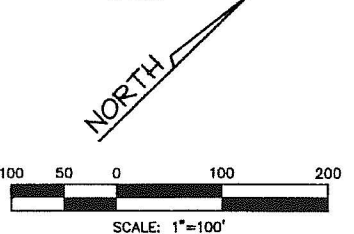


**LOCATION MAP**  
NO SCALE



**LINE TABLE**

TANGENT	BEARING	LENGTH
T1	N 45°31'56" W	75.31'
T2	S 80°50'17" W	45.52'
T3	N 09°09'43" W	15.00'
T4	N 80°50'17" E	40.31'
T5	S 45°31'56" E	91.78'
T6	S 44°28'04" W	101.14'
T7	N 45°31'56" W	433.11'
T8	N 44°28'04" E	323.15'
T9	N 44°28'04" E	175.48'
T10	S 44°28'04" W	168.20'
T11	S 45°31'56" E	261.00'
T12	S 44°28'04" W	314.99'
T13	S 45°31'56" E	23.50'
T14	N 45°31'56" W	292.28'
T15	N 44°28'04" E	323.15'
T16	S 45°31'56" E	261.00'
T17	S 44°28'04" W	314.99'
T18	S 44°28'04" W	18.50'
T19	N 45°31'56" W	15.00'
T20	N 44°28'04" E	18.50'
T21	N 45°31'56" W	1.50'
T22	N 44°28'04" E	52.91'
T23	S 44°28'04" W	171.40'
T24	S 45°31'56" E	16.63'
T25	S 45°31'56" E	28.45'
T26	S 44°28'04" W	12.50'
T27	S 44°28'04" W	99.03'
T28	S 44°28'04" W	95.73'
T29	N 44°28'04" E	94.86'
T30	S 45°31'56" E	15.00'
T31	N 44°28'04" E	11.00'
T32	S 45°31'56" E	15.00'
T33	S 44°28'04" W	11.00'
T34	N 45°31'56" W	10.00'
T35	S 44°28'04" W	15.00'
T36	S 45°31'56" E	10.00'
T37	N 45°31'56" W	197.81'
T38	S 44°28'04" W	30.00'
T39	N 45°31'56" W	30.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	20.00'	57°45'09"	11.03'	20.16'	19.32'	N 73°21'08" E
C-2	44.00'	59°15'06"	25.02'	45.50'	43.50'	N 74°05'37" E
C-3	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 00°31'56" W
C-4	44.00'	90°00'00"	44.00'	69.11'	62.23'	S 00°31'56" W
C-5	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 00°31'56" W
C-6	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 89°28'04" W
C-7	20.00'	90°00'00"	20.00'	31.42'	28.28'	N 00°31'56" W
C-8	20.00'	119°15'26"	34.13'	41.63'	34.51'	S 75°54'13" W
C-9	44.00'	28°15'26"	11.48'	22.47'	22.22'	S 30°54'13" W
C-10	20.00'	90°00'00"	20.00'	31.42'	28.28'	S 00°31'56" W
C-11	20.00'	59°15'06"	11.37'	20.68'	19.77'	N 74°05'37" E

NOTE: Basis of Bearing is the West Right-of-way line of State Highway 205 per Deed recorded in Vol. 2230, Pg. 218, Deed Records Rockwall County Texas.

**LEGEND**

- F.A.U.E. 24' FIRELANE, ACCESS & UTILITY EASEMENT
- U.E. 15' UTILITY EASEMENT
- U.S.E. 15' UTILITY & SIDEWALK EASEMENT
- W.E. 15' WATER EASEMENT

Filed 01/Nov/13  
PM 2:53

**FINAL PLAT**  
**ROCKWALL HOSPITAL ADDITION**

1 LOT / 10.00 ACRES  
LAND USE: HOSPITAL  
ZONED C-COMMERCIAL  
LOCATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

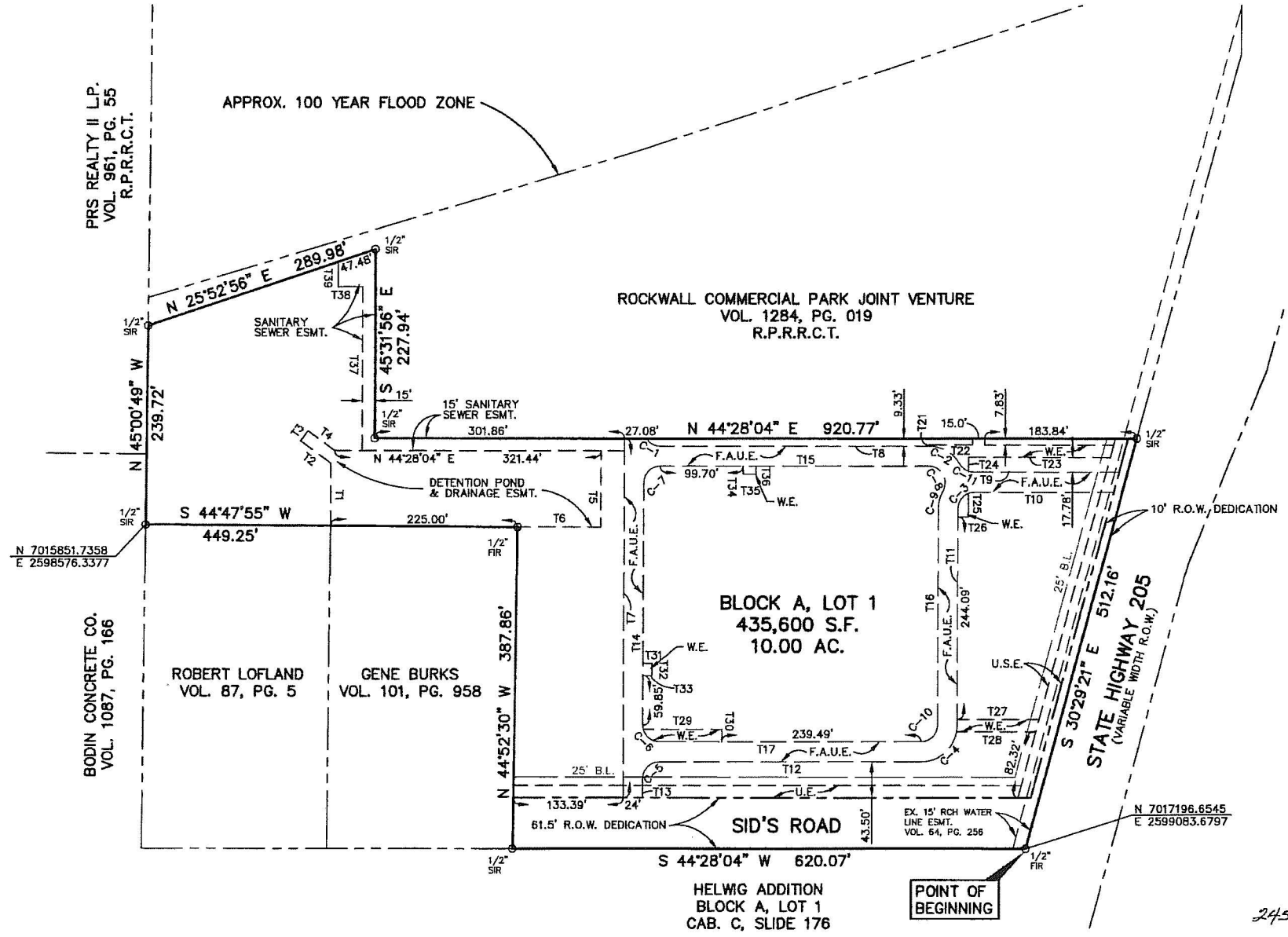
**PHYSICIANS MEDICAL CENTER AT ROCKWALL, LTD. OWNER**  
702 GATEWOOD DRIVE, SUITE 200 (972) 303-0044  
GARLAND, TEXAS 75043

**LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR**  
2717 MOTLEY DRIVE, SUITE B (972) 681-4442  
MESQUITE, TEXAS E 133 75150

ENGINEER: MARC O. BENTLEY, P.E.  
BENTLEY ENGINEERING, INC.  
702 GATEWOOD DRIVE, SUITE 100  
GARLAND, TEXAS 75043  
(972) 240-4821

JUNE 2001

**E 133**



245527

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, PHYSICIANS MEDICAL CENTER AT ROCKWALL, LTD. is the owner of a tract of land situated in the J. D. McFarland Survey, Abstract No. 145, Rockwall County, Texas and being all of a 10.00 acre tract of land as described in a Special Warranty Deed from Rockwall Commercial Park Joint Venture to PHYSICIANS MEDICAL CENTER AT ROCKWALL, LTD., as recorded in Volume 2230, Page 218 of the Land Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the Southwest ROW line of State Highway 205 and the Southeast line of Sids Road, said point also being the East corner of the herein described tract;

THENCE: S 44° 28' 04" W, 620.07 feet along the Southeast line of Sids Road and the Southwest line of Lot 1, Block A, Helwig Addition, as recorded in Cabinet C, Slide 176, Plat Records of Rockwall County, Texas (P.R.R.C.T.) to a 1/2 inch iron rod set at the Southeast corner of a tract of land conveyed to Glen Burks as recorded in Volume 101, Page 958, Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE: N 44° 52' 30" W, 387.86 feet along the Easterly line of the Burks tract to a 1/2 inch iron rod found at the Northeast corner of said Burks tract;

THENCE: S 44° 47' 55" W, 449.25 feet along the Northerly line of said Burks tract to a 1/2 inch iron rod found, said point being the Northwest corner of a tract of land conveyed to Robert G. Lofland as recorded in Volume 87, Page 5, Deed Records of Rockwall County, Texas (D.R.R.C.T.), said point also being in the Easterly line of a tract of land conveyed to Bodin concrete Company, as recorded in Volume 1087, Page 166;

THENCE: N 45° 00' 49" W, 239.72 feet along the Easterly line of the Bodin tract and the Westerly line of the herein described tract, to a 1/2 inch iron rod set for corner;

THENCE: N 25° 52' 56" E, 289.98 feet to a 1/2 inch iron rod set for corner;

THENCE: S 45° 31' 56" E, 227.94 feet to a 1/2 inch iron rod set for corner;

THENCE: N 44° 28' 04" E, 920.77 feet to a 1/2 inch iron rod set for corner in the Southwesterly ROW line of State Highway 205;

THENCE: S 30° 29' 21" E, 512.16 feet along the Southwesterly ROW line of State Highway 205 to the PLACE OF BEGINNING and containing 10.000 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.

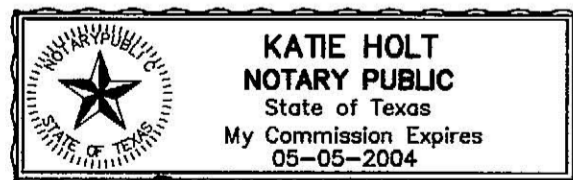


*J. L. Lane*  
J. L. Lane,  
Registered Professional Land Surveyor No. 2509

STATE OF TEXAS  
COUNTY OF 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 13<sup>th</sup> day of November, 2001.



*Katie Holt*  
Notary Public in and for the State of Texas

My Commission Expires: May 5, 2004

RECOMMENDED FOR FINAL APPROVAL

*[Signature]*  
Planning and Zoning Commission

11-13-01  
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 16 day of July, 2001.

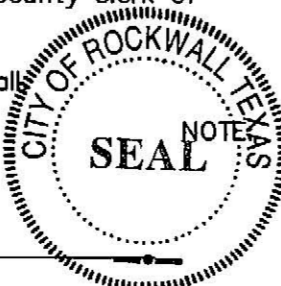
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of approval.

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

WITNESS OUR HANDS, this 9<sup>th</sup> day of November, 2001.

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary, City of Rockwall



STATE OF TEXAS  
COUNTY OF ROCKWALL

We the partnership, the undersigned owners of the land shown on this plat, and designated herein as BLOCK A, LOT 1, ROCKWALL HOSPITAL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION 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; 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.

Party with Mortgage or Lien Interest

By: N/A

Title: \_\_\_\_\_

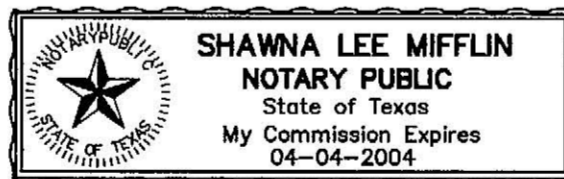
PHYSICIANS MEDICAL CENTER AT ROCKWALL, LTD.,  
a Texas limited partnership

By: *[Signature]*  
General Partner  
By: *[Signature]*  
Mark W. Kennedy, member

STATE OF TEXAS  
COUNTY OF DALLAS

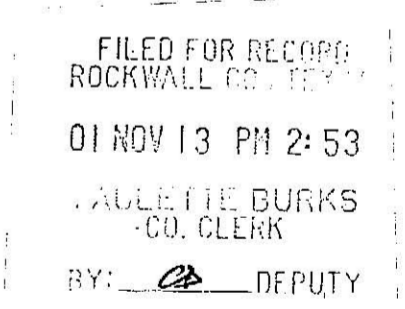
BEFORE ME, the undersigned authority, on this day personally appeared Mark W Kennedy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 7<sup>th</sup> day of November, 2001.



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

My Commission Expires: 4-4-04



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

FINAL PLAT  
**ROCKWALL HOSPITAL ADDITION**

1 LOT / 10.00 ACRES  
LAND USE: HOSPITAL  
ZONED C-COMMERCIAL

LOCATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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JUNE 2001

Rockwall Hospital