

FINAL PLAT
ROCKWALL INDUSTRIAL EAST
CITY OF ROCKWALL, TEXAS
N. BUTLER SURVEY, ABSTRACT NO. 20
ROCKWALL, ROCKWALL COUNTY, TEXAS

CURVE DATA	
1	$\Delta = 27^{\circ}20'30''$ $R = 267.50'$ $T = 65.06'$ $L = 127.65'$
3	$\Delta = 26^{\circ}59'12''$ $R = 332.50'$ $T = 79.79'$ $L = 156.61'$
2	$\Delta = 27^{\circ}20'30''$ $R = 300.0'$ $T = 72.97'$ $L = 143.16'$
4	$\Delta = 26^{\circ}59'12''$ $R = 300.0'$ $T = 71.99'$ $L = 141.30'$

M.I.F., A JOINT VENTURE & THE **OWNERS**
WHITMORE MANUFACTURING COMPANY

WALKER & ASSOCIATES SURVEYING, INC. **SURVEYORS**
329 SOUTH FANNIN (214-592-8515) TYLER, TEXAS 75702

OWNER'S CERTIFICATE

WHEREAS, M.I.F., a Joint Venture and The Whitmore Manufacturing Company are the owners of a 12.1915 acre tract of land situated in the N. Butler Survey, Abstract 20, in the City of Rockwall, Rockwall County, Texas, also being a part of that certain M.I.F., a Joint Venture tract as described in Volume 159, Page 242 and that certain Whitmore Industrial Park tract as described in Volume 453, Page 167 as recorded in the Deed Records of Rockwall County, Texas, said 12.1915 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner, said point being North 89 degrees 05' 00" West, a distance of 137.11 feet from the Northwest corner of the above referenced M.I.F., a Joint Venture tract, same being the Northeast corner of a certain Whitmore Industrial Park called 12.050 acre tract of land and being in the South right-of-way line of the Union Pacific Railroad (100' R.O.W.);

THENCE North 89 degrees 05' 00" East, a distance of 1019.61 feet to a 1/2" iron rod set for corner in the North boundary line of said M.I.F., a Joint Venture tract and the South right-of-way line of said railroad right-of-way;

THENCE South 00 degrees 04' 43" East, a distance of 550.00 feet to a 1/2" iron rod set for corner;

THENCE South 89 degrees 05' 00" West, a distance of 915.00 feet to a 1/2" iron rod set for the corner;

THENCE North 00 degrees 04' 43" West, a distance of 114.86 feet to a 1/2" iron rod set at the beginning of a curve to the left whose functions are as follows: an Angle of 26 degrees 59' 12", a Radius of 267.50 feet, a Tangent of 64.19 feet and whose chord bears North 13 degrees 34' 19" West, a distance of 124.83 feet;

THENCE in a Northwesterly direction with said curve to the left, a distance of 125.99 feet to a 1/2" iron rod set for a point of tangency;

THENCE North 27 degrees 03' 55" West, a distance of 87.64 feet to a 1/2" iron rod set at the beginning of a curve to the right whose functions are as follows: an Angle of 27 degrees 20' 30", a Radius of 332.50 feet, a Tangent of 80.88 feet and whose chord bears North 13 degrees 23' 40" West, a distance of 157.17 feet;

THENCE in a Northwesterly directions of said curve to the right, a distance of 158.67 feet to a 1/2" iron rod set for a point of tangency;

THENCE North 00 degrees 16' 34" East, a distance of 81.19 feet back to the point of beginning and containing 12.1915 acres or 531,062 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT M.I.F., a Joint Venture and The Whitmore Manufacturing Company, being owners do hereby adopt this plat designating the hereinafter described property as Rockwall Industrial East, an addition to the City of Rockwall, Rockwall County, Texas, 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. 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 in danger or interfere with construction, maintenance, or efficiency of their ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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 this subdivision.

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 Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Fort Worth, Texas, this 5 day of December, 1989.

M.I.F. A JOINT VENTURE
By: Carl P. Motheral, Managing Partner On Behalf of M.I.F. A Joint Venture

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 5th day of Dec, 1989, by Carl P. Motheral, Manager of Behalf of M.I.F., A Joint Venture

Notary Public
My Commission Expires 11-16-92

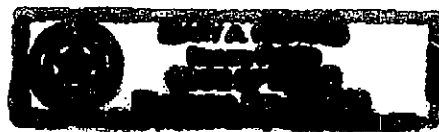
WITNESS MY HAND at Rockwall, Texas, this 18th day of November, 1989.
THE WHITMORE MANUFACTURING COMPANY

By: Gary L. Martin, President of The Whitmore Manufacturing Company

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 18th day of November, 1989, by Gary L. Martin, President of The Whitmore Manufacturing Company

Notary Public
My Commission Expires 3/25/91



SURVEYOR'S CERTIFICATE

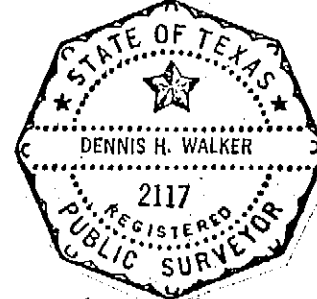
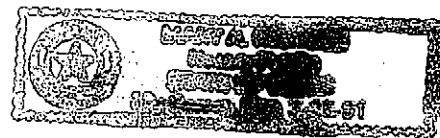
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Dennis H. Walker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dennis H. Walker
Dennis H. Walker, Registered Public Surveyor No. 2117

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 13th day of November, 1989 by Dennis H. Walker.

Notary Public
My Commission Expires 3/25/91



FINAL PLAT

ROCKWALL INDUSTRIAL EAST

CITY OF ROCKWALL, TEXAS

N. BUTLER SURVEY, ABSTRACT NO. 20

ROCKWALL, ROCKWALL COUNTY, TEXAS

M.I.F., A JOINT VENTURE & THE WHITMORE MANUFACTURING COMPANY OWNERS

WALKER & ASSOCIATES SURVEYING, INC. SURVEYORS
329 SOUTH FANNIN (214-592-8515) TYLER, TEXAS 75702

RECOMMENDED FOR FINAL APPROVAL

City Manager
Date 12/18/89

APPROVED
Chairman, Planning and Zoning Commission
Date 12/14/89

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 2nd day of October, 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 18th day of December, 1989.

Mayor, City of Rockwall
City Secretary, City of Rockwall



Rockwall Industrial East