

FILED  
 11 day of Dec. 1962  
*Derwood Wimpas*  
 Derwood Wimpas, Clerk of County Court,  
 Rockwall County, Texas  
 By *C. J. ...* Deputy

**FIELD NOTES**

Situated in Rockwall County, Texas, and being a tract or parcel of land, a part of a certain 44 1/2 acre tract of land out of the A. Hanna and N. M. Ballard Surveys of said County as described in deed from Klutts et ux to Hanby and of record in Vol. 137 page 240 of Rockwall County Deed Records, and being the same land described in deed from Hanby to Industrial Foundation of Rockwall of record in Vol. 69, page 27 of Rockwall County Deed Records and described by metes and bounds as follows:

BEGINNING at the Northwest corner of the above named Hanby to Industrial Foundation land, a stake in fence line for corner and said point being 858 feet East along fence line from the N. E. corner of the land known as T. R. Dawson home tract;  
 THENCE S. 15 deg 10 min W. to stake for corner on Northernly right of way line of U. S. Interstate Highway No. 30, a distance of 1485 feet;  
 THENCE N. 7 1/2 deg 40 min E. along said Highway R. O. W. 429 feet to iron stake for corner;  
 THENCE N. 30 deg 45 min E. 806 feet to stake for corner;  
 THENCE N. 0 deg 15 min W. 617 feet to stake in fence line for corner;  
 THENCE West along fence line 420 feet to the place of beginning, and containing 25 1/2 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I, R. M. Chas, Registered Public Surveyor, State of Texas, do certify that I have marked upon the ground the corners of the above described property, true and correct as described above, and that this Plat is made by me from measurement performed upon the ground this September 5, 1962.

*R. M. Chas*  
 Registered Public Surveyor  
 State of Texas.

**OWNER'S CERTIFICATE**

We, the Industrial Foundation of Rockwall, acting by and through the persons whose names are subscribed below and in the capacities stated, do certify that we are owners of the above property, and that we have caused same to be surveyed and Platted as shown on this Plat, entitled Industrial Addition, Revised, and we do hereby dedicate to public use forever the streets and easement as shown hereon, this 10 day of September, 1962 ..

Attest: *Frank Stephenson*

Industrial Foundation of Rockwall  
 By *[Signature]*

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me *William Jacobs* the undersigned Notary Public in and for said County and State, on this day personally appeared *Jesse Whittle* known to me to be the person or persons whose signatures are subscribed above, and acknowledge execution of same to be the act of the Industrial Foundation of Rockwall for the purposes and considerations therein expressed.

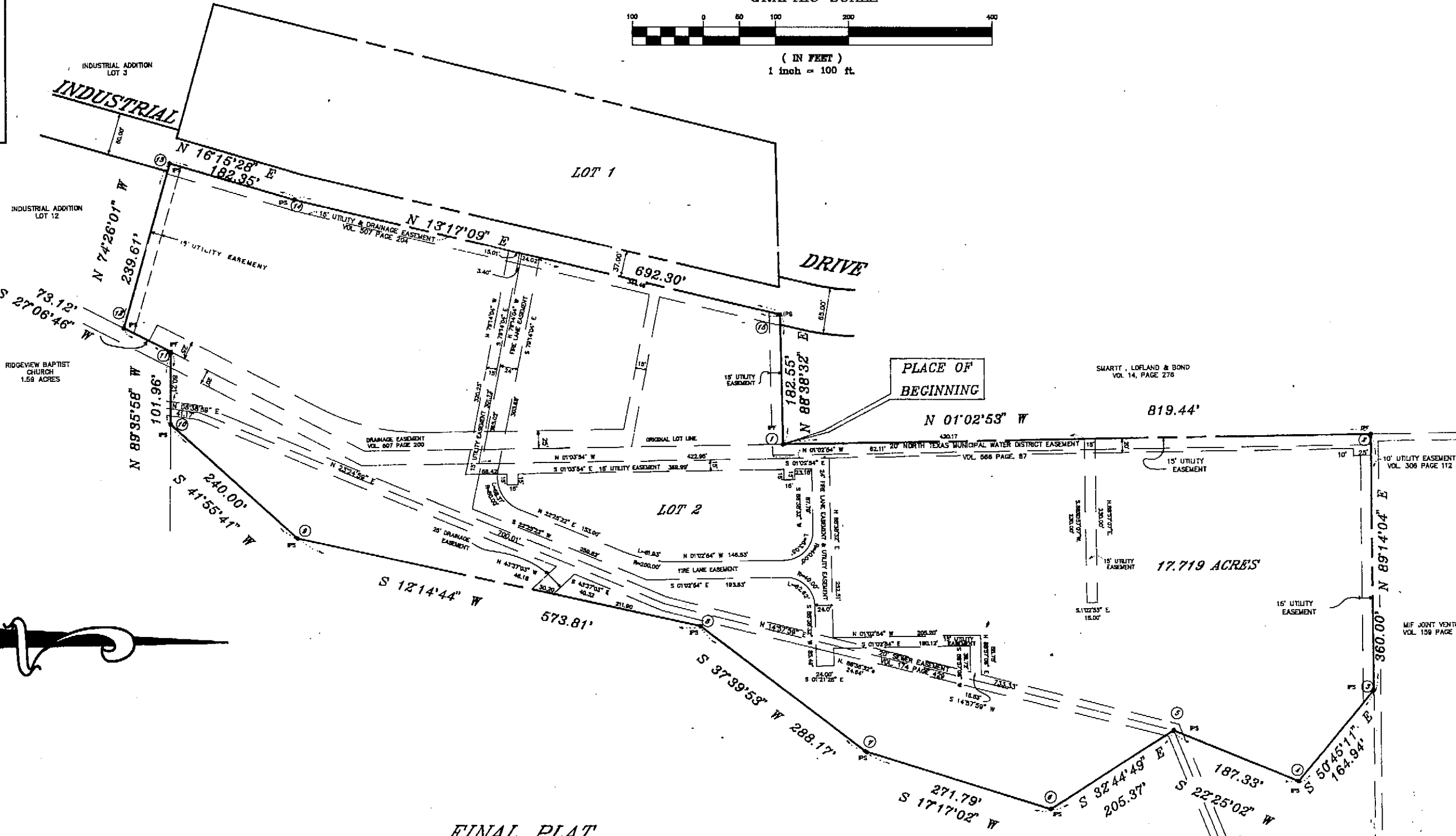
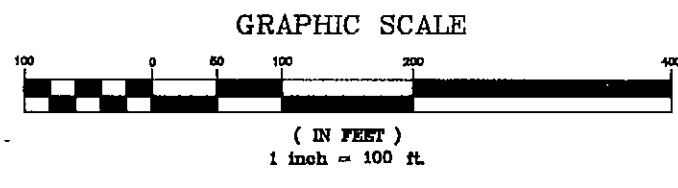
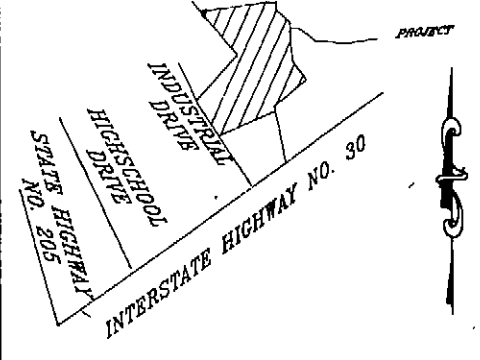
Witness my hand and seal this 11 day of September, 1962

*William Jacobs*  
 Notary Public Rockwall Co, Texas

Accepted and Approved for City of Rockwall, Rockwall County, Texas  
 this 11 day of December, 1962  
 Attest *J. B. ...*  
 City Secretary

INDUSTRIAL ADDITION, REVISED  
 to  
 CITY OF ROCKWALL, TEX.





OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall county, Texas, and being all of LOT 2, of RESUBDIVISION OF INDUSTRIAL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, and also being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of the Resubdivision of Industrial Addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;

THENCE, N.01°02'53"W, along the Smartt, Lofland and Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;

THENCE, N.89°14'04"E, along the South line of M.I.F. Joint Venture property, recorded in Volume 159, Page 242, a distance of 350.00 feet to an iron stake for corner;

THENCE, S.50°45'11"E, leaving the said South line of M.I.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;

THENCE, S.22°25'02"W, a distance of 187.33 feet to an iron stake for corner;

THENCE, S.32°44'49"E, a distance of 205.37 feet to an iron stake for corner;

THENCE, S.17°17'02"W, a distance of 271.79 feet to an iron stake for corner;

THENCE, S.37°39'53"W, a distance of 288.17 feet to an iron stake for corner;

THENCE, S.12°14'44"W, a distance of 573.81 feet to an iron stake for corner;

THENCE, S.41°55'41"W, a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake or corner;

THENCE, N.89°35'58"W, along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, S.27°06'46"W, along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, N.74°26'01"W, along the South line of said Lot 2, a distance of 239.61 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;

THENCE, along the East line of Industrial Boulevard, the following:  
N.16°15'28"E, a distance of 182.35 feet to an iron stake for corner;  
N.13°17'09"E, a distance of 692.30 feet to an iron stake for corner;

THENCE, N.74°26'01"W, along the South line of said Lot 2, a distance of 239.61 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;

THENCE, along the East line of Industrial Boulevard, the following:  
N.16°15'28"E, a distance of 182.35 feet to an iron stake for corner;  
N.13°17'09"E, a distance of 692.30 feet to an iron stake for corner;

THENCE, N.89°38'32"E, leaving the said East line of Industrial Boulevard, and along the South line of Smartt, Lofland and Bond tract, a distance of 182.55 feet to the PLACE OF BEGINNING and containing 17.719 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicates to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this 21 day of June 1993.

OWNER Rockwall Steel Company, Inc.  
A.H. SHARAWAY

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this 21 day of June 1993.

MAXINE BROWN  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 05-23-96

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this 21 day of June 1993.

Bob O. Brown, R.P.L.S. No. 1744

STATE OF TEXAS  
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL  
James L. Brown  
CITY MANGER

APPROVED  
James L. Brown  
CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 3rd day of May A.D. 1993.

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 and 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, Texas.

Mayor, City of Rockwall, Texas  
Hilda Crangle  
City Secretary, City of Rockwall, Texas

FINAL PLAT  
REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION  
CITY OF ROCKWALL  
A. HANNA SURVEY, ABSTRACT NO. 99  
ROCKWALL COUNTY TEXAS

OWNER

ROCKWALL STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD

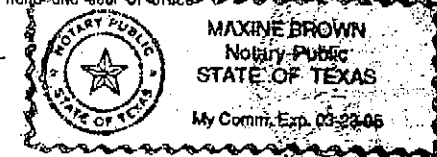
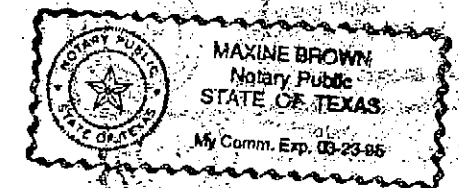
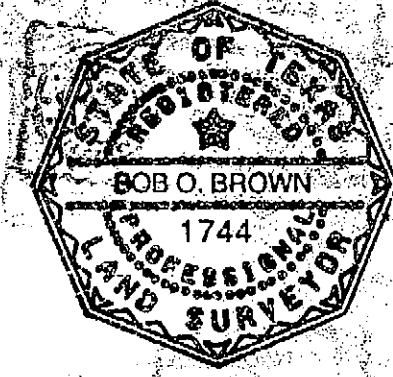
ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102

ARLINGTON, TEXAS 76011 (817) 640-4554

|    | S.A.C.         |                | GRID AZIMUTHS |       |
|----|----------------|----------------|---------------|-------|
|    | NORTHS         | EASTS          | NORTHS        | EASTS |
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| 2  | 7024920.773473 | 2800570.279028 |               |       |
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| 8  | 7023987.688856 | 2800840.798285 |               |       |
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| 13 | 7023248.314530 | 2800182.620971 |               |       |
| 14 | 7023423.372842 | 2800243.671732 |               |       |
| 15 | 7024097.143574 | 2800402.768282 |               |       |



C-186  
24

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL  
WHEREAS ROCKWALL STEEL COMPANY, INC., A TEXAS CORPORATION, BEING THE OWNER OF A TRACT OF land in the county of Rockwall, State of Texas, said tract being described as follows:  
(Legal Description)

FIELD NOTES FOR 9.9791 ACRES OF LAND

BEING 9.9791 acres of land situated in the A. Hanna Survey, Abstract 99, City of Rockwall, Rockwall County, Texas, and being all of Lots 5 thru 10 and part of lots 4, 11 and 12 of the Industrial Addition to the City of Rockwall, Rockwall County, Texas, and also being all of that same tract of land conveyed by Industrial Foundation of Rockwall to Rockwall Steel Company, Inc. by deed recorded in Volume 105, Page 566 of the Deed Records of Rockwall County, Texas, said 9.9791 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the Northwest corner of the above referenced 15.50 acre tract of land and being in the South line of that certain Nan A. Smartt et al., tract of land as described in a deed recorded in Volume 70, Page 183 of the Deed Records of Rockwall County, Texas;

THENCE North 89° 38' 09" East, a distance of 422.20 feet with the South line of said Smartt tract and the West line of said 15.50 acre tract to a 1/2" iron rod found for the Southeast corner of said Smartt tract, same being the Northeast corner of said 15.50 acre tract;

THENCE South 00° 04' 43" East, a distance of 580.43 feet with the East line of said 15.50 acre tract and the West line of that certain tract conveyed by Ned Davidson Honeycutt to Kathryn Cade by deed recorded in Volume 68, Page 255 of the Deed Records of Rockwall County, Texas, to a 1/2" iron rod set for an angle corner in the East line of said 15.50 acre tract;

THENCE North 28° 07' 39" West, a distance of 379.58 feet with the East line of said 15.50 acre tract and the West line of said Cade tract to a 5/8" iron rod found for corner in the East line of said 15.50 acre tract;

THENCE North 73° 26' 24" West, a distance of 471.17 feet to a 1/2" iron rod found for corner in the West line of said 15.50 acre tract;

THENCE North 14° 56' 09" East, a distance of 805.42 feet with the West line of said 15.50 acre tract and the East line of the Ellis Centre tract back to the place of beginning and containing 9.9791 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL STEEL COMPANY, INC. a Texas Corporation being the owner, does hereby adopt this plat designating the hereinabove described property as a replat of lots 5-10 and part of lots 4, 11, and 12 of the Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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 desiring to use or using same. 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 drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer 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 sewers, and alleys, all according to the specifications of the City of Rockwall.

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 with in such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 6th day of February

BY: ROCKWALL STEEL COMPANY, INC.,  
a Texas Corporation

A.H. Sharaway  
A.H. Sharaway, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February 1990,

by A.H. Sharaway  
A.H. Sharaway, President - the owner of the above described property.

Edward N. Heath  
Notary Public  
My Commission Expires 12/24/92



EDWARD N. HEATH  
NOTARY PUBLIC STATE OF TEXAS  
COMMISSION EXPIRES 12-21-92

RECOMMENDED FOR FINAL APPROVAL

Thomas E. Quinn  
Chairman, Planning and Zoning Commission  
3-19-90  
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 14th day of February 1990

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 20th day of March 1990

Jim Miller  
Mayor, City of Rockwall

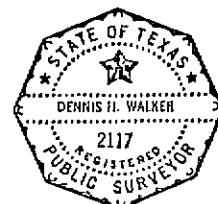
Mary Nichols  
City Secretary  
City of Rockwall

STATE OF TEXAS:  
COUNTY OF SMITH:

I, Dennis H. Walker, Registered Public Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision during the month of September, 1989.

GIVEN UNDER MY HAND & SEAL this the 29th day of January, 1990.

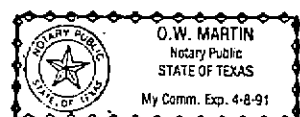
By: Dennis H. Walker  
Dennis H. Walker  
Registered Public Surveyor  
State of Texas No. 2117



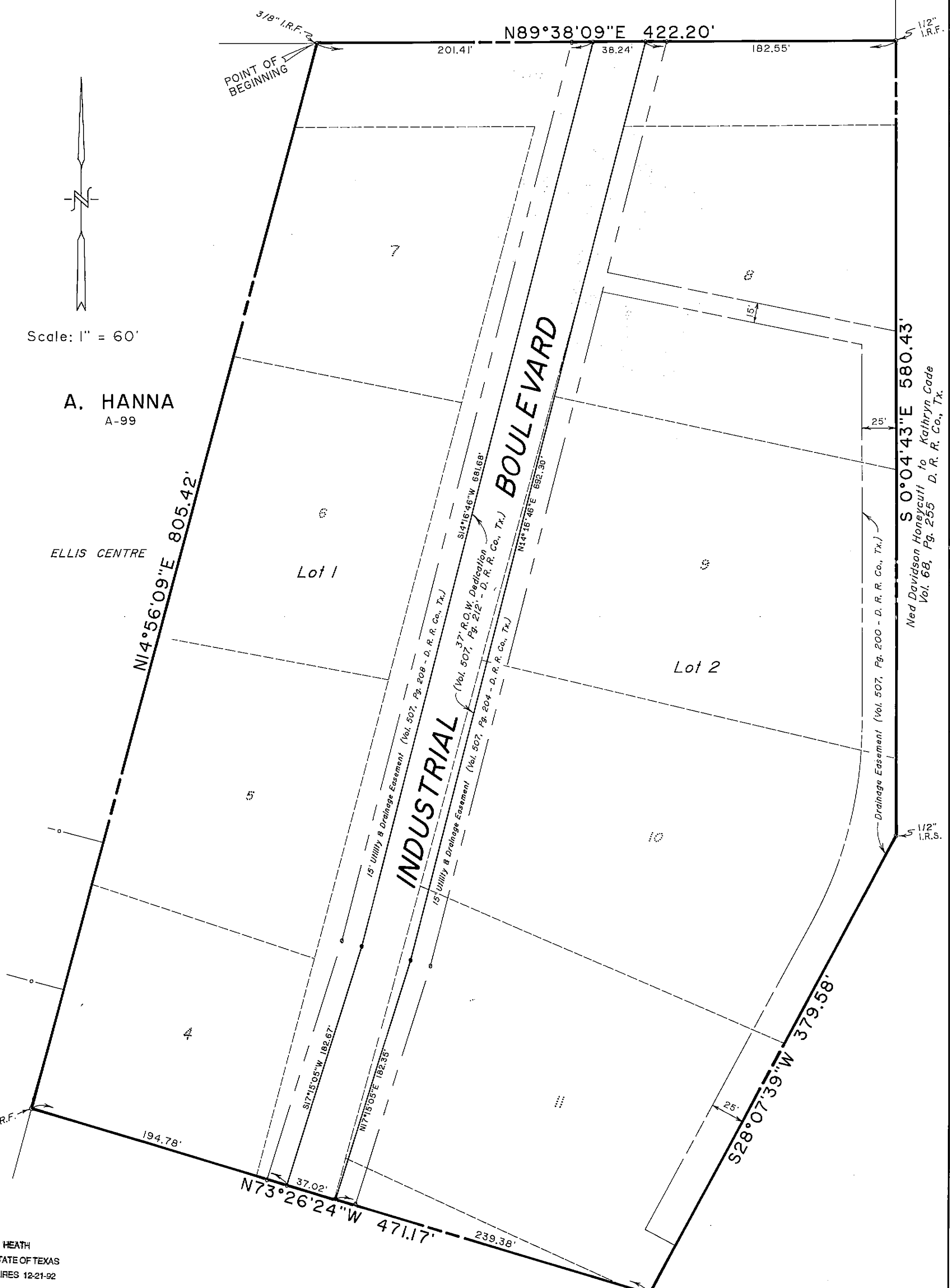
STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February, 1990 by Dennis H. Walker.

O.M. Martin  
Notary Public  
My Commission Expires 4-8-1991



N. L. Lofland et ux. to Nan A. Smartt, et al.  
Vol. 70, Pg. 183 D. R. R. Co., Tx.



|   |                     |
|---|---------------------|
| WALKER & ASSOCIATES SURVEYING, INC.<br>329 SOUTH FANNIN<br>TYLER, TEXAS 75702<br>PHONE: 214-592-8515 METRO: 817-261-1958                              |                     |
| <b>FINAL PLAT<br/>RESUBDIVISION OF INDUSTRIAL ADDITION<br/>LOTS 5-10 &amp; PART OF 4, 11 &amp; 12<br/>CITY OF ROCKWALL<br/>ROCKWALL COUNTY, TEXAS</b> |                     |
| FORM 10   |                     |
| DRAWN BY: K.G.W.  | DATE: JAN. 25, 1990 |
| FB/PG: 195\77   | JOB NO.: 3889       |
| DISC: "CB"  | SHEET 1 OF 1        |

Industrial Addition