right-of-way line an arc distance of 48.53 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 35 min. 16 sec. W. along said right-of-way line, a distance of 169.69 feet to the POINT OF BEGINNING and containing 113,376 square feet or 2.60 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 MUNICIPAL INDUSTRIAL PARK, LOTS 9, 10 & 11, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in the 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:

- 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 of 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
- All detention/drainage structures to be maintained, repaired and replaced by property owner.

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 or exaction's made herein.

ROBERT VARNER, JR.

GLEN COX

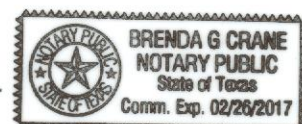
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT VARNER, JR. 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 17th day of May, 2016.

Blenda Crave
Notary Public in and for the State of Texas

My Commission Expires: 2-26-17



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN COX 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 _____.

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, 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

Cam R. Penick
Planning and Zoning Commission

4/26/2016
Date

APPROVED

I hereby certify that the above and foregoing plat of MUNICIPAL INDUSTRIAL PARK LOTS 9, 10 & 11, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17 day of May, 2016.

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 20th day of May, 2016.

Jim Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary City of Rockwall



Arny Williams
City Engineer

5-20-2016
Date

1360

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING 3 LOTS KNOWN AS

MUNICIPAL INDUSTRIAL PARK LOTS 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
MUNICIPAL INDUSTRIAL PARK

AND
LOT 1, BLOCK A
CORRIGAN LAW ADDITION
2.60 ACRES (3 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
GLEN COX
ROBERT VARNER, JR.
2001 N. LAMAR STREET
SUITE 200
DALLAS, TEXAS 75201

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

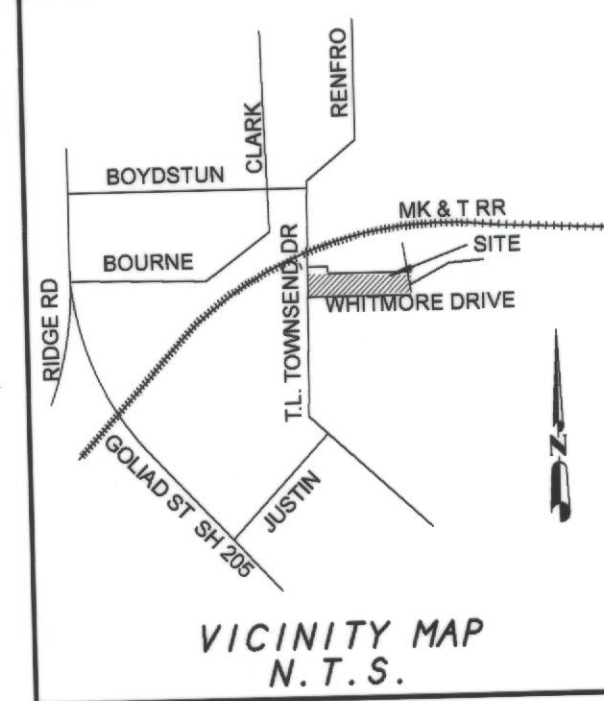
SURVEY DATE APRIL 15, 2016
SCALE 1" = 40' FILE # 20061161-RP
CLIENT VARNER

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/20/2016 02:46:01 PM
\$100.00
20160000009316

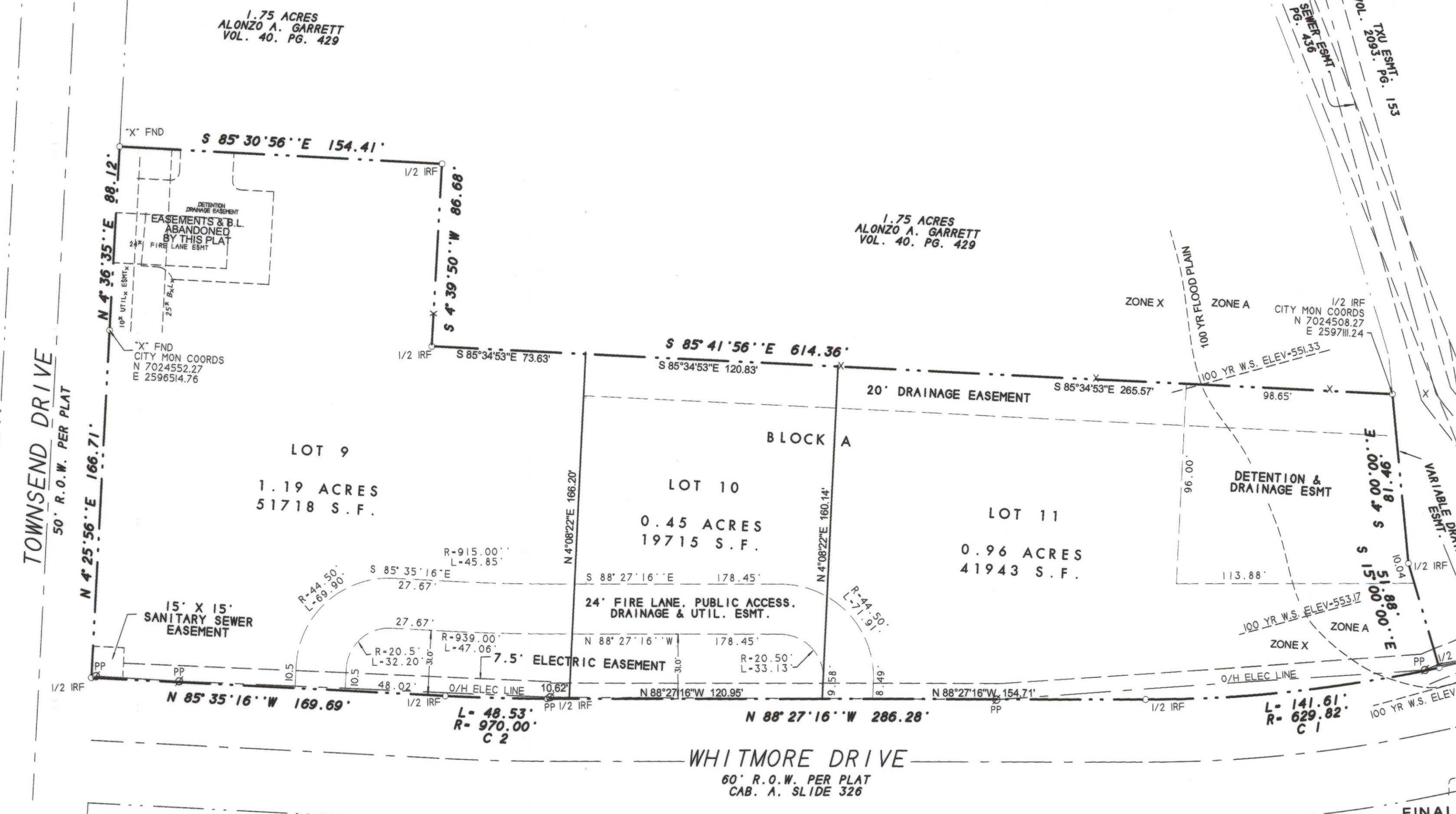


Shelli Miller
County Clerk

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.



LOT 5, BLOCK A
 REPLAT MUNICIPAL INDUSTRIAL PARK
 LOT 2 AND LOT 3, BLOCK A
 CAB. F. SLIDE 165



TOWNSEND DRIVE
 50' R.O.W. PER PLAT

WHITMORE DRIVE
 60' R.O.W. PER PLAT
 CAB. A. SLIDE 326

FINAL PLAT 1359
 BEING A CONVEYANCE PLAT
 ESTABLISHING 3 LOTS KNOWN AS
MUNICIPAL INDUSTRIAL PARK
LOTS 9, 10 & 11, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK A
 MUNICIPAL INDUSTRIAL PARK
 AND
 LOT 1, BLOCK A
 CORRIGAN LAW ADDITION
 2.60 ACRES (3 LOTS)

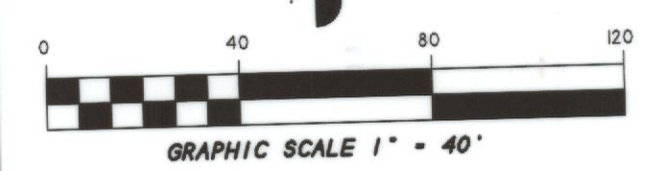
R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 GLEN COX
 ROBERT VARNER, JR.
 2001 N. LAMAR STREET
 SUITE 200
 DALLAS, TEXAS 75201

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2
 SURVEY DATE APRIL 15, 2016
 SCALE 1" = 40' FILE # 20081161-1
 CLIENT VARNER

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept 26, 2008, this property lies in Zones X & A. Part of this property does appear to lie within a 100-year flood plain, as shown.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT



CURVE DATA

| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|-------|-------------|--------|--------|---------|--------|---------------|
| 1 | 12°52'57" | 629.82 | 141.61 | 71.10 | 141.31 | S 85°06'19"W |
| 2 | 2°52'00" | 970.00 | 48.53 | 71.10 | 48.53 | N 87°01'26"W |