

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND

P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S01°22'01"W	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	281.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	250.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	56.57'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'
L20	S46°22'01"E	28.28'
L21	S46°32'40"E	28.36'
L22	N01°22'01"W	125.59'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E	12.47'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'
C3	13°38'17"	500.00'	119.01'	N05°05'49"E	118.73'
C4	13°38'17"	530.00'	126.15'	N05°05'49"E	125.86'
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E	476.32'
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E	1276.61'
C7	15°08'20"	1199.92'	317.05'	N04°20'47"E	316.12'

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.

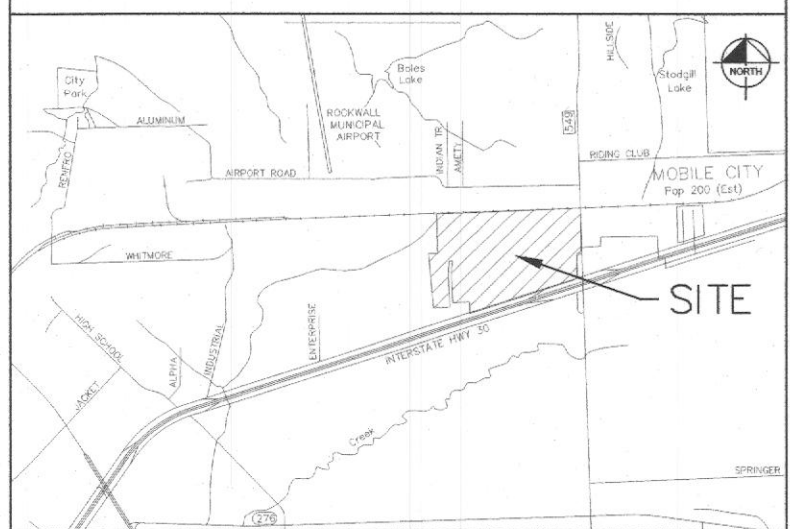
GEODETIC CONTROL NOTES

1). All distances and coordinates shown are surface values and may be converted to State Plane by multiplying by the Dallas District Surface Adjustment Factor for Rockwall County of 0.999853865. Bearing and Distances from P.O.B. to the following City Benchmarks are as follows:
 P.O.B. to Mon. #6 = N 78°05'11" W, 3270.28'
 P.O.B. to Mon. #9 = S 32°58'26" E, 5624.10'

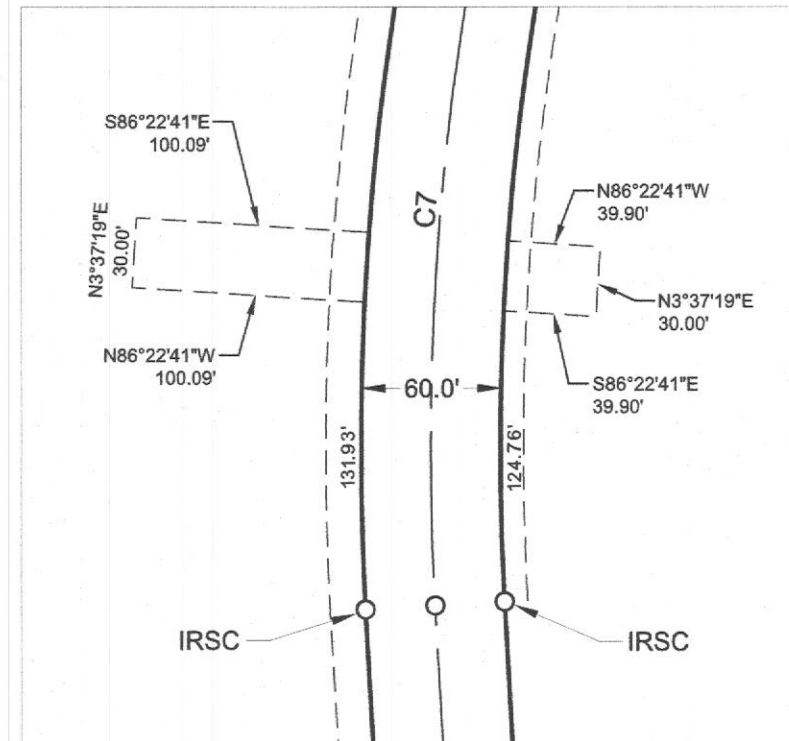
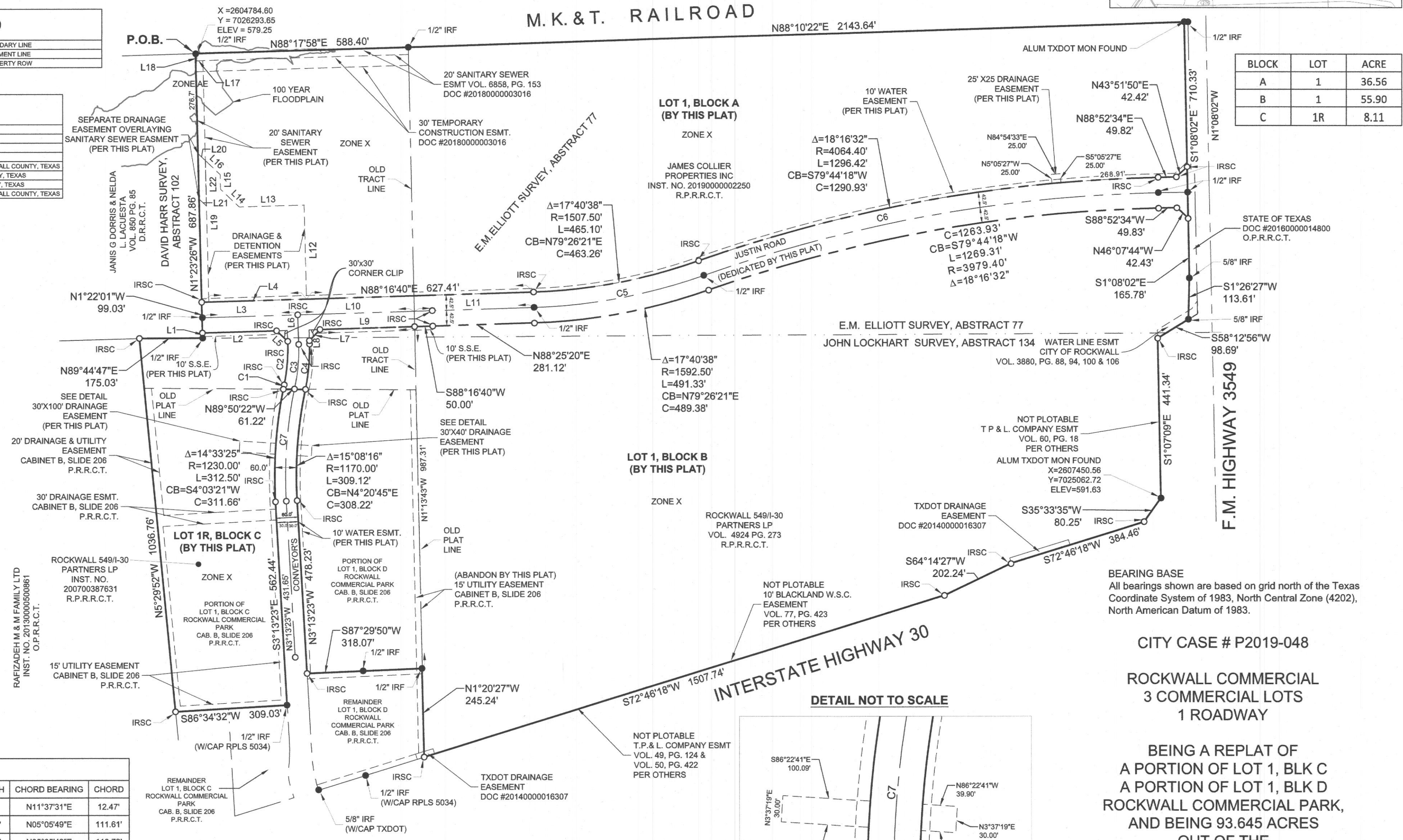
BENCH MARK LIST

MON #9	NORTHING=7021576.0488 EASTING=2607844.9575 ELEV=595.76' DESCRIPTION= BRASS ON CURB INLET
MON #6	NORTHING=7026969.3208 EASTING=2601584.1704 ELEV=558.73' DESCRIPTION= BRASS IN CONC

VICINITY MAP



BLOCK	LOT	ACRE
A	1	36.56
B	1	55.90
C	1R	8.11



According to Map No. 48397C0045L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Rockwall County, Texas, dated September 26, 2008, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain. Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base flood elevations determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon, were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. The Surveyor assumes no liability as to the accuracy of the location of the flood zone limits.

BEARING BASE
 All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

CITY CASE # P2019-048
 ROCKWALL COMMERCIAL
 3 COMMERCIAL LOTS
 1 ROADWAY
 BEING A REPLAT OF
 A PORTION OF LOT 1, BLK C
 A PORTION OF LOT 1, BLK D
 ROCKWALL COMMERCIAL PARK,
 AND BEING 93.645 ACRES
 OUT OF THE
 E.M. ELLIOT SURVEY, ABSTRACT NO. 77
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



400 N. Oklahoma Drive, Suite 105
 Celina, Texas 75009
 Tel. No. (469) 501-2200
 FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	SPA	KH	09/21/2020	063234203	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS, L.P. AND JAMES COLLIER PROPERTIES, INC., ARE THE OWNER(S) OF A TRACT(S) OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT(S) BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 2019000002250, (R.P.R.C.T.), BEING THE REMAINDER OF A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I-30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I-30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I-30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

OWNER/DEVELOPER ROCKWALL 549/I-30 PARTNERS, L.P. 8450 N. CENTRAL EXPRESSWAY SUITE 1735 DALLAS, TEXAS 75231 PH. (972) 722-2627 CONTACT: RANDY MCCUISTION

OWNER JAMES COLLIER PROPERTIES, INC. 3333 MILLER PARK SOUTH GARLAND, TEXAS 75042 PH. (972) 722-7320 CONTACT: CLAY COLLIER

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD. ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P.R.R.C.T.), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE ROCKWALL COMMERCIAL SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 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 REQUIREMENTS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR
UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS TO THE CITY; I

ENGINEER KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469) 501-2200 CONTACT: ANTHONY M. LOEFFEL, P.E.
SURVEYOR KIMLEY-HORN 400 N. OKLAHOMA DR, SUITE 105 CELINA, TEXAS 75009 PH. (469)-501-2200 CONTACT: SEAN PATTON R.P.L.S.

(WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

ROCKWALL 549/I-30 PARTNERS, L.P.

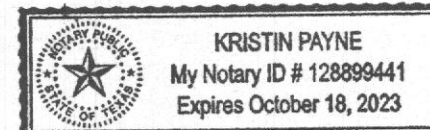
By: [Signature]
Name: JAMES J. MELINO
Title: Authorized Representative

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, JAMES J. MELINO, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF March, 2021

[Signature]
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF ROCKWALL §

JAMES COLLIER PROPERTIES, INC

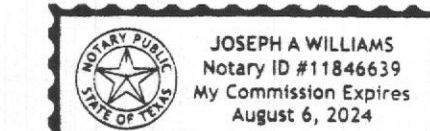
By: [Signature]
Name: CLAY COLLIER
Title: President

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, CLAY COLLIER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF March, 2021

[Signature]
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF ROCKWALL §

CONVEYOR I-30 PARTNERS, L.P.

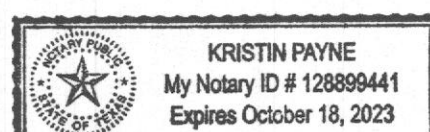
By: [Signature]
Name: JAMES J. MELINO
Title: Authorized Representative

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, JAMES J. MELINO, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF March, 2021

[Signature]
Notary Public, State of Texas



LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE IN REGARD TO LOT 1, BLOCK A, CONVEYED TO JAMES COLLIER PROPERTIES INC, ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NO. 2019000002250, REAL PROPERTY RECORDS ROCKWALL COUNTY, TEXAS, AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER: WASHINGTON FEDERAL BANK, N.A.

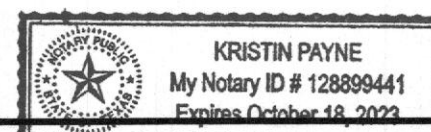
Name: [Signature]
BRAD REJEJIAN

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRAD REJEJIAN, 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF March, 2021

[Signature]
Notary Public in and for the State of Texas



LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE IN REGARD TO LOT 1R, BLOCK C, CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NO. 200700387631, REAL PROPERTY RECORDS ROCKWALL COUNTY, TEXAS, AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER: [Signature]
NAME: Doyle Anderson

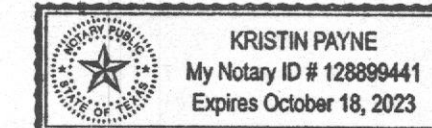
STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Doyle Anderson, 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF January, 2021

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN PATTON, 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]
SEAN PATTON, R.P.L.S. NO. 5660
REGISTERED PROFESSIONAL LAND SURVEYOR



APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 16 DAY OF January, 2020

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, THE 31 DAY OF March, 2021

[Signature]
MAYOR CITY OF ROCKWALL
[Signature]
CITY SECRETARY
[Signature]
CITY ENGINEER



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.

PLANNING & ZONING COMMISSION DATE 3/30/21

CITY CASE # P2019-048

ROCKWALL COMMERCIAL 3 COMMERCIAL LOTS 1 ROADWAY

BEING A REPLAT OF A PORTION OF LOT 1, BLK C A PORTION OF LOT 1, BLK D ROCKWALL COMMERCIAL PARK, AND BEING 93.645 ACRES OUT OF THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley Horn

400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 Firm # 10194503

Table with 5 columns: Scale, Drawn by, Checked by, Date, Sheet No. Values: 1" = ###, SPA, KH, 09/21/2020, 063234203, 2 OF 2

FILE NAME: K:\CEL_SURVEY\063234203-ROCKWALL-COMMERCIAL RD\DWG\FINAL PLAT.DWG PLOTTED BY: PATTON, SEAN 9/29/2020 6:04 AM LAST SAVED: 9/29/2020 6:03 AM