

STATE OF TEXAS  
COUNTY OF ROCKWALL

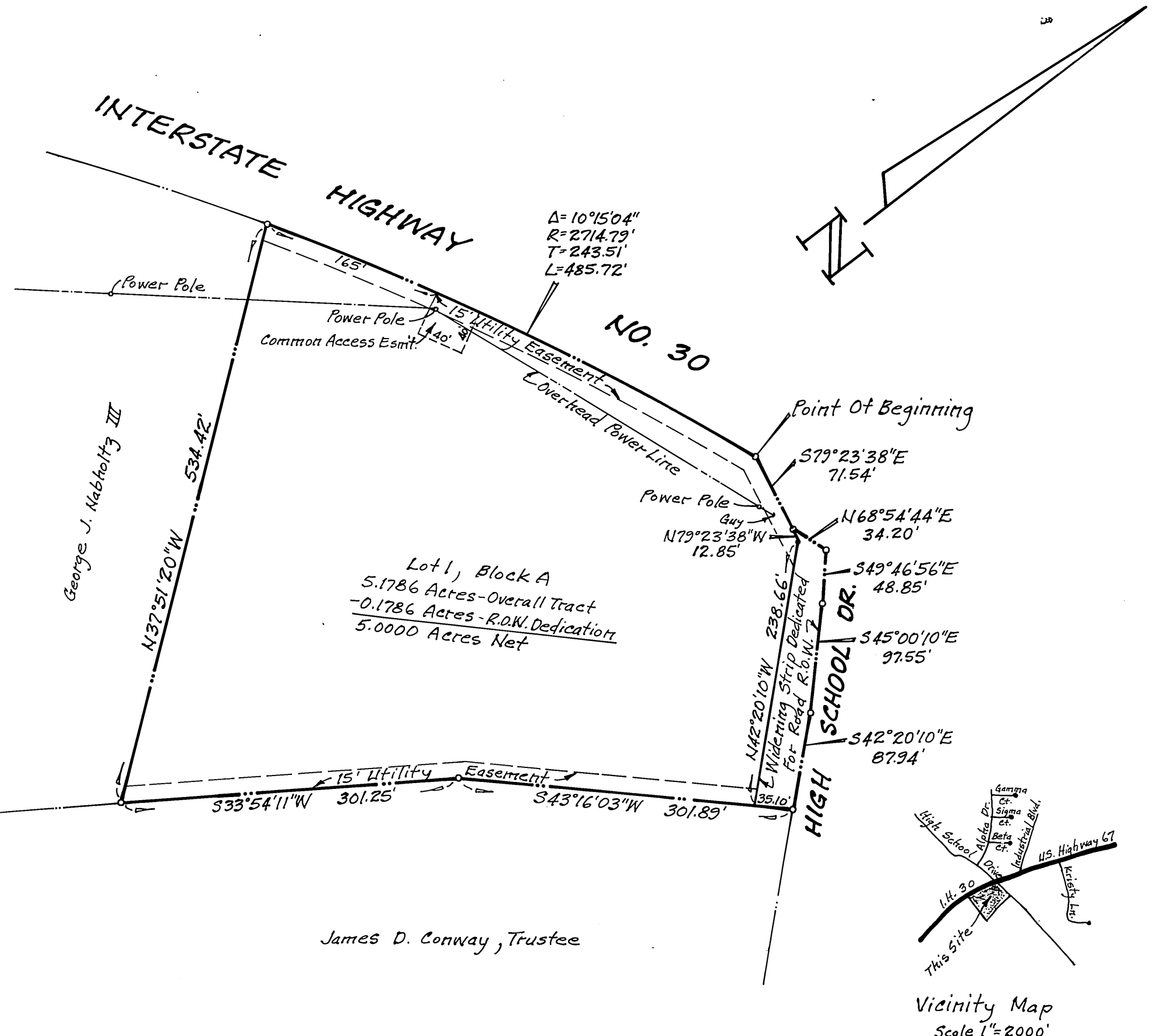
WHEREAS George J. Nabholz III is the owner of a tract of land situated in the N. M. Ballard Survey, Abstract No. 44, and the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being that tract of land conveyed to George J. Nabholz, III by deeds recorded in Volume 65, Page 533 and Volume 112, Page 1099, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a broken Texas Highway Department concrete monument on the southeast line of I.H. 30 at the right-of-way cut-back on High School Drive (the old Terrell-Rockwall road);  
THENCE: South 79° 23' 39" East a distance of 71.54 feet with said cut-back to an iron rod set for a corner in the center of High School Drive.

THENCE: With the centerline of High School Drive as follows: South 49° 45' 53" East a distance of 40.25 feet to an iron rod set at the Southeast edge of the old concrete slab, South 45° 00' 18" East a distance of 97.55 feet to an iron rod set at said Southwest edge and South 42° 20' 10" East a distance of 97.94 feet to an iron rod set at said Southwest edge and also being the East corner of said Nabholz tract.

THENCE: South 42° 15' 03" West a distance of 256.79 feet generally with the remains of an old fence line as evidenced by old fence posts and old "broken off" fence post to an iron rod set at an angle point;  
THENCE: South 33° 54' 11" West with said old fence line, passing at 115.4 feet the junction of said old fence line with an existing fence line, and continuing a total distance of 391.25 feet to an iron rod set for a corner;

THENCE: North 37° 51' 20" West a distance of 534.42 feet traversing said Nabholz tract to an iron rod set for a corner on the southeast line of I.H. 30, said iron rod being on a circular curve to the right, having a central angle of 17° 15' 14", a radius of 2754.79 feet, and a chord that bears North 63° 46' 59" East a distance of 425.07 feet;  
THENCE: Along said curve and with said southeast line an arc distance of 425.72 feet to the Point of Beginning and Containing 225,578 Square Feet or 5.1786 Acres of Land.



HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT George J. Nabholz III, being owner, does hereby adopt this plat designating the hereinabove described tract as Park Place Business Centre, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities using or desiring to use the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress to, from and upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity at any time of 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.

No house, dwelling unit, or other structure shall be constructed in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on which the property abuts, including water and sanitary sewer facilities in accordance with the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 93-54.

WITNESS MY HAND at Dallas, Texas, this 22 day of September, 1989.

*George J. Nabholz III*  
George J. Nabholz III

STATE OF TEXAS  
COUNTY OF Dallas

This instrument was acknowledged before me on the 22 day of September, 1989, by George J. Nabholz III.

*Greg Whitten*  
Notary Public  
My Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold L. Evans*  
Harold L. Evans, R.P.S. No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 22 day of September 1989, by Harold L. Evans.

*Greg Whitten*  
Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

*Thomas E. Quinn*  
Chairman, Planning and Zoning Commission Date 9/17/89

APPROVED

Chairman, Planning and Zoning Commission Date \_\_\_\_\_

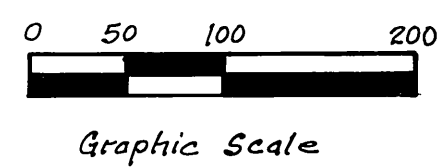
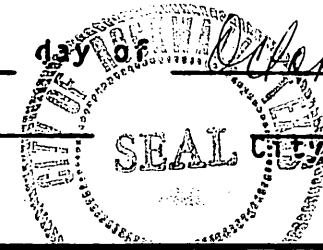
I hereby certify that the above and foregoing plat of Park Place Business Centre, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19th day of June, 1989.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this 17th day of October, 1989.

*John C. Miller*  
Mayor, City of Rockwall  
*Julie Cox*  
City Secretary, City of Rockwall



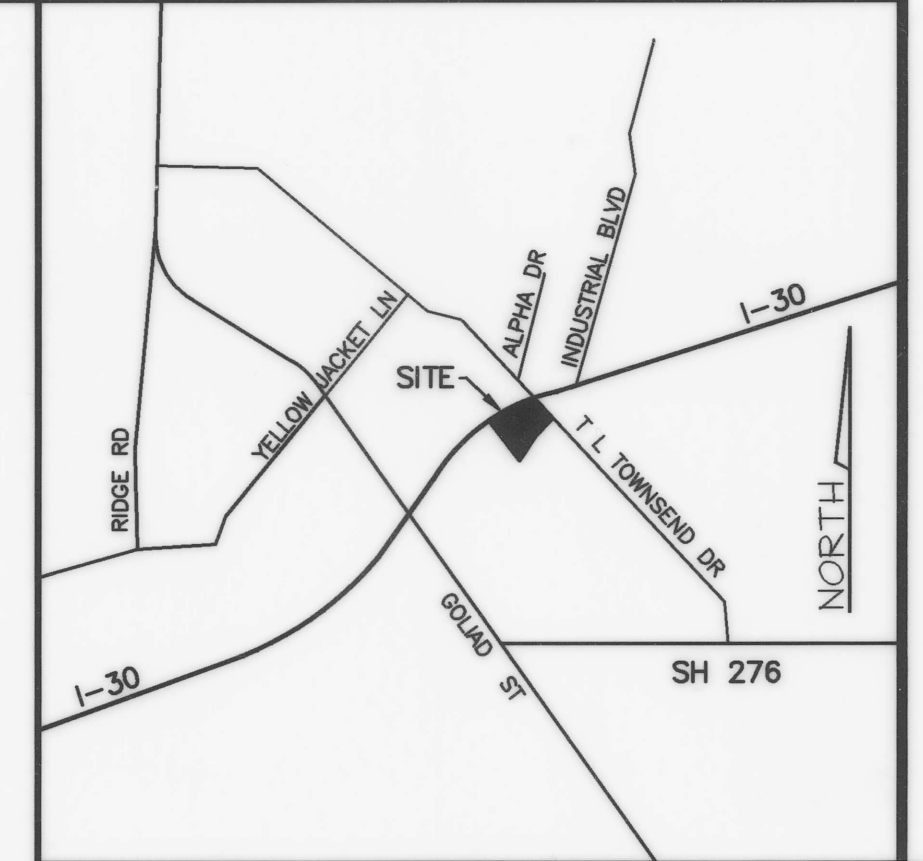
HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	4-20-89	8936

**PARK PLACE BUSINESS CENTRE**  
N.M. BALLARD SURVEY, ABSTRACT NO. 484  
JOSEPH CADLE SURVEY, ABSTRACT NO. 65  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
GEORGE J. NABHOLTZ III - OWNER  
3031 ALLEN ST., SUITE 206, DALLAS, TEXAS 75204 TEL. 522-4227

Park Place Business Centre

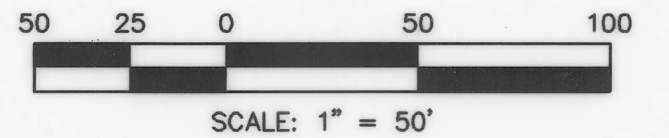
R = 2714.74'  
 D = 10°15'05"  
 T = 243.51'  
 L = 485.72'  
 CH = 485.07'  
 CB = N 63°47'02" E



**LOCATION MAP**  
 NO SCALE  
 MAPSCO 30C-K

**LEGEND**

IRF 1/2" IRON ROD FOUND  
 IRS 1/2" IRON ROD SET



**REPLAT**

**PARK PLACE BUSINESS CENTRE  
 LOT 2, BLOCK A**

1 LOT - 5.000 TOTAL ACRES  
 ZONED: LI (LIGHT INDUSTRIAL)

BEING A REPLAT OF ALL OF LOT 1, BLOCK A, PARK PLACE BUSINESS CENTRE, AS RECORDED IN CABINET C, PAGE 69 SITUATED IN THE N.M. BALLARD SURVEY, ABSTRACT No. 48 AND IN THE JOSEPH CADLE SURVEY, ABSTRACT No. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**CTE PHASE I, L.P.**

**OWNER**

2266 LAFAYETTE LANDING  
 ROCKWALL, TEXAS

(972) 772-9196  
 75032

**LANE'S SOUTHWEST SURVEYING, INC.**

**SURVEYOR**

2717 MOTLEY DRIVE, SUITE B  
 MESQUITE, TEXAS

(972) 681-4442  
 75150

**JUNE 2008**

This plat is recorded in Cab. G, Slide 349, Date 10-21-08.

Park Place Business Centre  
 Replat  
 Lot 2 Block A

FILED FOR RECORD  
 ROCKWALL, TEXAS  
 08 OCT 21 PM 2:12

LISA CONSTANT  
 COUNTY CLERK



**LOT 2, BLOCK A**  
 217,801 SF  
 5.000 AC

TOYOTA OF ROCKWALL  
 LOT 1, BLOCK 1,

THE CAMBRIDGE  
 COMPANIES, INC.  
 VOL. 119, PG. 1019

CITY OF ROCKWALL  
 VOL. 3157, PG. 282

**CURVE DATA**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C-1	44.00'	79°27'07"	36.56'	61.01'	56.24'	N 07°54'27" E
C-2	20.00'	79°27'07"	16.62'	27.73'	25.56'	N 07°54'27" E
C-3	44.00'	75°05'10"	33.81'	57.66'	53.62'	05°43'28" W
C-4	20.00'	75°05'10"	15.37'	26.21'	24.37'	05°43'28" W
C-5	20.00'	98°50'47"	23.35'	36.50'	30.38'	N 87°18'33" W
C-6	20.00'	54°53'59"	10.39'	19.16'	18.44'	N 15°49'03" E
C-7	34.00'	45°32'07"	14.27'	27.02'	26.32'	11°08'07" W
C-8	10.00'	71°47'21"	7.24'	12.53'	11.73'	01°59'29" E
C-9	50.00'	18°12'39"	8.01'	15.89'	15.83'	43°00'31" W
C-10	74.00'	18°12'39"	11.86'	23.52'	23.42'	43°00'31" W
C-11	20.00'	86°10'39"	18.71'	30.08'	27.33'	N 09°01'31" E
C-12	40.00'	286°12'29"	42.74'	185.85'	58.41'	N 80°57'34" W
C-13	2699.79'	00°19'06"	7.50'	15.00'	15.00'	N 67°31'26" E
C-14	20.00'	67°53'50"	13.46'	23.70'	22.34'	S 71°50'05" E
C-15	20.00'	112°30'12"	29.93'	39.27'	33.26'	S 17°57'54" W
C-16	20.00'	22°02'53"	3.90'	7.70'	7.65'	N 63°11'34" E
C-17	44.00'	22°02'53"	8.57'	16.93'	16.83'	N 63°11'34" E
C-18	17.46'	74°53'21"	13.37'	22.82'	21.23'	N 82°47'42" W

**LINE TABLE**

TANGENT	BEARING	LENGTH
T1	S 37°45'30" E	8.17'
T2	N 52°10'07" E	79.87'
T3	N 74°13'00" E	77.48'
T4	S 22°38'03" E	29.26'
T5	S 22°38'03" E	27.21'
T6	N 37°53'10" W	10.00'
T7	N 52°06'50" E	41.90'
T8	S 33°54'11" W	25.28'
T9	N 52°06'50" E	14.00'

NOTE: 1. THE PURPOSE OF THIS REPLAT IS TO DEDICATE DRAINAGE AND UTILITY EASEMENTS.  
 2. BASIS OF BEARING IS PLAT RECORDED IN CABINET C, SLIDE 69 P.R.R.C.T.

ENGINEER: MARC O. BENTLEY, P.E.  
 BENTLEY ENGINEERING, INC.  
 4125 BROADWAY BLVD.  
 SUITE A250  
 GARLAND, TX. 75043  
 (972) 240-4821



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CTE PHASE I, L.P., is the owner as recorded in Volume 5305, Page 321 Deed Records of Rockwall County, Texas, of LOT 1, BLOCK A, PARK PLACE BUSINESS CENTRE, an addition in the City of Rockwall, as recorded in Cabinet C, Page 69, Plat, Records of Rockwall County, Texas, situated in the N. M. Ballard Survey, Abstract No. 48 and in the Joseph Cadle Survey, Abstract No. 65 and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found at the Northwest corner of said Lot 1, Block A, Park Place Business Centre, said point also being the Northeast corner of Lot 1, Block 1, Toyota Of Rockwall, as recorded in Cabinet G, Page 153, Plat Records of Rockwall County, Texas, said point also being in the Southeasterly ROW line of Interstate Highway 30 (a variable width ROW);

THENCE along the Northerly line of said Lot 1, Block A, Park Place Business Centre and the Southeasterly line of said ROW, being in a curve to the right, having a central angle of 10 degrees 15 minutes 15 seconds, a radius of 2714.74 feet, a chord bearing and distance of North 63 degrees 47 minutes 02 seconds East, 485.07 feet;

THENCE around said curve in a Southwesterly direction, an arc distance of 485.72 feet to a one-half inch iron rod set for corner in the ROW cut-back of Townsend Drive (a variable width ROW);

THENCE South 79 degrees 23 minutes 38 seconds East, 84.39 feet with said cut-back to a one-half inch iron rod found in the Southeast ROW line of Townsend Drive;

THENCE South 42 degrees 20 minutes 10 seconds East, along the said ROW line of Townsend Drive, a distance of 238.66 feet to a one-half inch iron rod set for corner;

THENCE South 43 degrees 16 minutes 03 seconds West, 266.79 feet along the Southwesterly line of said Lot 1 and the Northwesterly line of a tract of land deeded to the City of Rockwall as recorded in Volume 3157, Page 282, Deed Records of Rockwall County, Texas to an iron rod set for corner;

THENCE South 33 degrees 54 minutes 11 seconds West, 301.25 feet along the Southwesterly line of said Lot 1 and the Northeasterly line of said City of Rockwall property and the Northeasterly line of a tract of land deeded to The Cambridge Companies, Inc., as recorded in Volume 119, Page 1019, Deed Records of Rockwall County, Texas, to a one-half inch iron rod set for corner, said point also being the Southeasterly corner of said Lot 1, Toyota of Rockwall;

THENCE North 37 degrees 51 minutes 20 seconds West, along the common line of said Toyota of Rockwall tract and the Park Place Business Centre, a distance of 534.42 feet to the PLACE OF BEGINNING and containing 5.000 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.



J. L. Lane
Registered Professional Land Surveyor No. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J.L. Lane, 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 8 day of August, 2008.



Heather L. Evans
Notary Public in and for the State of Texas
My Commission Expires: 03/05/2009

RECOMMENDED FOR FINAL APPROVAL

CW Bridges
Planning and Zoning Commission

7/29/08
Date

APPROVED

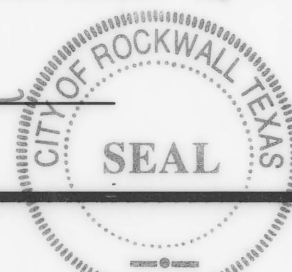
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4th day of August, 2008.

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 approval.

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

WITNESS OUR HANDS, this 21st day of October, 2008.

William R. Cecil
Mayor, City of Rockwall



Kristy Ashberry
City Secretary, City of Rockwall

Chuck Todd 10-16-08
City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as PARK PLACE BUSINESS CENTRE, LOT 2, BLOCK A subdivision to the City of Rockwall, Texas, and whose names 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 PARK PLACE BUSINESS CENTRE, LOT 2, BLOCK A 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 of 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 the 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 drainage 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.

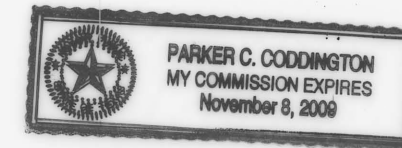
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim,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

CTE PHASE I, L.P.
By: Hazel Ripp, MEMBER, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared HAZEL RIPP known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 8 day of August, 2008.



Notary Public in and for the State of Texas
My Commission Expires: 11/8/08

REPLAT

PARK PLACE BUSINESS CENTRE
LOT 2, BLOCK A

1 LOT - 5.000 TOTAL ACRES
ZONED: LI (LIGHT INDUSTRIAL)

BEING A REPLAT OF ALL OF LOT 1, BLOCK A, PARK PLACE BUSINESS CENTRE, AS RECORDED IN CABINET C, PAGE 69 SITUATED IN THE N.M. BALLARD SURVEY, ABSTRACT No. 48 AND IN THE JOSEPH CADLE SURVEY, ABSTRACT No. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CTE PHASE I, L.P. OWNER
2266 LAFAYETTE LANDING (972) 772-9196
ROCKWALL, TEXAS 75032

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043
(972) 240-4821

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

JUNE 2008

This plat is recorded in Cab. G, Slide 350, Date 10-21-08.

Park Place Business Centre
Replat
Lot 2 Block A

WO4687