

STATE HIGHWAY NO. 2

Rockwall Business Park East 1

UNION OIL CO. of CALIFORNIA

T.H.D. STA. 236+20 T.H.D. MONUMENT
Point of Beginning

JOSEPH CADLE SURVEY ABSTRACT NO. 65
J. D. McFARLAND SURVEY ABSTRACT NO. 145

S.44°55'43"E.

1965.93

LOT 1
BLOCK A

Q CURVE DATA
Δ=08°38'27"
R=794.19
T=60.00
L=119.77

COMMERCE STREET

S.44°55'43"E.

1324.82

STREET

N.44°55'43"W.

965.28

LOT 1
BLOCK C

N.36°25'50"E.

S.53°34'10"E.
55.00

329.56

ROCKWALL PARKWAY

N.45°01'43"E. 194.03

N.44°58'17"W.
60.00

JAMES S. VAUDAGNA, TRUSTEE

LOT 1
BLOCK B

N.44°55'43"W. 194.51

Δ=40°52'55"
R=200.00
T=74.40
L=142.45

S.44°59'52"W.

N.44°58'17"W.
60.00

N.53°34'10"W.
100.00

N.44°50'04"W.
173.51

MAYFAIR DRIVE

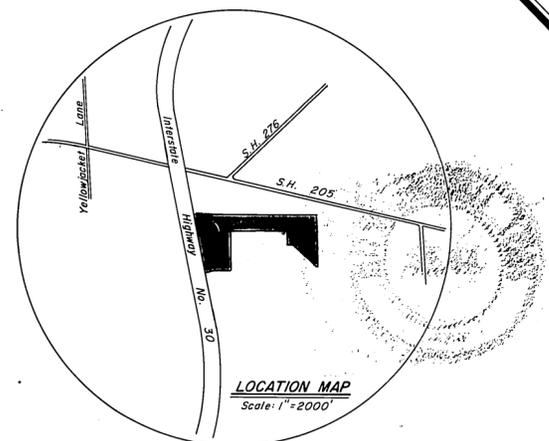
Δ=08°44'06"
R=815.60
T=62.29
L=124.34

Slide
B-31, 38

INTERSTATE HIGHWAY NO. 30

S.44°59'52"W.

860.59



ROCKWALL BUSINESS PARK EAST

J. D. McFARLAND SURVEY ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

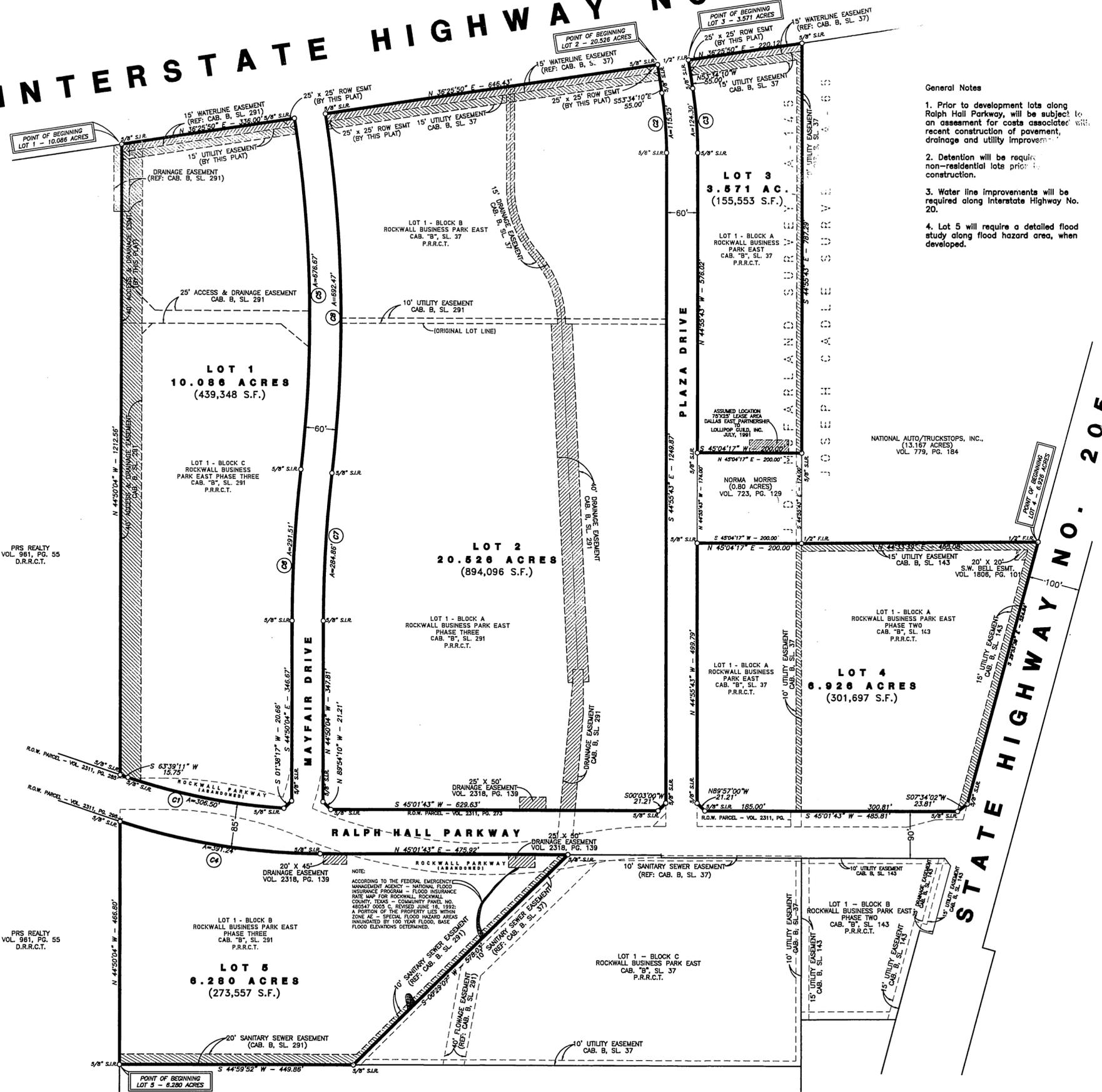
SCALE: 1"=100'

DATE: AUGUST, 1982

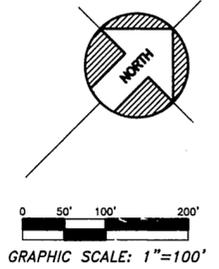
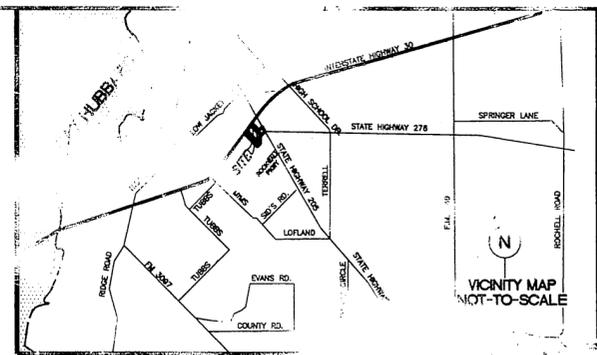
OWNER
DALLAS EAST
P.O. BOX 5908
SAN JOSE, CALIF 95150

ENGINEER
HAROLD L. EVANS
Consulting Engineer
2331 GUS THOMASSON
DALLAS, TEXAS 75238

INTERSTATE HIGHWAY NO. 30



- General Notes**
1. Prior to development lots along Ralph Hall Parkway, will be subject to an assessment for costs associated with recent construction of pavement, drainage and utility improvements.
 2. Detention will be required on non-residential lots prior to construction.
 3. Water line improvements will be required along Interstate Highway No. 205.
 4. Lot 5 will require a detailed flood study along flood hazard area, when developed.



~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	1157.50'	15°10'17"	306.50'	S 56°04'04" W	305.60'
C2	764.19'	08°38'27"	115.25'	S 49°14'57" E	115.14'
C3	824.19'	08°38'27"	124.30'	N 49°14'57" W	124.18'
C4	1242.50'	18°02'28"	391.24'	N 54°02'56" E	389.62'
C5	2570.00'	15°05'09"	678.67'	S 46°01'36" E	674.72'
C6	2630.00'	06°21'02"	291.51'	S 41°39'33" E	291.36'
C7	2570.00'	06°21'02"	284.86'	N 42°57'33" W	284.71'
C8	2630.00'	15°05'09"	692.47'	N 45°36'36" W	690.47'

OWNER
 DALLAS EAST
 1445 WEST SAN CARLOS STREET
 SAN JOSE, CALIFORNIA 95126
 ATTENTION: JIM VAUDAGNA
 (408) 998-1488
 FAX: (408) 998-2106

SURVEYOR
 DAVID PETREE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 1890
 11015, MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 FAX: (214) 358-4600

ENGINEER
 LAWRENCE A. CATES & ASSOCIATES, INC.
 14200 MIDWAY ROAD, SUITE 122
 DALLAS, TEXAS 75244
 CONTACT: LAWRENCE A. CATES, P.E.
 (972) 385-2272
 FAX: (972) 980-1627

270572
FINAL PLAT / REPLAT E-265
LOTS 1, 2, 3, 4 & 5
ROCKWALL BUSINESS PARK EAST
 AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
 BEING A REPLAT OF
 OF
ROCKWALL BUSINESS PARK EAST
LOT 1, BLOCK A AND LOT 1, BLOCK B
CABINET, B, SLIDE 143,
ROCKWALL BUSINESS PARK EAST PHASE TWO
LOT 1, BLOCK A
CAB. B, SL. 143
ROCKWALL BUSINESS PARK EAST PHASE THREE
LOT 1 - BLOCK A, LOT 1 - BLOCK B AND LOT 1 - BLOCK C
CABINET B, SL. 291
47.389 ACRES
 BEING OUT OF
J.D. McFARLAND AND J. CADLE SURVEYS
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: OCTOBER 28, 2002

THIS PLAT FILED IN CABINET E SLIDE 265 DATED 1/15/03

OWNER'S CERTIFICATE

WHEREAS, Dalias East (a partnership) is the owner of a tract of land situated in the J. D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being a part of that 100.3 acre tract of land conveyed to Nan L. Smartt by deed recorded in Volume 63, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the East right-of-way of I.H. No. 30 at a common line between the Joseph Cadle Survey, Abstract No. 65 and the J. D. McFarland Survey, Abstract No. 145;
THENCE: South 44° 55' 43" East 1965.93 feet to an iron pin;
THENCE: South 44° 59' 52" West 860.59 feet to an iron pin;
THENCE: North 00° 29' 07" East 570.91 feet to an iron pin;
THENCE: North 44° 58' 17" West 60.00 feet to an iron pin;
THENCE: North 45° 01' 43" East 194.03 feet to an iron pin;
THENCE: North 45° 55' 43" West 965.28 feet to an iron pin;
THENCE: South 44° 59' 52" West 673.10 feet to an iron pin;
THENCE: North 44° 50' 04" West 173.51 feet to an iron pin at the point of curvature of a curve to the left having a central angle of 8° 44' 06", a radius of 815.60 feet and a tangent of 62.29 feet, 124.34 feet to an iron pin;
THENCE: North 53° 34' 10" West 100.00 feet to an iron pin in the East right-of-way of I.H. No. 30;
THENCE: North 36° 25' 50" East 968.08 feet with said East right-of-way to the Point of Beginning and Containing 22.543 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT the owner, TEXAS-PACIFIC, LTD., does hereby adopt this plat designating the hereinabove described property as ROCKWALL BUSINESS PARK EAST, 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. 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 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 of part of their respective system without the necessity of at any time procuring the permission of anyone.

WITNESS OUR HANDS at Dallas, Texas, this 9th day of September, 1982.

DALLAS EAST
Paul E. Mulcahy
Paul E. Mulcahy

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Paul E. Mulcahy, 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 9 day of September, 1982.



Don Whittle
Notary Public in and for the State of Texas
Commission expires 5-26-85

SURVEYOR'S CERTIFICATE

NOW 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 land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 9th day of September, 1982.



Don Whittle
Notary Public in and for the State of Texas
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL
[Signature] _____
City Administrator Date 9/9/82
APPROVED
Kayne Rogene _____
Chairman Planning & Zoning Commission Date 9/9/82

I HEREBY CERTIFY that the above and foregoing plat of ROCKWALL BUSINESS PARK EAST, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9th day of October, 1982.

[Signature] _____
Mayor
[Signature] _____
City Secretary, City of Rockwall



ROCKWALL BUSINESS PARK EAST

J. D. McFARLAND SURVEY ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100'

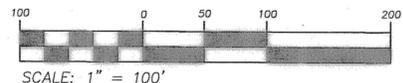
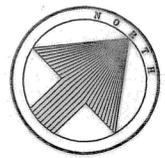
DATE: AUGUST, 1982

OWNER
DALLAS EAST
P.O. BOX 5908
SAN JOSE, CALIF. 95150

ENGINEER
HAROLD L. EVANS
Consulting Engineer
2331 GUS THOMASSON
DALLAS, TEXAS 75238

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

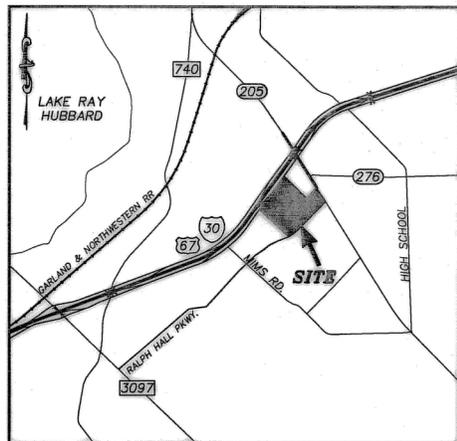


COORDINATES ARE BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM

	NORTHING	EASTING
①	7,020,064.20	2,597,551.37
②	7,018,703.58	2,598,174.39

EASEMENT LEGEND

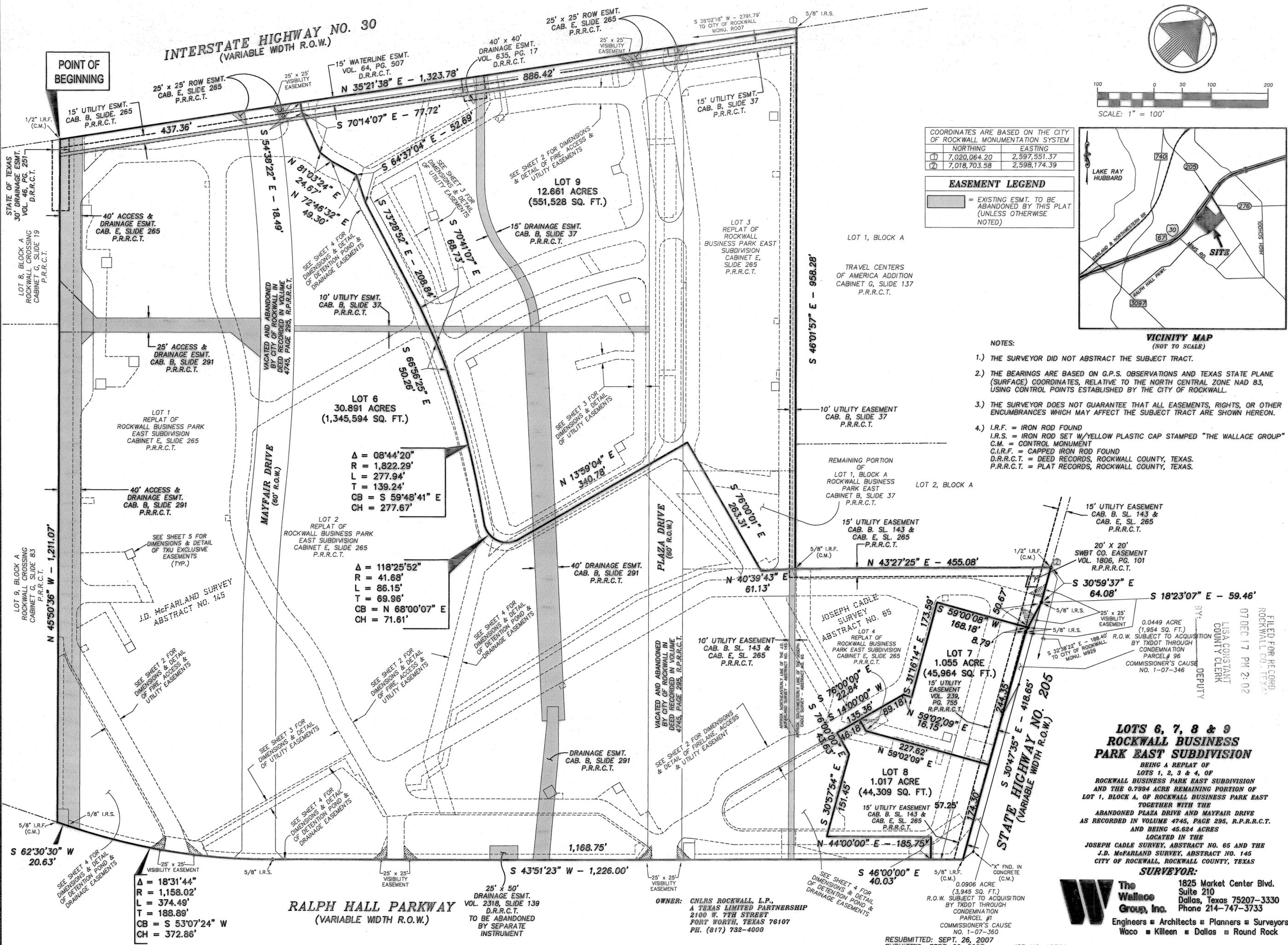
— = EXISTING ESMT. TO BE ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)



VICINITY MAP
(NOT TO SCALE)

NOTES:

- 1.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 2.) THE BEARINGS ARE BASED ON G.P.S. OBSERVATIONS AND TEXAS STATE PLANE (SURFACE) COORDINATES, RELATIVE TO THE NORTH CENTRAL ZONE NAD 83, USING CONTROL POINTS ESTABLISHED BY THE CITY OF ROCKWALL.
- 3.) THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- 4.) I.R.F. = IRON ROD FOUND
I.R.S. = IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP"
C.M. = CONTROL MONUMENT
C.I.R.F. = CAPPED IRON ROD FOUND
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS.
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS.



$\Delta = 08^{\circ}44'20''$
 $R = 1,822.29'$
 $L = 277.94'$
 $T = 139.24'$
 $CB = S 59^{\circ}48'41'' E$
 $CH = 277.67'$

$\Delta = 118^{\circ}25'52''$
 $R = 41.68'$
 $L = 86.15'$
 $T = 69.96'$
 $CB = N 68^{\circ}00'07'' E$
 $CH = 71.61'$

$\Delta = 18^{\circ}31'44''$
 $R = 1,158.02'$
 $L = 374.49'$
 $T = 188.89'$
 $CB = S 53^{\circ}07'24'' W$
 $CH = 372.86'$

RALPH HALL PARKWAY
(VARIABLE WIDTH R.O.W.)

25' x 50' DRAINAGE ESMT. VOL. 2318, SLIDE 139 D.R.R.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT

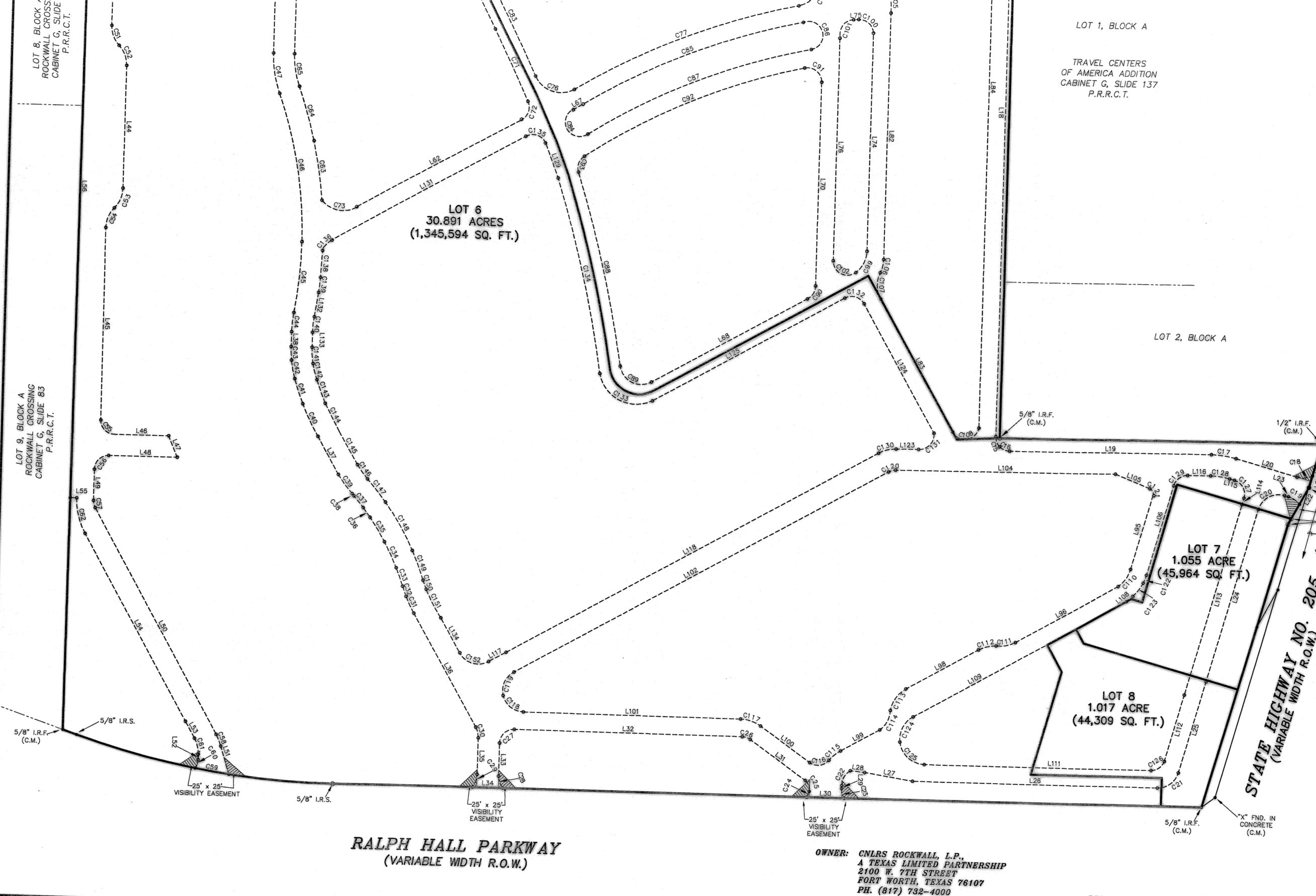
OWNER: CNLRS ROCKWALL, L.P., A TEXAS LIMITED PARTNERSHIP 2100 W. 7TH STREET FORT WORTH, TEXAS 76107 PH. (817) 732-4000

LOTS 6, 7, 8 & 9 ROCKWALL BUSINESS PARK EAST SUBDIVISION

BEING A REPLAT OF LOTS 1, 2, 3 & 4, OF ROCKWALL BUSINESS PARK EAST SUBDIVISION AND THE 0.7994 ACRE REMAINING PORTION OF LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST TOGETHER WITH THE ABANDONED PLAZA DRIVE AND MAYFAIR DRIVE AS RECORDED IN VOLUME 4745, PAGE 295, R.P.R.R.C.T. AND BEING 45.624 ACRES LOCATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:

The Wallace Group, Inc.
1825 Market Center Blvd. Suite 210 Dallas, Texas 75207-3330 Phone 214-747-3733
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Dallas ■ Round Rock



LOT 8, BLOCK A
ROCKWALL CROSS
CABINET G, SLIDE
P.R.R.C.T.

LOT 9, BLOCK A
ROCKWALL CROSSING
CABINET G, SLIDE 83
P.R.R.C.T.

LOT 1, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
P.R.R.C.T.

LOT 6
30.891 ACRES
(1,345,594 SQ. FT.)

LOT 2, BLOCK A

LOT 7
1.055 ACRE
(45,964 SQ. FT.)

LOT 8
1.017 ACRE
(44,309 SQ. FT.)

RALPH HALL PARKWAY
(VARIABLE WIDTH R.O.W.)

STATE HIGHWAY NO. 205
(VARIABLE WIDTH R.O.W.)

**FIRELANE, ACCESS AND UTILITY
EASEMENT
DETAIL SHEET**
(SEE SHEET NO. 6 FOR LINE
& CURVE TABLE)

**LOTS 6, 7, 8 & 9
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOTS 1, 2, 3 & 4, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
AND THE 0.7994 ACRE REMAINING PORTION OF
LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST
TOGETHER WITH THE
ABANDONED PLAZA DRIVE AND MAYFAIR DRIVE
AS RECORDED IN VOLUME 4745, PAGE 295, R.P.R.R.C.T.
AND BEING 45.624 ACRES
LOCATED IN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

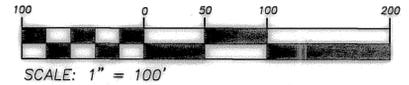
SURVEYOR:

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1825 Market Center Blvd.
Suite 210
Dallas, Texas 75207-3330
Phone 214-747-3733
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Dallas ■ Round Rock

OWNER: CNLRS ROCKWALL, L.P.,
A TEXAS LIMITED PARTNERSHIP
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

RESUBMITTED: SEPT. 26, 2007
SUBMITTED: SEPT. 20, 2007

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)



1/2" I.R.F.
(C.M.)

LOT 8, BLOCK A
ROCKWALL CROSSING
CABINET G, SLIDE 19
P.R.R.C.T.

LOT 9, BLOCK A
ROCKWALL CROSSING
CABINET G, SLIDE 83
P.R.R.C.T.

5/8" I.R.F.
(C.M.)

5/8" I.R.S.

RALPH HALL PARKWAY
(VARIABLE WIDTH R.O.W.)

LOT 9
12.661 ACRES
(551,528 SQ. FT.)

LOT 6
30.891 ACRES
(1,345,594 SQ. FT.)

NOTE: THE LIGHT SOLID LINES ARE FOR
LOCATION PURPOSES ONLY. THEY
DO NOT REFLECT AN EASEMENT
(TYPICAL).

LOT 1, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
P.R.R.C.T.

LOT 2, BLOCK A

LOT 7
1.055 ACRE
(45,964 SQ. FT.)

LOT 8
1.017 ACRE
(44,309 SQ. FT.)

STATE HIGHWAY NO. 205
(VARIABLE WIDTH R.O.W.)

**UTILITY EASEMENT
DETAIL SHEET**

(SEE SHEET NO. 6 FOR LINE
& CURVE TABLE)

**LOTS 6, 7, 8 & 9
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**

BEING A REPLAT OF
LOTS 1, 2, 3 & 4, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
AND THE 0.7994 ACRE REMAINING PORTION OF
LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST
TOGETHER WITH THE
ABANDONED PLAZA DRIVE AND MAYFAIR DRIVE
AS RECORDED IN VOLUME 4745, PAGE 295, R.P.R.C.T.
AND BEING 45.624 ACRES
LOCATED IN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:

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1825 Market Center Blvd.
Suite 210
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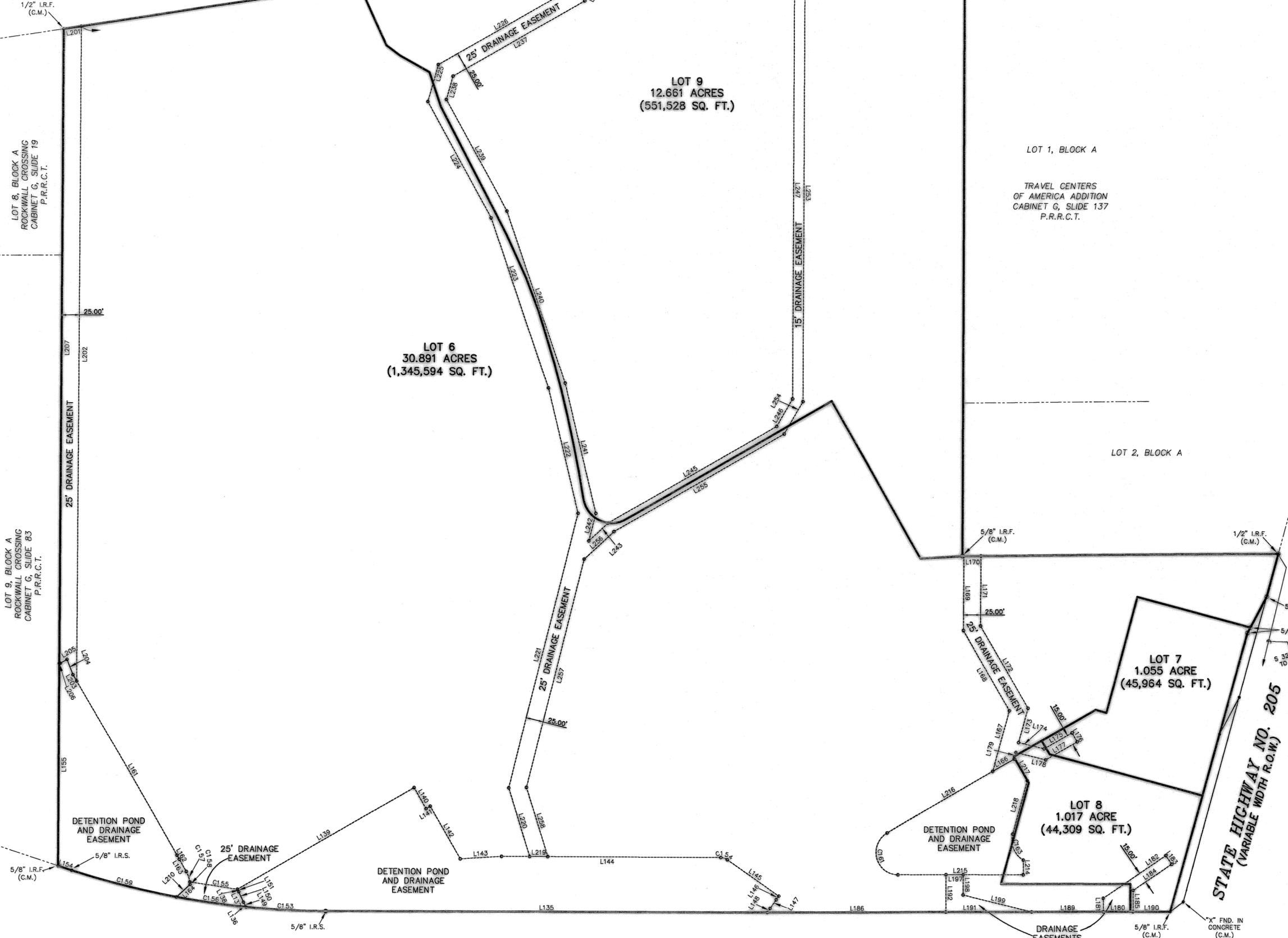
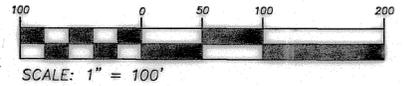
OWNER: **CNLS ROCKWALL, L.P.**,
A TEXAS LIMITED PARTNERSHIP
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

RESUBMITTED: SEPT. 26, 2007
SUBMITTED: SEPT. 20, 2007

JOB NO. 18358-14 18358-REPLAT-SHT-2-7B FINAL.DWG SHEET 3 OF 7

G-232

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)



**DRAINAGE & DETENTION POND
EASEMENT DETAIL SHEET**
(SEE SHEET NO. 6 FOR LINE
& CURVE TABLE)

**LOTS 6, 7, 8 & 9
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOTS 1, 2, 3 & 4, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
AND THE 0.7894 ACRE REMAINING PORTION OF
LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST
TOGETHER WITH THE
ABANDONED PLAZA DRIVE AND MAYFAIR DRIVE
AS RECORDED IN VOLUME 4745, PAGE 295, R.P.R.C.T.
AND BEING 45.624 ACRES
LOCATED IN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:

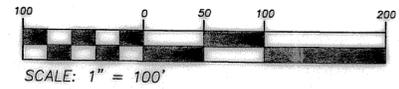
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Phone 214-747-3733
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Dallas ■ Round Rock

**RALPH HALL PARKWAY
(VARIABLE WIDTH R.O.W.)**

**OWNER: CNLRS ROCKWALL, L.P.,
A TEXAS LIMITED PARTNERSHIP
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000**

RESUBMITTED: SEPT. 26, 2007
SUBMITTED: SEPT. 20, 2007
JOB NO. 18358-14 18358-REPLAT-SHEETS 2-7 FINAL.DWG SHEET 4 OF 7

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)



1/2" I.R.F. (C.M.)
POINT OF BEGINNING (POB)
LOT 8, BLOCK A
ROCKWALL CROSSING
CABINET G, SLIDE 19
P.R.R.C.T.

S 38°02'18" W - 2791.79'
TO CITY OF ROCKWALL
MONU. R007

LOT 9
12.661 ACRES
(551,528 SQ. FT.)

LOT 1, BLOCK A
TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
P.R.R.C.T.

LOT 6
30.891 ACRES
(1,345,594 SQ. FT.)

BEARING AND DISTANCE
FROM POB TO CORNER
OF EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L770	N77°37'07"E	1892.25'
L771	N62°41'59"E	1336.22'
L772	N41°42'21"E	1262.08'
L773	N72°42'34"E	1125.45'
L774	N59°21'18"E	1033.67'
L775	N48°41'34"E	982.19'
L776	S87°48'37"E	1669.36'
L777	S86°43'43"E	1511.29'
L778	S82°50'23"E	1439.33'
L779	N72°22'28"E	822.56'
L780	N55°06'01"E	669.66'
L781	S45°50'36"E	1187.71'
L782	S53°23'20"E	905.27'
L783	S55°04'21"E	740.98'
L784	S54°38'08"E	429.75'
L785	S63°51'08"E	404.15'
L786	S65°38'54"E	222.39'
L787	S63°29'06"E	122.60'

LOT 2, BLOCK A

LOT 7
1.055 ACRE
(45,964 SQ. FT.)

LOT 8
1.017 ACRE
(44,309 SQ. FT.)

STATE HIGHWAY NO. 205
(VARIABLE WIDTH R.O.W.)

**TXU EXCLUSIVE
EASEMENT DETAIL SHEET**
(SEE SHEET NO. 6 FOR LINE
& CURVE TABLE)
**LOTS 6, 7, 8 & 9
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOTS 1, 2, 3 & 4, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
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LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST
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OWNER: CNLRS ROCKWALL, L.P.,
A TEXAS LIMITED PARTNERSHIP
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

RESUBMITTED: SEPT. 26, 2007
SUBMITTED: SEPT. 20, 2007

JOB NO. 18358-14 18358-REPLAT-SHEETS 2-7 FINAL.DWG SHEET 5 OF 7

FIRELANE, ACCESS AND UTILITY EASEMENT

LINE	BEARING	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD	
L1	N35°21'38"E	44.06'	C1	44°59'58"	3.00'	2.35'	S21°29'59"W	2.30'
L2	S45°50'36"E	63.92'	C2	81°11'05"	163.87'	28.40'	S29°57'19"W	28.30'
L3	N03°00'00"W	52.29'	C3	83°53'28"	43.92'	14.23'	N04°28'34"W	28.30'
L4	N43°59'58"E	90.94'	C4	63°21'01"	39.00'	43.12'	N48°14'17"W	40.96'
L5	N35°24'50"E	100.30'	C5	40°28'04"	45.00'	31.78'	N59°42'57"W	31.13'
L6	N43°59'54"E	81.52'	C6	55°32'24"	78.00'	75.61'	S89°28'42"E	72.68'
L7	N54°20'13"W	0.71'	C7	15°29'53"	120.04'	32.47'	S73°32'04"W	32.37'
L8	N35°21'38"E	86.11'	C8	68°53'56"	20.00'	24.05'	N47°15'42"E	22.63'
L9	S54°35'24"E	18.17'	C9	21°39'39"	50.00'	18.90'	S24°31'48"W	18.90'
L10	N13°26'07"E	16.35'	C10	8°38'22"	100.00'	15.08'	S39°40'49"W	15.06'
L11	N13°41'59"E	212.78'	C11	128°40'58"	25.19'	55.25'	N30°58'09"W	44.82'
L12	N35°21'38"E	129.72'	C12	35°21'38"	39.00'	24.06'	S88°16'55"W	23.68'
L13	N43°59'58"E	254.29'	C13	37°53'53"	20.00'	26.97'	N04°28'34"W	28.30'
L14	N35°21'38"E	10.76'	C14	82°42'48"	30.00'	30.77'	N79°43'02"E	27.96'
L15	N47°04'01"W	1.35'	C15	45°15'05"	20.00'	15.80'	S68°37'32"E	15.39'
L16	N35°21'38"E	85.13'	C16	45°15'05"	20.00'	15.80'	S68°37'32"E	15.39'
L17	N35°21'38"E	210.83'	C17	14°16'27"	141.60'	35.28'	S51°36'26"W	35.19'
L18	S46°00'00"W	911.39'	C18	42°16'00"	30.00'	22.13'	N37°54'35"E	21.63'
L19	N43°27'17"E	284.79'	C19	36°17'41"	30.00'	19.00'	S77°10'59"W	18.69'
L20	N59°02'24"E	90.23'	C20	90°00'45"	30.00'	47.13'	S14°00'00"W	42.43'
L21	S30°59'37"E	17.22'	C21	75°00'37"	29.98'	29.25'	N06°31'13"E	36.51'
L22	S18°23'07"E	27.05'	C22	57°54'01"	25.00'	25.26'	S17°11'27"E	24.20'
L23	S59°00'53"W	5.93'	C23	32°57'52"	25.00'	12.43'	S82°37'24"E	14.19'
L24	N43°59'58"E	254.29'	C24	37°53'53"	20.00'	26.97'	N04°28'34"W	28.30'
L25	N35°21'38"E	134.50'	C25	68°48'42"	15.00'	17.49'	N87°35'39"E	16.52'
L26	S44°00'00"W	346.18'	C26	35°13'19"	20.00'	12.29'	S61°30'02"W	12.10'
L27	S52°34'42"W	68.69'	C27	90°02'40"	20.00'	31.43'	S00°59'56"E	28.30'
L28	S49°24'14"W	20.44'	C28	34°15'52"	30.44'	18.20'	S67°09'25"E	17.93'
L29	S46°08'28"E	4.33'	C29	37°28'07"	30.00'	19.62'	N27°15'57"W	19.27'
L30	S43°51'29"W	52.89'	C30	30°00'00"	30.00'	15.71'	N61°00'00"W	15.53'
L31	S79°00'00"W	96.74'	C31	6°37'23"	224.96'	26.00'	S72°16'20"E	25.99'
L32	S43°58'26"W	322.17'	C32	51°01'01"	166.55'	15.26'	S66°21'39"E	15.26'
L33	S46°00'51"E	46.85'	C33	51°11'59"	304.01'	27.59'	N86°21'40"W	27.58'
L34	S43°51'22"W	42.87'	C34	53°41'14"	418.22'	40.37'	N71°44'47"W	40.35'
L35	N46°00'00"W	51.83'	C35	4°19'20"	590.21'	101.21'	N41°05'20"W	101.09'
L36	N78°00'00"W	183.01'	C36	20°14'33"	120.77'	40.88'	N78°00'00"W	40.88'
L37	N78°06'04"W	61.53'	C37	41°05'52"	290.00'	21.17'	N85°44'02"W	21.16'
L38	N46°00'00"W	21.06'	C38	02°45'22"	560.81'	4.06'	S07°37'05"E	4.06'
L39	N46°00'00"W	166.14'	C39	9°31'19"	200.00'	33.24'	S82°38'59"E	33.20'
L40	S41°46'46"W	53.40'	C40	8°17'50"	352.72'	51.08'	S27°44'57"E	51.03'
L41	S42°23'30"W	77.54'	C41	6°08'54"	348.22'	37.37'	S65°28'21"E	37.35'
L42	S01°00'01"E	79.11'	C42	9°30'32"	160.00'	26.55'	S57°38'39"E	26.52'
L43	S45°59'35"E	97.02'	C43	6°53'23"	160.00'	19.24'	S63°49'26"E	19.23'
L44	S45°59'31"E	173.79'	C44	9°49'20"	160.00'	27.43'	N31°05'20"E	27.39'
L45	S46°12'27"E	272.69'	C45	9°49'20"	590.21'	101.21'	N41°05'20"W	101.09'
L46	N43°47'33"E	77.32'	C46	20°14'33"	120.77'	40.88'	N78°00'00"W	40.88'
L47	S69°31'28"E	32.67'	C47	21°05'59"	157.01'	57.82'	S29°24'25"E	57.82'
L48	S43°47'33"W	97.55'	C48	89°00'37"	45.00'	54.20'	N81°06'27"W	50.98'
L49	S46°00'00"E	44.21'	C49	34°15'58"	20.00'	11.96'	S16°09'50"W	11.78'
L50	S75°59'56"E	364.61'	C50	40°58'59"	20.28'	14.51'	S21°38'15"E	14.20'
L51	S63°57'50"E	41.31'	C51	43°31'05"	40.00'	30.38'	S68°17'20"E	29.66'
L52	N46°00'34"W	7.92'	C52	45°02'38"	40.02'	31.46'	N68°31'11"W	30.66'
L53	N78°00'00"W	27.27'	C53	44°33'39"	40.00'	31.11'	N63°42'42"E	30.33'
L54	N78°00'00"W	302.08'	C54	44°33'39"	40.00'	31.11'	N63°42'42"E	30.33'

FIRELANE, ACCESS AND UTILITY EASEMENT

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C130	29°27'28"	50.00'	25.71'	13.14'	S28°43'34"W	25.42'
C131	89°40'50"	20.49'	35.65'	24.29'	N04°28'34"W	31.33'
C132	90°02'15"	20.00'	30.43'	20.01'	S59°00'00"W	28.29'
C133	105°41'51"	52.50'	98.84'	89.28'	N69°43'06"E	83.68'
C134	91°6'15"	1747.87'	282.82'	141.72'	N59°42'57"W	282.51'
C135	96°12'29"	20.00'	33.58'	22.29'	S60°48'31"W	29.77'
C136	16°16'07"	50.45'	14.32'	7.21'	S00°29'38"W	14.28'
C137	4°31'43"	7.22'	5.50'	2.89'	S29°19'51"E	5.37'
C138	3°03'45"	710.36'	37.97'	18.99'	N43°09'17"W	37.97'
C139	61°21'44"	198.38'	21.48'	10.75'	N40°24'44"W	21.47'
C140	11°17'28"	113.04'	22.28'	11.71'	S41°05'39"E	22.24'
C141	13°38'43"	98.44'	23.44'	11.78'	S51°08'51"E	23.39'
C142	91°5'36"	145.12'	23.45'	11.75'	S61°00'55"E	23.43'
C143	5°09'59"	393.40'	35.47'	17.55'	S89°19'44"E	35.46'
C144	2°08'21"	1208.14'	45.03'	22.52'	S74°41'43"E	45.03'
C145	1°39'50"	1828.60'	53.10'	26.55'	S78°00'18"E	53.10'
C146	8°46'58"	162.66'	24.93'	12.49'	S82°34'10"E	24.91'
C147	5°55'30"	401.76'	41.55'	20.79'	N85°11'09"W	41.53'
C148	12°05'26"	372.24'	78.55'	39.42'	N76°27'24"W	78.40'
C149	6°31'55"	391.70'	44.66'	22.35'	N67°28'36"W	44.63'
C150	4°33'14"	170.21'	13.53'	6.77'	S66°27'11"E	13.53'
C151	11°18'41"	229.92'	45.39'	22.77'	S74°17'40"E	45.32'
C152	91°18'06"	30.00'	47.78'	30.66'	N59°00'02"E	42.89'

DRAINAGE & DETENTION POND EASEMENT

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L135	S43°51'23"W	642.40'	L173	S30°52'02"E	51.40'
L136	N74°40'52"W	8.20'	L174	N57°56'14"E	37.54'
L137	N70°49'30"W	16.63'	L175	N14°00'00"E	46.03'
L138	N78°00'00"W	4.09'	L176	S76°00'00"E	15.00'
L139	N14°00'00"E	295.96'	L177	S14°00'00"E	52.08'
L140	S78°00'00"E	35.00'	L178	S57°56'41"W	43.90'
L141	N14°00'00"E	7.17'	L179	S30°52'02"E	9.88'
L142	S78°00'00"E	87.57'	L180	S43°50'47"W	43.00'
L143	N40°14'21"E	60.04'	L181	N48°03'26"W	19.50'
L144	N43°58'26"E	319.25'	L182	N09°24'00"E	108.94'
L145	N79°00'00"W	91.59'	L183	S80°38'00"E	15.00'
L146	S11°00'00"E	6.35'	L184	S09°24'00"W	67.12'
L147	S10°45'50"E	15.62'	L185	S46°08'37"E	30.79'
L148	S11°38'37"E	6.94'	L186	S43°51'25"W	260.58'
L149	N74°40'52"W	8.20'	L187	N35°21'38"E	340.89'
L150	N70°49'30"W	16.63'	L188	N35°21'38"E	340.89'
L151	N78°00'00"W	4.09'	L189	S43°51'38"W	102.52'
L152	S51°14'10"E	3.64'	L190	S43°51'23"W	33.26'
L153	S01°09'08"W	26.86'	L191	S43°51'23"W	124.28'
L154	S62°30'30"W	20.63'	L192	N46°00'00"E	54.00'
L155	N45°50'36"W	293.20'	L193	N44°00'00"E	25.00'
L156	N44°09'24"E	1.50'	L194	S46°00'00"E	29.39'
L157	N14°00'00"E	11.04'	L195	N57°45'32"E	102.19'
L158	S67°03'11"E	23.75'	L200	N90°00'00"E	0.00'
L159	S76°00'00"E	10.68'	L201	N35°21'38"E	25.30'
L160	S45°50'36"E	94.75'	L202	S45°50'36"E	94.75'
L161	S78°00'00"E	279.61'	L203	N78°00'00"W	10.68'
L162	S78°00'00"E	6.69'	L204	N67°31'17"E	23.75'
L163	S78°00'00"E	20.59'	L205	S14°00'00"W	11.04'
L164	S01°09'08"W	26.86'	L206	S44°09'24"W	1.50'
L165	N35°21'38"E	719.88'	L207	N45°50'36"W	917.87'
L166	S14°00'00"W	35.44'	L208	N90°00'00"E	0.00'
L167	N30°52'02"W	91.00'	L209	N90°00'00"E	0.00'
L168	N78°00'00"W	134.13'	L210	S01°09'08"W	5.00'
L169	N45°56'33"W	107.61'	L211	S01°09'08"W	15.62'
L170	N43°27'25"E	25.00'	L212	S01°09'08"W	5.00'
L171	S45°56'33"E	101.16'	L214	S46°00'00"E	21.24'
L172	S78°00'00"E	137.81'	L215	S44°00'00"W	182.14'
L216	N14°00'00"E	214.04'	L217	S15°08'07"E	36.26'
L218	S30°58'07"E	79.91'	L219	S43°58'26"W	26.19'
L219	S43°58'26"W	26.19'	L220	N63°22'16"E	103.83'
L220	N63°22'16"E	103.83'	L221	N32°04'19"W	410.14'
L221	N32°04'19"W	410.14'	L222	N59°38'28"W	186.30'
L222	N59°38'28"W	186.30'	L223	N65°01'25"W	259.51'
L223	N65°01'25"W	259.51'	L224	N74°47'34"W	191.47'
L224	N74°47'34"W	191.47'	L225	N30°24'39"W	55.64'
L225	N30°24'39"W	55.64'	L226	N14°00'13"E	215.65'
L226	N14°00'13"E	215.65'	L227	N77°16'03"E	27.66'
L227	N77°16'03"E	27.66'	L228	N32°51'01"W	14.00'
L228	N32°51'01"W	14.00'	L229	N54°38'09"W	10.67'
L229	N54°38'09"W	10.67'	L230	N35°21'51"E	20.00'
L230	N35°21'51"E	20.00'	L231	S77°16'03"E	32.96'
L231	S77°16'03"E	32.96'	L232	N19°12'10"E	8.94'
L232	N19°12'10"E	8.94'	L233	N52°25'33"W	40.81'
L233	N52°25'33"W	40.81'	L234	N35°21'38"E	25.02'
L234	N35°21'38"E	25.02'	L235	S52°25'33"W	49.23'
L235	S52°25'33"W	49.23'	L236	S19°12'40"E	27.46'
L236	S19°12'40"E	27.46'	L237	S14°00'13"E	219.83'
L237	S14°00'13"E	219.83'	L238	S30°52'02"E	93.41'
L238	S30°52'02"E	93.41'	L239	S74°47'27"E	35.23'
L239	S74°47'27"E	35.23'	L240	S65°01'25"E	282.82'
L240	S65°01'25"E	282.82'	L241	S59°38'28"W	193.61'
L241	S59°38'28"W	193.61'	L242	S32°04'19"E	40.97'
L242	S32°04'19"E	40.97'	L243	N01°12'54"E	37.84'
L243	N01°12'54"E	37.84'	L244	N14°00'00"E	282.58'
L244	N14°00'00"E	282.58'	L245	N16°00'35"W	45.98'
L245	N16°00'35"W	45.98'	L246	N46°01'10"W	602.93'

OWNER'S CERTIFICATE

BEING a 45.624 acre (1,987,395 square foot) tract of land situated in the J.D. McFarland Survey, Abstract No. 145 and the Joseph Cadle Survey, Abstract No. 65, in the City of Rockwall, Rockwall County, Texas, and being comprised of all of Lots 1, 2, 3 and the remaining portion of Lot 4 of Rockwall Business Park East Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas according to the Replat thereof recorded in Cabinet E, Slide 265, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being part of Lot 1, Block A of Rockwall Business Park East, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 37 - P.R.R.C.T., same being all of that certain called 0.80 acre tract of land as described in a Special Warranty Deed to Norma Morris, recorded in Volume 723, Page 129 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.), and being all of Mayfair Drive, a 60 foot wide Right-of-Way (R.O.W.) being partly dedicated by Rockwall Business Park East Phase Three, A Plat, & A Replat of Rockwall Business Park East, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291 - P.R.R.C.T. and the remaining portion of said Mayfair Drive R.O.W. being dedicated by a Right-of-Way Deed to the City of Rockwall as recorded in Volume 2311, Page 273 - R.P.R.R.C.T., with said 60 foot wide R.O.W. also being shown on said Replat of Rockwall Business Park East, and being all of Plaza Drive, a 60 foot wide R.O.W. being partly dedicated by Rockwall Business Park East, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 23 - P.R.R.C.T., being partly dedicated by said Replat of Rockwall Business Park East, and the remaining portion of Plaza Drive being dedicated by said Right-of-Way Deed to the City of Rockwall; with said 45.624 (1,987,395 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the common most westerly corner of said Lot 1, Replat of Rockwall Business Park East, and the most northerly corner of Lot 8, Block A of Rockwall Crossing, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 19 - P.R.R.C.T., said point also being in the southeasterly right-of-way (R.O.W.) line of Interstate Highway No. 30 (having a variable width R.O.W.);

THENCE North 35 degrees 21 minutes 38 seconds East, along the common southeasterly R.O.W. line of said Interstate Highway No. 30 and northwesterly line of said Replat of Rockwall Business Park East, a distance of 1,323.78 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP" ("cap") marking the most northerly corner of said Lot 3, being common with the most westerly corner of Lot 1, Block A of Travel Centers of America Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet G, Slide 137 - P.R.R.C.T.;

THENCE South 46 degrees 01 minutes 57 seconds East, departing the southeasterly R.O.W. line of said Interstate Highway No. 30, partway along the northeasterly line of said Lot 3 and partway along the northeasterly line of said Morris tract, being common with the southwesterly line of said Lot 1, Block A and the southwesterly line of Lot 2, Block A of said Travel Centers of America Addition, a distance of 958.28 feet to a 5/8 inch iron rod found marking the most easterly corner of said Morris tract, being common with the most southerly corner of said Lot 2, Block A, and being in the northwesterly line of the aforementioned Lot 4;

THENCE North 43 degrees 27 minutes 25 seconds East, along the common northwesterly line of said Lot 4 and southeasterly line of said Lot 2, Block A, a distance of 455.08 feet to a 1/2 inch iron rod found marking the most northerly corner of said Lot 4, being common with the most easterly corner of said Lot 2, Block A, with said point also being in the southwesterly R.O.W. line of State Highway No. 205 (having a variable width R.O.W.);

THENCE South 30 degrees 59 minutes 37 seconds East, along the common northeasterly line of said Lot 4 and said southwesterly R.O.W. line of State Highway No. 205, a distance of 64.08 feet to a 5/8 inch iron rod set with "cap" for corner marking the most northerly corner of a called 0.0449 acre (1,954 square foot) tract of land being R.O.W. subject to acquisition by TxDOT through condemnation (Parcel No. 96), as recorded in Commissioner's Court Cause No. 1-07-346, Rockwall County, Texas;

THENCE South 18 degrees 23 minutes 07 seconds East, along the southwesterly line of said Parcel No. 96 for State Highway No. 205, a distance of 59.46 feet to a 5/8 inch iron rod set with "cap" for corner;

THENCE South 30 degrees 47 minutes 35 seconds East, continuing along the southwesterly line of said Parcel No. 96 for State Highway No. 205, a distance of 152.56 feet to a 5/8 inch iron rod set with "cap" for corner marking the common southeasterly corner of said Parcel No. 96 and the northwesterly corner of a called 0.0906 acre (3,945 square foot) tract of land being R.O.W. subject to acquisition by TxDOT through condemnation (Parcel No. 1), as recorded in Commissioner's Court Cause No. 1-07-360, Rockwall County, Texas;

THENCE South 30 degrees 47 minutes 35 seconds East, continuing along the southwesterly line of said Parcel No. 1 for State Highway No. 205, a distance of 266.09 feet (for a total distance of 418.65 feet) to a 5/8 inch iron rod found marking a transitional R.O.W. corner in said northwesterly R.O.W. line of Ralph Hall Parkway (having a variable width R.O.W.);

THENCE along the common northwesterly R.O.W. line of Ralph Hall Parkway and southeasterly line of said Replat of Rockwall Business Park East the following courses and distances:

South 43 degrees 51 minutes 23 seconds West, a distance of 1,226.00 feet to a 5/8 inch iron rod set with "cap" marking the beginning of a non-tangent curve to the right, with the radius point being situated North 46 degrees 08 minutes 28 seconds West, a distance of 1,158.02 feet;

Southwesterly, along said curve to the right, through a central angle of 18 degrees 31 minutes 44 seconds, having a radius of 1,158.02 feet, a tangent distance of 188.89 feet, a chord bearing South 53 degrees 07 minutes 24 seconds West at 372.86 feet, and an arc distance of 374.49 feet to a 5/8 inch iron rod set with "cap" marking the end of said curve;

South 62 degrees 30 minutes 30 seconds West, a distance of 20.63 feet to a 5/8 inch iron rod found marking the most southerly corner of said Lot 1, Replat of Rockwall Business Park East, being common with the most easterly corner of Lot 9, Block A of Rockwall Crossing, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 83 - P.R.R.C.T.;

THENCE North 45 degrees 50 minutes 36 seconds West, departing said northwesterly R.O.W. line of Ralph Hall Parkway, along the southwesterly line of said Lot 1, Replat of Rockwall Business Park East, partially along the northeasterly line of said Lot 9, Block A of Rockwall Crossing, and then partially along the northeasterly line of said Lot 8, Block A of Rockwall Crossing, for a total distance of 1,211.07 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 45.624 acres (1,987,395 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **LOTS 6, 7, 8 & 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION**, to the City of Rockwall, Rockwall County, 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 further certify that all other parties who have a mortgage or lien interest in the **LOTS 6, 7, 8 & 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION** have been notified and signed this plat.

I 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 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 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.
- 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

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 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 therefore 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 on order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive and claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: Stephen Coslik
Stephen Coslik, Managing Member of Woodmont Rockwall ~~LLP~~ II GP, L.L.C.,
General Partner of ~~Woodmont Rockwall II, L.P.~~
General Partner
CNLRS ROCKWALL, L.P., a Texas Limited partnership

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEPHEN COSLIK 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 5th day of November, 2007

Kimberly Sykora 4.23.09
Notary Public in and for the State of Texas My Commission Expires:

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.

OWNER: CNLRS ROCKWALL, L.P.,
A TEXAS LIMITED PARTNERSHIP
2100 W. 7TH STREET
FORT WORTH, TEXAS 76107
PH. (817) 732-4000

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN M. FLAHERTY, 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.

Sean M. Flaherty
SEAN M. FLAHERTY,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5258



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SEAN M. FLAHERTY 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 10th day of October, 2007

Lisa M. Machado October 20 2011
Notary Public in and for the State of Texas My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning And Zoning Commission 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

2nd day of January, 2007

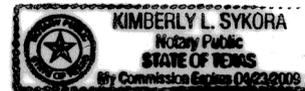
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 8th day of November, 2007

William R. Cecil Dorothy Brooks
Mayor, City of Rockwall City Secretary/City of Rockwall

Chuck Judd 12-13-07
City Engineer



**LOTS 6, 7, 8 & 9
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOTS 1, 2, 3 & 4, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
AND THE 0.7994 ACRE REMAINING PORTION OF
LOT 1, BLOCK A, OF ROCKWALL BUSINESS PARK EAST
TOGETHER WITH THE
ABANDONED PLAZA DRIVE AND MAYFAIR DRIVE
AS RECORDED IN VOLUME 4745, PAGE 295, R.P.R.R.C.T.
AND BEING 45.624 ACRES
LOCATED IN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:

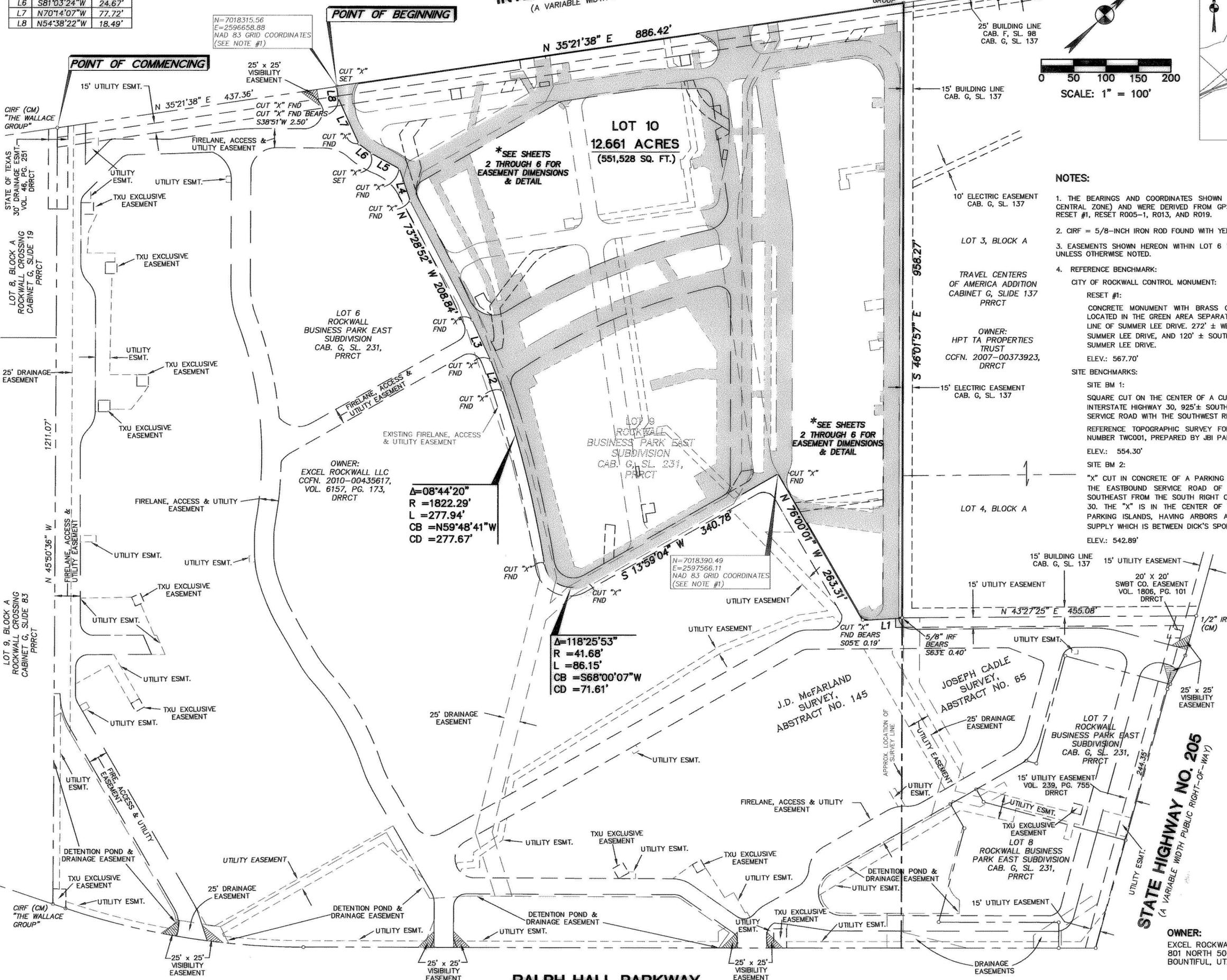
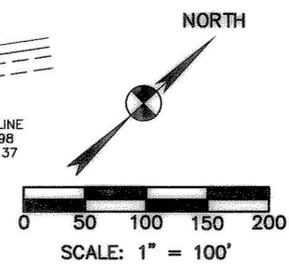
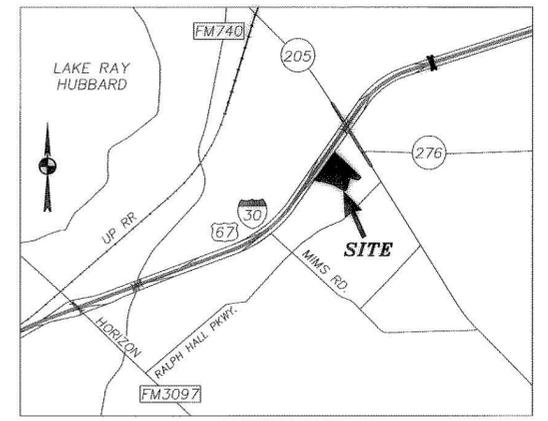
The Wallace Group, Inc.
1825 Market Center Blvd.
Suite 210
Dallas, Texas 75207-3330
Phone 214-747-3733
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killen ■ Dallas ■ Round Rock

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

N=7018315.56
E=2596658.88
NAD 83 GRID COORDINATES
(SEE NOTE #1)

INTERSTATE HIGHWAY NO. 30

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



LOT 10
12.661 ACRES
(551,528 SQ. FT.)

OWNER:
EXCEL ROCKWALL LLC
CCFN. 2010-00435617,
VOL. 6157, PG. 173,
DRRCT

$\Delta = 08^{\circ}44'20''$
 $R = 1822.29'$
 $L = 277.94'$
 $CB = N59^{\circ}48'41''W$
 $CD = 277.67'$

$\Delta = 118^{\circ}25'53''$
 $R = 41.68'$
 $L = 86.15'$
 $CB = S68^{\circ}00'07''W$
 $CD = 71.61'$

N=7018390.49
E=2597566.11
NAD 83 GRID COORDINATES
(SEE NOTE #1)

10' ELECTRIC EASEMENT
CAB. G, SL. 137

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES
TRUST
CCFN. 2007-00373923,
DRRCT

15' ELECTRIC EASEMENT
CAB. G, SL. 137

LOT 4, BLOCK A

15' BUILDING LINE
CAB. G, SL. 137

15' UTILITY EASEMENT

20' X 20'
SWBT CO. EASEMENT
VOL. 1806, PG. 101
DRRCT

15' UTILITY EASEMENT

UTILITY ESMT.

25' x 25'
VISIBILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

TXU EXCLUSIVE EASEMENT

LOT 8
ROCKWALL BUSINESS
PARK EAST SUBDIVISION
CAB. G, SL. 231,
PRRCT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

DRAINAGE EASEMENTS

NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (NORTH CENTRAL ZONE) AND WERE DERIVED FROM GPS OBSERVATIONS OF THE CITY OF ROCKWALL CONTROL MONUMENTS RESET #1, RESET R005-1, R013, AND R019.
- CIRF = 5/8-INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP"
- EASEMENTS SHOWN HEREON WITHIN LOT 6 WERE DEDICATED BY THE PLAT RECORDED IN CABINET G, SLIDE 231 UNLESS OTHERWISE NOTED.
- REFERENCE BENCHMARK:
CITY OF ROCKWALL CONTROL MONUMENT:
RESET #1:
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN THE GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE. 272' ± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120' ± SOUTH EAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA LANE AND SUMMER LEE DRIVE.
ELEV.: 567.70'
SITE BENCHMARKS:
SITE BM 1:
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30, 925' ± SOUTH WEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTH WEST RIGHT OF WAY LINE OF STATE HIGHWAY 205.
REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.
ELEV.: 554.30'
SITE BM 2:
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460' ± SOUTH WEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630' ± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERNMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420' ± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS BETWEEN DICK'S SPORTING GOODS AND JC PENNY.
ELEV.: 542.89'

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)
- * SEE SHEETS 7-11

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

RALPH HALL PARKWAY

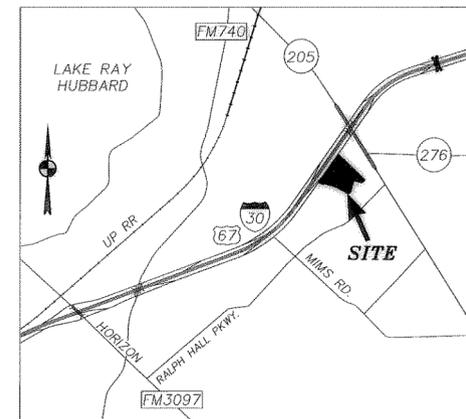
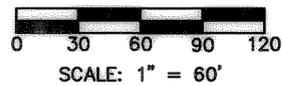
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

INTERSTATE HIGHWAY NO. 30

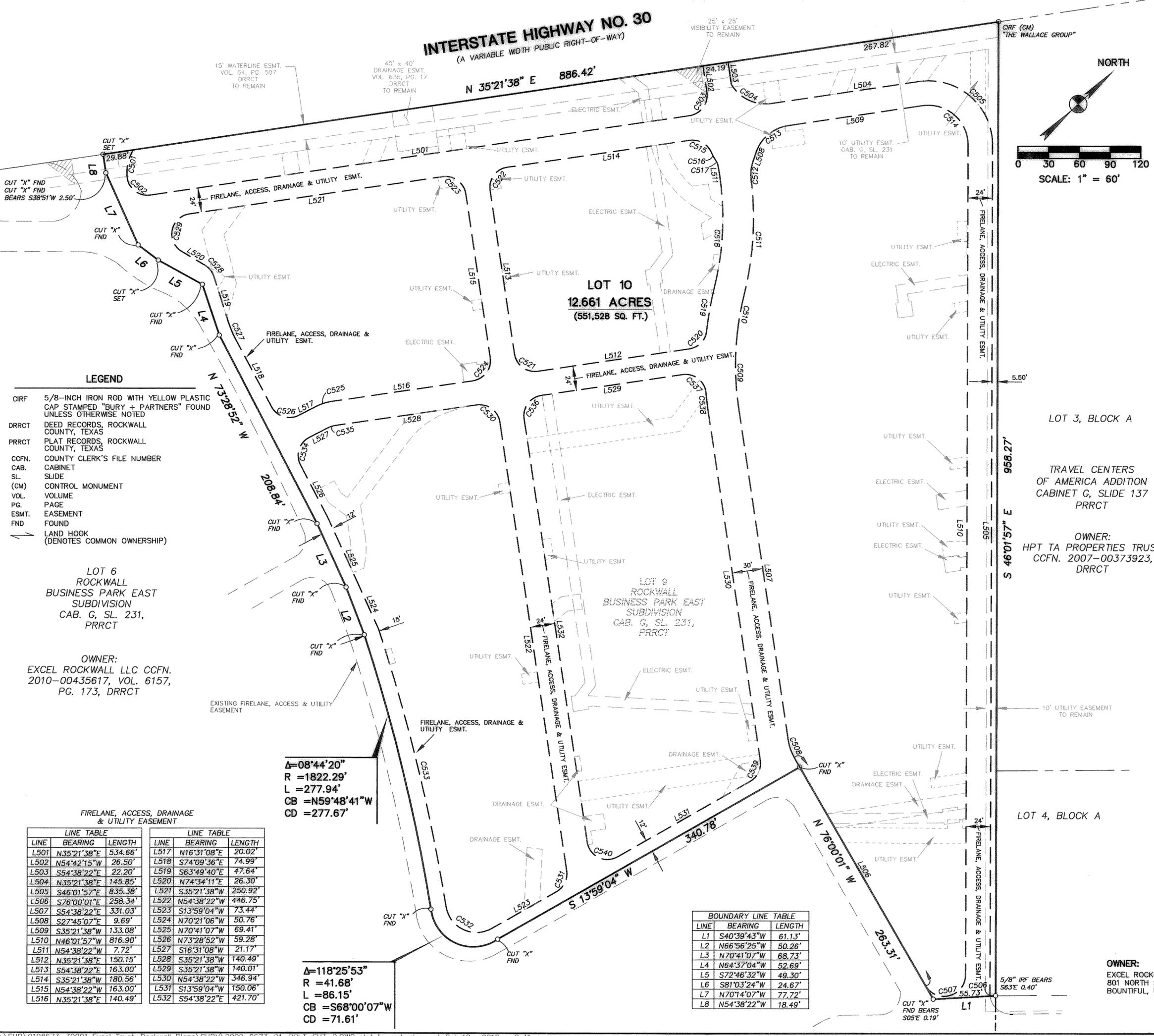
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

CIRF (CM)
"THE WALLACE GROUP"

NORTH



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C501	34°44'18"	42.71'	25.89'	S31°56'08"E	25.50'
C502	98°33'41"	20.00'	30.74'	N84°38'29"E	30.32'
C503	88°00'45"	20.01'	30.05'	N10°37'31"W	27.81'
C504	67°51'18"	39.00'	46.19'	N69°17'17"E	43.54'
C505	98°36'26"	63.00'	108.42'	S84°39'51"W	95.53'
C506	5°59'42"	20.00'	2.09'	S49°01'48"E	2.09'
C507	150°01'56"	21.00'	54.99'	N28°59'01"E	40.57'
C508	21°21'39"	50.00'	18.64'	S65°19'12"E	18.53'
C509	14°22'22"	285.00'	71.49'	S47°27'11"E	71.31'
C510	8°00'25"	285.00'	39.83'	S36°15'47"E	39.80'
C511	20°56'28"	315.00'	115.13'	N42°43'48"W	114.49'
C512	25°26'55"	39.00'	17.32'	S40°28'35"E	17.18'
C513	63°06'45"	39.00'	42.96'	S03°48'15"W	40.82'
C514	98°36'26"	39.00'	67.12'	S84°39'51"W	59.14'
C515	77°48'59"	20.00'	27.16'	S74°15'33"W	25.12'
C516	15°42'10"	23.00'	6.30'	S74°41'37"E	6.28'
C517	27°54'20"	20.00'	9.74'	N68°35'32"W	9.64'
C518	22°22'47"	285.00'	111.32'	N43°26'58"W	110.61'
C519	7°49'20"	315.00'	43.00'	S36°10'14"E	42.97'
C520	75°26'32"	20.00'	26.33'	N02°21'38"W	24.47'
C521	90°00'00"	20.00'	31.42'	N80°21'38"E	28.28'
C522	90°00'00"	20.00'	31.42'	S09°38'22"E	28.28'
C523	90°00'00"	20.00'	31.42'	S80°21'38"W	28.28'
C524	90°00'00"	20.00'	31.42'	N09°38'22"W	28.28'
C525	18°50'30"	44.00'	14.47'	S25°56'23"W	14.40'
C526	89°19'16"	20.00'	31.18'	N61°10'46"E	28.12'
C527	10°19'56"	100.00'	18.03'	S68°59'38"E	18.01'
C528	41°36'12"	20.00'	14.52'	N84°37'43"W	14.21'
C529	140°47'27"	20.00'	49.15'	S35°02'06"E	37.68'
C530	90°00'00"	20.00'	31.42'	S80°21'38"W	28.28'
C531	68°37'26"	20.00'	23.95'	N20°19'39"W	22.55'
C532	110°41'41"	30.00'	57.96'	N69°20'51"E	49.36'
C533	8°55'13"	1805.00'	281.01'	N59°49'13"W	280.73'
C534	90°00'00"	20.00'	31.42'	S28°28'52"E	28.28'
C535	18°50'30"	20.00'	6.58'	S25°56'23"W	6.55'
C536	90°00'00"	20.00'	31.42'	S09°38'22"E	28.28'
C537	93°27'28"	20.00'	32.62'	S82°05'22"W	29.12'
C538	3°27'28"	315.00'	19.01'	S52°54'38"E	19.01'
C539	68°37'26"	20.00'	23.95'	N20°19'39"W	22.55'
C540	111°22'34"	20.00'	38.88'	N69°40'21"E	33.04'

FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L501	N35°21'38"E	534.66'	L517	N16°31'08"E	20.02'
L502	N54°42'15"W	26.50'	L518	S74°09'36"E	74.99'
L503	S54°38'22"E	22.20'	L519	S63°49'40"E	47.64'
L504	N35°21'38"E	145.85'	L520	N74°34'11"E	26.30'
L505	S46°01'57"E	835.38'	L521	S35°21'38"W	250.92'
L506	S76°00'01"E	258.34'	L522	N54°38'22"W	446.75'
L507	S54°38'22"E	331.03'	L523	S13°59'04"W	73.44'
L508	S27°45'07"E	9.69'	L524	N70°21'06"W	50.76'
L509	S35°21'38"W	133.08'	L525	N70°41'07"W	69.41'
L510	N46°01'57"W	816.90'	L526	N73°28'52"W	59.28'
L511	N54°38'22"W	7.72'	L527	S16°31'08"W	21.17'
L512	N35°21'38"E	150.15'	L528	S35°21'38"W	140.49'
L513	S54°38'22"E	163.00'	L529	S35°21'38"W	140.01'
L514	S35°21'38"W	180.56'	L530	N54°38'22"W	346.94'
L515	N54°38'22"W	163.00'	L531	S13°59'04"W	150.06'
L516	N35°21'38"E	140.49'	L532	S54°38'22"E	421.70'

$\Delta = 08^{\circ}44'20''$
 $R = 1822.29'$
 $L = 277.94'$
 $CB = N59^{\circ}48'41''W$
 $CD = 277.67'$

$\Delta = 118^{\circ}25'53''$
 $R = 41.68'$
 $L = 86.15'$
 $CB = S68^{\circ}00'07''W$
 $CD = 71.61'$

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT DETAIL SHEET

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

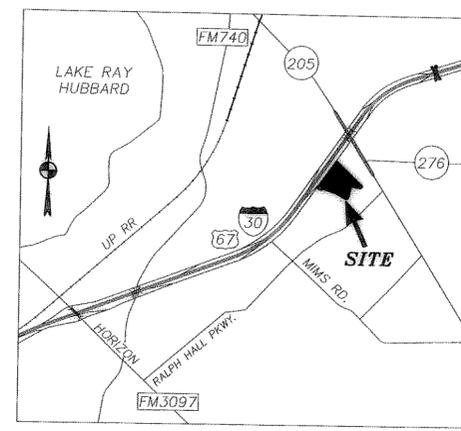
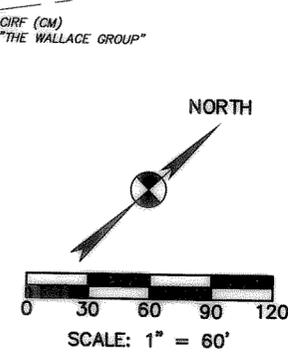
OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

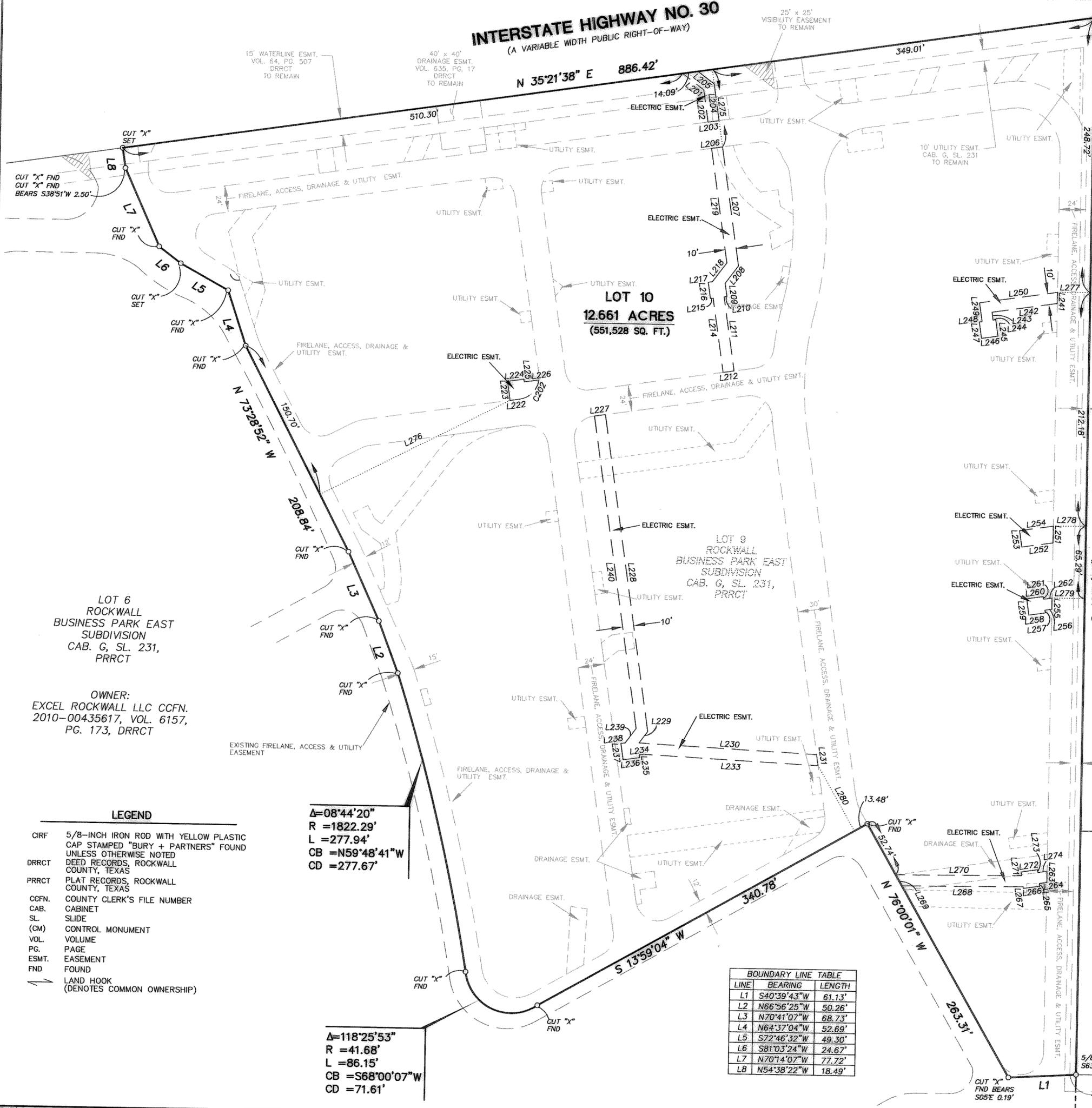
H-118

INTERSTATE HIGHWAY NO. 30

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



ELECTRIC EASEMENT

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L201	N80°34'24"E	24.28'	L243	S54°38'22"E	7.19'
L202	S54°38'22"W	29.26'	L244	N35°21'38"E	2.50'
L203	N35°21'38"E	10.00'	L245	S54°38'22"E	15.00'
L204	N54°38'22"W	33.38'	L246	S35°21'38"W	15.00'
L205	S80°34'24"W	18.48'	L247	N54°38'22"W	15.00'
L206	S35°21'38"W	10.00'	L248	N35°21'38"E	2.50'
L207	N54°38'22"W	109.07'	L249	N54°38'22"W	17.19'
L208	N09°38'22"W	19.80'	L250	N35°21'38"E	71.10'
L209	N54°38'22"W	11.93'	L251	N46°01'57"W	15.17'
L210	N35°21'38"E	2.50'	L252	N35°21'38"E	28.49'
L211	N54°38'22"W	68.00'	L253	S54°38'22"E	15.00'
L212	N35°21'38"E	10.00'	L254	S35°21'38"W	30.76'
L214	S54°38'22"E	68.00'	L255	N46°01'57"W	10.11'
L215	N35°21'38"E	2.50'	L256	N35°21'38"E	6.28'
L216	S54°38'22"E	15.00'	L257	N54°38'22"W	2.50'
L217	S35°21'38"W	3.93'	L258	N35°21'38"E	15.00'
L218	S09°38'22"E	21.31'	L259	S54°38'22"E	15.00'
L219	S54°38'22"E	104.93'	L260	S35°21'38"W	15.00'
L222	S35°21'38"W	8.90'	L261	N54°38'22"W	2.50'
L223	N54°38'22"W	17.50'	L262	S35°21'38"W	7.79'
L224	N35°21'38"E	15.00'	L263	S46°01'57"E	10.11'
L225	S54°38'22"E	2.50'	L264	S35°21'38"W	6.82'
L226	N35°21'38"E	13.26'	L265	S54°38'22"E	2.50'
L227	N35°21'38"E	10.00'	L266	S35°21'38"W	15.00'
L228	S54°38'22"E	12.85'	L267	N54°38'22"W	1.50'
L229	S09°38'22"E	160.73'	L268	S43°24'16"W	109.56'
L230	N46°41'53"E	160.73'	L269	N76°00'01"W	11.48'
L231	S54°38'22"E	10.20'	L270	N43°24'16"E	113.78'
L233	S46°41'53"W	157.76'	L271	N54°38'22"W	3.40'
L234	S35°21'38"W	4.27'	L272	N35°21'38"E	15.00'
L235	S54°38'22"E	2.50'	L273	S54°38'22"E	2.50'
L236	S35°21'38"W	15.00'	L274	N35°21'38"E	8.33'
L237	N54°38'22"W	15.00'	L275	N54°38'22"W	70.50'
L238	N35°21'38"E	3.93'	L276	S16°31'08"W	191.92'
L239	N09°38'22"W	16.28'	L277	N43°58'03"E	29.50'
L240	N54°38'22"W	285.99'	L278	N43°58'03"E	29.50'
L241	S46°01'57"E	10.11'	L279	N43°58'03"E	29.50'
L242	S35°21'38"W	59.58'	L280	N76°00'56"E	67.67'

ELECTRIC EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C202	75°31'21"	20.00'	26.36'	N02°24'03"W	24.49'

ELECTRIC EASEMENT DETAIL SHEET

**LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

- LEGEND**
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
 - DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - CCFN. COUNTY CLERK'S FILE NUMBER
 - CAB. CABINET
 - SL. SLIDE
 - (CM) CONTROL MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - ESMT. EASEMENT
 - FND FOUND
 - LAND HOOK (DENOTES COMMON OWNERSHIP)

$\Delta = 08^{\circ}44'20"$
 $R = 1822.29'$
 $L = 277.94'$
 $CB = N59^{\circ}48'41"W$
 $CD = 277.67'$

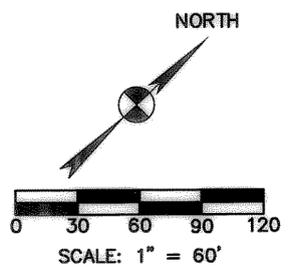
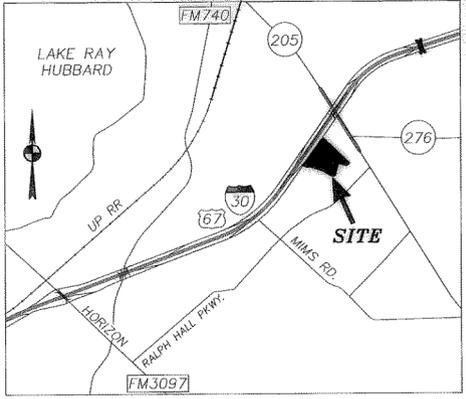
$\Delta = 118^{\circ}25'53"$
 $R = 41.68'$
 $L = 86.15'$
 $CB = S68^{\circ}00'07"W$
 $CD = 71.61'$

BOUNDARY LINE TABLE

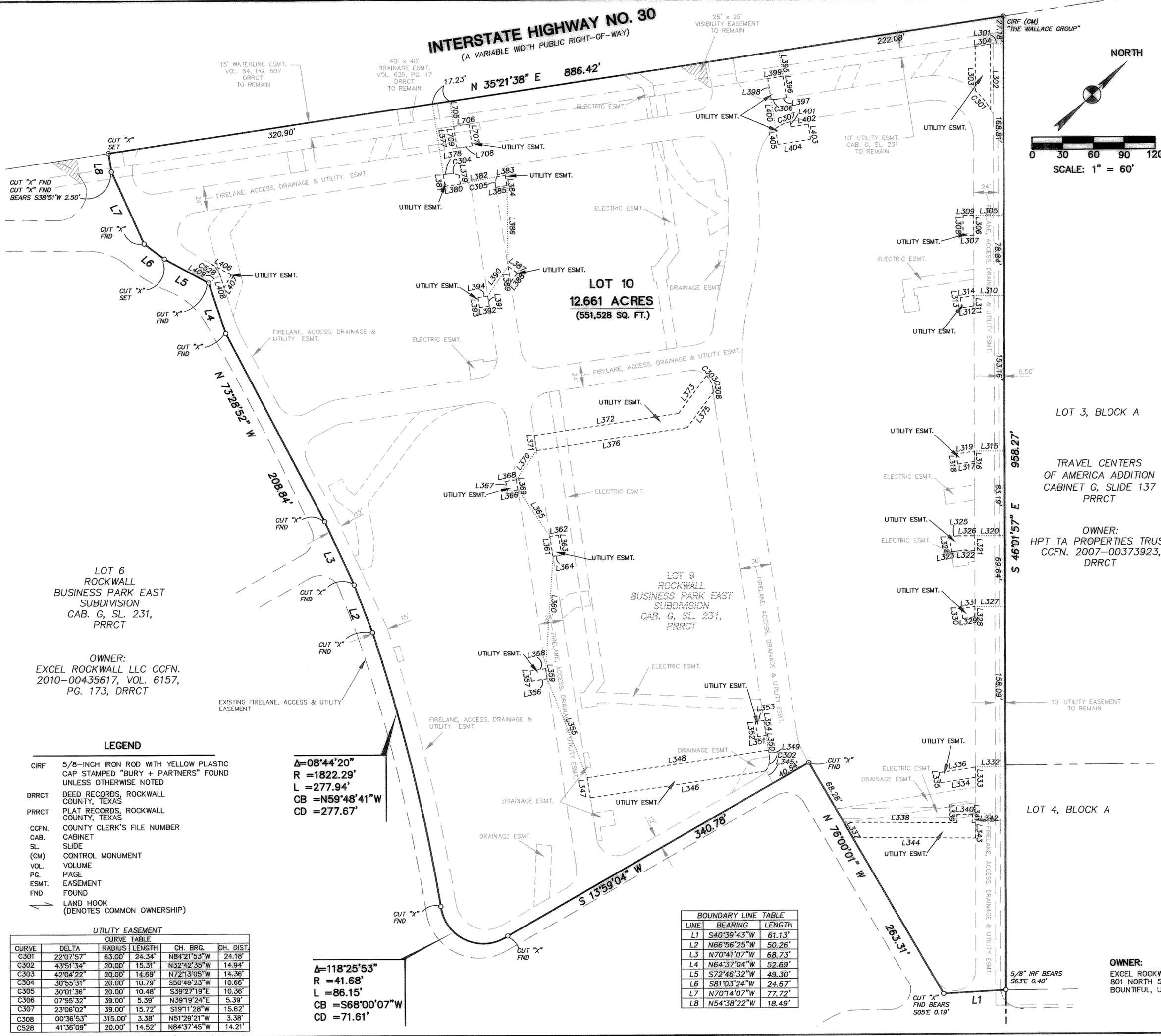
LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

INTERSTATE HIGHWAY NO. 30

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LOT 10
12.661 ACRES
(551,528 SQ. FT.)

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

LOT 4, BLOCK A

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION

BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
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SURVEYOR:
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5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.

UTILITY EASEMENT			UTILITY EASEMENT		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L301	N43°58'03"E	12.50'	L358	S35°21'38"W	15.39'
L302	N46°01'57"W	65.08'	L359	N54°38'22"E	10.00'
L303	S46°01'57"E	43.84'	L360	N42°08'41"W	110.93'
L304	S35°21'38"W	15.17'	L361	S54°38'22"E	20.00'
L305	N43°58'03"E	29.50'	L362	S35°21'38"W	8.50'
L306	N46°01'57"W	20.00'	L363	N54°38'22"E	20.00'
L307	N43°58'03"E	10.35'	L364	N35°21'38"E	8.50'
L308	S46°01'57"E	20.00'	L365	N80°13'28"W	55.52'
L309	S43°58'03"W	10.35'	L366	S35°21'38"W	10.39'
L310	N43°58'03"E	29.50'	L367	N54°38'22"E	10.00'
L311	N46°01'57"W	10.11'	L368	N35°21'38"E	10.39'
L312	N35°21'38"E	11.96'	L369	S54°38'22"E	10.00'
L313	S54°38'22"E	10.00'	L370	N11°14'02"W	34.93'
L314	S35°21'38"W	13.47'	L371	N54°38'22"E	15.00'
L315	N43°58'03"E	29.50'	L372	N35°21'38"E	143.15'
L316	S46°01'57"E	10.11'	L373	N09°38'22"W	45.94'
L317	S35°21'38"W	16.62'	L375	S09°38'22"E	43.02'
L318	N54°38'22"W	10.00'	L376	S35°21'38"W	149.36'
L319	N35°21'38"E	18.13'	L377	N54°38'22"E	70.50'
L320	N43°58'03"E	29.50'	L378	S35°21'38"W	4.72'
L321	S46°01'57"E	15.00'	L379	N54°38'22"W	8.69'
L322	S43°58'03"W	16.59'	L380	N35°21'38"E	15.00'
L323	S35°21'38"W	5.90'	L381	S54°38'22"E	11.53'
L324	N54°38'22"W	15.00'	L382	N32°51'45"E	36.42'
L325	N35°21'38"E	7.03'	L383	N35°21'38"E	8.33'
L326	N43°58'03"E	17.72'	L384	S54°38'22"E	10.00'
L327	N43°58'03"E	29.50'	L385	S35°21'38"W	11.05'
L328	S46°01'57"E	10.11'	L386	S46°38'20"E	79.36'
L329	S35°21'38"W	11.90'	L387	N80°21'36"E	11.41'
L330	N54°38'22"W	10.00'	L388	S09°38'24"E	11.41'
L331	N35°21'38"E	13.47'	L389	N54°38'22"W	16.14'
L332	N43°58'03"E	29.50'	L390	S11°58'09"E	35.41'
L333	N46°01'57"W	10.11'	L391	S54°38'22"E	10.00'
L334	N35°21'38"E	34.22'	L392	S35°21'38"W	9.66'
L335	S54°38'22"E	10.00'	L393	N54°38'22"W	10.00'
L336	S35°21'38"W	35.73'	L394	N35°21'38"E	9.66'
L337	S76°00'01"E	17.39'	L395	N54°38'22"W	25.00'
L338	S44°23'23"W	110.80'	L396	N54°38'22"W	21.50'
L339	S49°36'37"E	8.46'	L397	N35°21'38"E	9.62'
L340	S44°23'23"W	15.00'	L398	S54°38'22"E	21.13'
L341	N45°36'37"W	8.46'	L399	S35°21'38"W	15.00'
L342	S44°23'23"W	3.15'	L400	S54°38'22"E	28.85'
L343	N46°01'57"W	15.00'	L401	S54°38'22"E	5.09'
L344	N44°23'23"E	120.27'	L402	N35°21'38"E	17.19'
L345	S76°00'56"E	13.84'	L403	S54°38'22"E	15.00'
L346	S35°21'38"W	173.82'	L404	S35°21'38"W	32.19'
L347	N54°38'22"W	20.00'	L405	N54°38'22"W	15.74'
L348	N35°21'38"E	179.40'	L406	N73°01'58"E	22.77'
L349	S54°38'22"E	6.14'	L407	S16°58'02"E	14.43'
L350	N54°38'22"W	14.50'	L408	N63°49'40"W	13.20'
L351	N35°21'38"E	8.50'	L409	N09°07'48"E	13.65'
L352	S54°38'22"E	15.00'	L705	N54°38'22"W	25.00'
L353	S35°21'38"W	8.50'	L706	S35°21'38"W	15.00'
L354	N54°38'22"W	15.00'	L707	N54°38'35"W	21.50'
L355	N67°51'20"W	104.98'	L708	N35°21'38"E	15.00'
L356	N35°21'38"E	15.39'	L709	S54°38'35"E	21.50'
L357	S54°38'22"E	10.00'			

UTILITY EASEMENT DETAIL SHEET

$\Delta=08^{\circ}44'20"$
 $R=1822.29'$
 $L=277.94'$
 $CB=N59^{\circ}48'41"W$
 $CD=277.67'$

$\Delta=118^{\circ}25'53"$
 $R=41.68'$
 $L=86.15'$
 $CB=S68^{\circ}00'07"W$
 $CD=71.61'$

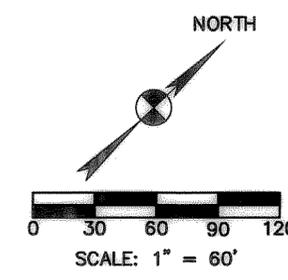
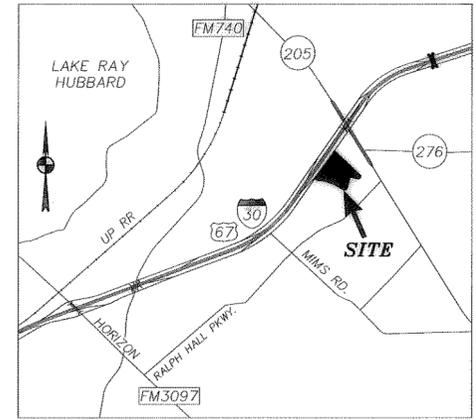
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

UTILITY EASEMENT					
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C301	22°07'57"	63.00'	24.34'	N84°21'53"W	24.18'
C302	43°51'34"	20.00'	15.31'	N32°42'35"W	14.94'
C303	42°04'22"	20.00'	14.69'	N72°13'05"W	14.36'
C304	30°55'31"	20.00'	10.79'	S50°49'23"W	10.66'
C305	30°01'36"	20.00'	10.48'	S39°27'19"E	10.36'
C306	07°55'32"	39.00'	5.39'	N39°19'24"E	5.39'
C307	23°06'02"	39.00'	15.72'	S19°11'28"W	15.62'
C308	00°36'53"	315.00'	3.38'	N51°29'21"W	3.38'
C528	41°36'09"	20.00'	14.52'	N84°37'45"W	14.21'

H-120

INTERSTATE HIGHWAY NO. 30

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D

DRAINAGE EASEMENT

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L220	N26°23'33"E	6.00'	L652	N54°38'22"W	15.00'
L221	S26°23'33"W	6.00'	L653	N35°21'38"E	14.86'
L232	S26°35'03"W	6.00'	L654	N54°38'22"W	12.91'
L601	N35°21'38"E	28.28'	L655	N35°21'38"E	4.84'
L602	S09°38'22"E	35.42'	L656	S43°31'13"E	61.72'
L603	S60°14'11"E	49.94'	L657	S50°41'34"W	15.04'
L604	S30°24'39"E	34.46'	L658	N43°31'13"W	51.06'
L605	N63°49'40"W	42.30'	L659	N13°59'04"E	17.78'
L606	N60°14'11"W	45.19'	L660	S54°38'22"E	15.00'
L607	N09°38'22"W	24.87'	L661	S35°21'38"W	5.00'
L608	S35°21'38"W	15.00'	L662	N54°38'22"W	15.00'
L609	N54°38'22"W	21.50'	L663	N35°21'38"E	5.00'
L610	N35°21'38"E	15.00'	L664	N16°31'08"E	15.00'
L611	S54°38'22"E	21.50'	L665	S73°28'52"E	13.26'
L612	S35°21'38"W	17.38'	L666	N80°21'38"E	8.11'
L613	N24°16'44"W	24.92'	L667	N09°38'22"W	80.47'
L614	N35°21'38"E	17.38'	L668	N35°21'38"E	52.57'
L615	S24°16'44"E	24.92'	L669	S26°24'46"W	16.10'
L616	N35°21'38"E	15.00'	L670	S09°38'22"E	78.89'
L617	S54°38'22"E	6.50'	L671	S54°38'22"E	32.50'
L618	S35°21'38"W	15.00'	L672	S35°55'26"E	6.51'
L619	N54°38'22"W	6.50'	L673	S24°04'34"W	11.43'
L620	N35°21'38"E	15.00'	L674	N24°04'34"E	3.98'
L621	S54°38'22"E	21.50'	L675	N54°38'22"W	24.05'
L622	S35°21'38"W	15.00'	L676	S80°21'38"W	21.97'
L623	N54°38'22"W	21.50'	L677	N73°28'52"W	16.74'
L624	N35°21'38"E	15.06'	L678	N54°38'22"W	70.50'
L625	N35°21'38"E	16.06'	L679	N54°38'22"W	25.00'
L626	S54°38'22"E	15.23'	L680	N54°38'22"W	25.00'
L627	N75°34'08"E	13.77'	L681	N54°38'22"W	40.00'
L628	S15°34'08"W	21.16'	L682	N54°38'22"W	25.00'
L629	N54°38'22"W	15.94'	L683	S55°29'54"E	24.00'
L630	N15°34'08"E	11.72'	L684	N54°38'22"W	25.00'
L631	S75°34'08"W	18.29'	L685	N54°38'22"W	25.00'
L632	S52°39'06"W	6.41'	L686	S76°00'56"E	12.00'
L633	N52°39'06"E	6.41'	L687	S76°00'56"E	35.14'
L634	S37°20'54"E	15.00'	L688	N54°38'22"W	44.80'
L635	N35°21'38"E	17.32'	L689	S76°00'56"E	12.00'
L636	S24°38'22"E	24.83'	L690	S16°31'08"W	19.48'
L637	S35°21'38"W	17.32'	L691	S41°26'05"E	25.63'
L638	N24°38'22"W	24.83'	L692	N54°38'22"W	25.00'
L639	N35°21'38"E	21.21'	L693	N35°21'38"E	37.75'
L640	S09°38'22"E	31.13'	L694	S54°38'22"E	6.50'
L641	S35°21'38"W	12.66'	L695	S35°21'38"W	37.75'
L642	N09°38'22"W	30.41'	L696	N54°38'22"W	6.50'
L643	S35°21'38"W	138.21'	L697	S05°21'38"W	11.74'
L644	N46°01'57"W	15.17'	L698	S35°21'38"W	18.82'
L645	N35°21'38"E	130.07'	L699	N54°38'22"W	15.00'
L646	S76°00'01"E	16.11'	L700	N35°21'38"E	14.80'
L647	S16°00'35"E	38.05'	L701	N05°21'38"E	16.38'
L648	S35°21'38"W	18.22'	L702	S54°38'22"E	17.32'
L649	N13°59'04"E	31.43'	L703	S54°38'22"E	134.31'
L650	S54°38'22"E	25.41'	L704	S26°27'28"W	15.03'
L651	S35°21'38"W	19.86'	L705	N70°41'07"W	15.05'

DRAINAGE EASEMENT
DETAIL SHEET

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION

BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 7, 2010

OWNER:
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801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

$\Delta = 08^{\circ}44'20"$
 $R = 1822.29'$
 $L = 277.94'$
 $CB = N59^{\circ}48'41"W$
 $CD = 277.67'$

$\Delta = 118^{\circ}25'53"$
 $R = 41.68'$
 $L = 86.15'$
 $CB = S68^{\circ}00'07"W$
 $CD = 71.61'$

DRAINAGE EASEMENT
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C601	34°24'50"	82.50'	49.55'	S77°11'58"E	48.81'
C602	4°29'49"	285.00'	22.37'	N46°15'37"W	22.36'
C603	45°15'50"	97.50'	77.03'	S81°47'57"E	75.04'
C604	3°00'57"	285.00'	15.00'	N37°21'00"W	15.00'
C605	7°20'02"	63.00'	8.06'	S39°01'39"W	8.06'
C606	67°35'55"	20.00'	23.60'	N19°48'54"W	22.25'
C607	7°10'51"	20.00'	2.51'	S58°13'47"E	2.50'
C608	14°29'23"	97.50'	24.66'	S02°23'41"E	24.59'
C609	36°03'08"	82.50'	51.91'	S08°23'12"W	51.06'
C610	18°42'56"	72.50'	23.68'	N45°16'54"W	23.58'
C612	16°35'59"	57.50'	16.66'	N46°20'23"W	16.60'
C613	5°27'11"	20.00'	1.90'	N66°33'16"W	1.90'
C614	0°28'28"	1811.00'	15.00'	S63°22'15"E	15.00'
C615	0°28'34"	1805.00'	15.00'	N63°22'12"W	15.00'

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

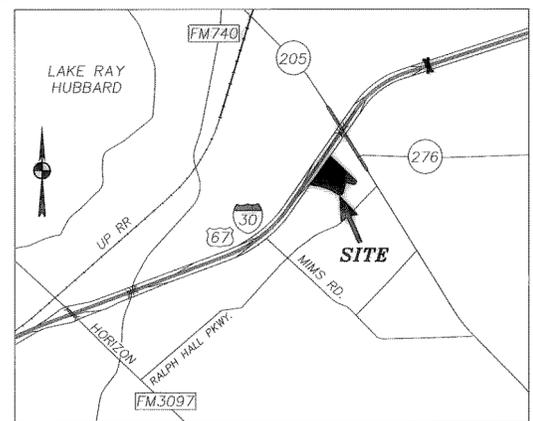
LOT 4, BLOCK A

H-121

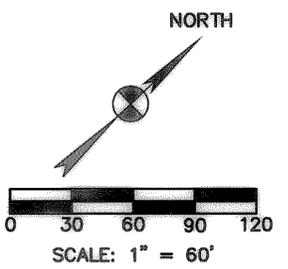
INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N 35°21'38" E 886.42'

LOT 10
12.661 ACRES
(551,528 SQ. FT.)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

**OVERALL
EASEMENT ABANDONMENT SHEET**

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 NORTH HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°41'07"W	77.72'
L8	N54°38'22"W	18.49'

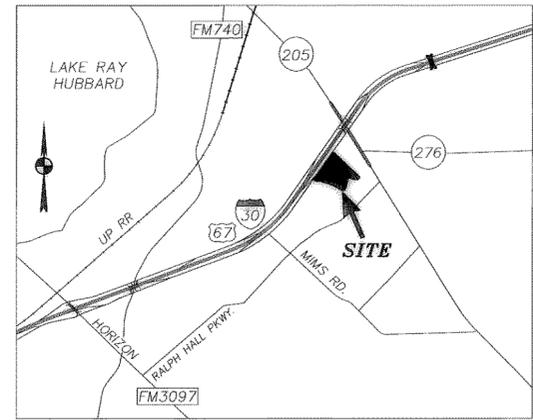
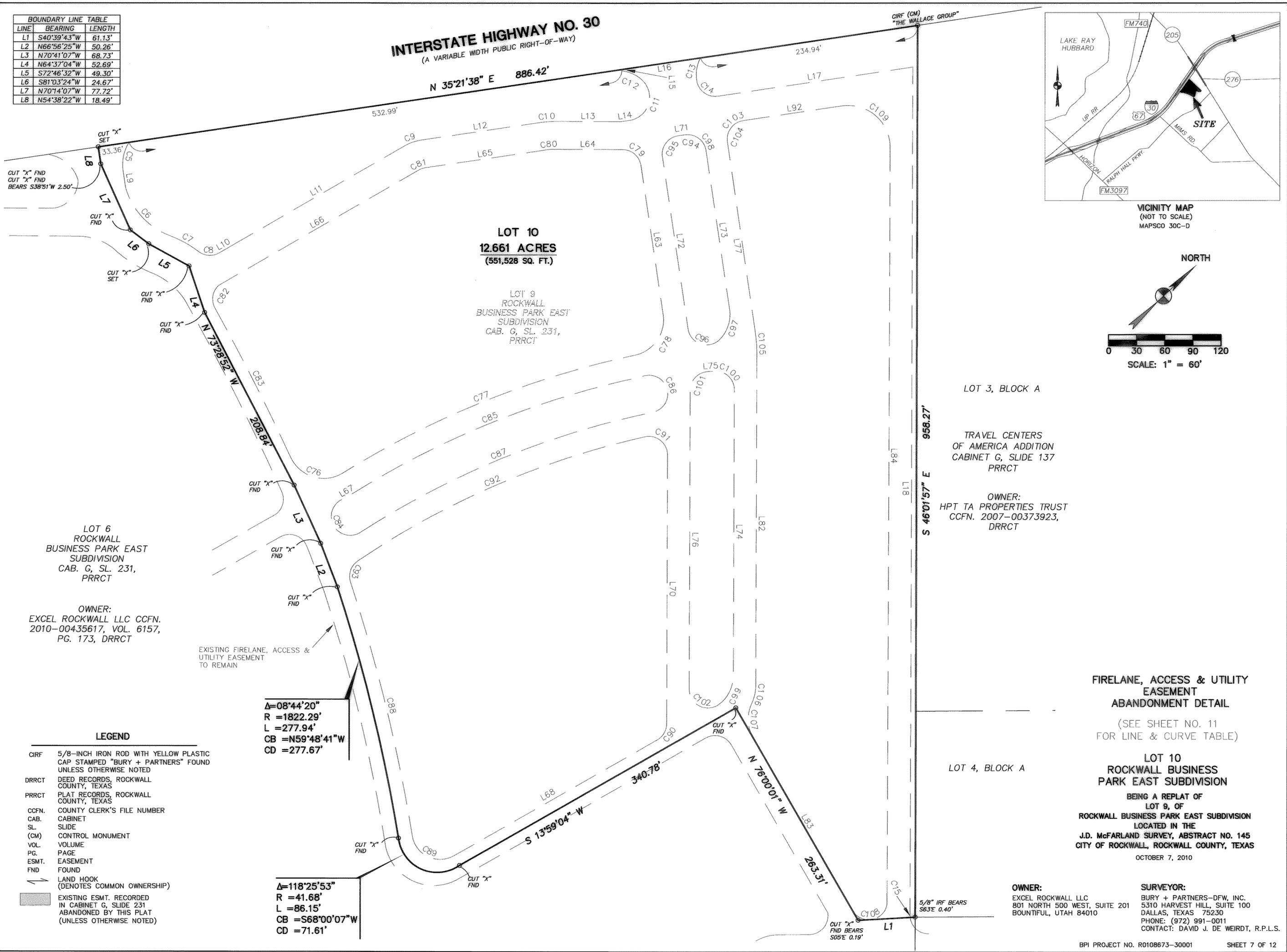
Δ=08°44'20"
R =1822.29'
L =277.94'
CB =N59°48'41"W
CD =277.67'

Δ=118°25'53"
R =41.68'
L =86.15'
CB =S68°00'07"W
CD =71.61'

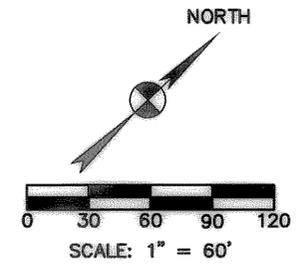
H-122

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
LB	N54°38'22"W	18.49'

INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LOT 10
12.661 ACRES
(551,528 SQ. FT.)

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

**FIRELANE, ACCESS & UTILITY
EASEMENT
ABANDONMENT DETAIL**

(SEE SHEET NO. 11
FOR LINE & CURVE TABLE)

LOT 10
**ROCKWALL BUSINESS
PARK EAST SUBDIVISION**

BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

$\Delta=08^{\circ}44'20''$
 $R=1822.29'$
 $L=277.94'$
 $CB=N59^{\circ}48'41''W$
 $CD=277.67'$

$\Delta=118^{\circ}25'53''$
 $R=41.68'$
 $L=86.15'$
 $CB=S68^{\circ}00'07''W$
 $CD=71.61'$

EXISTING FIRELANE, ACCESS &
UTILITY EASEMENT
TO REMAIN

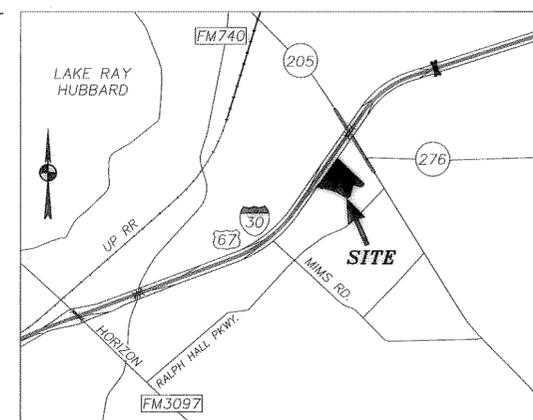
LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

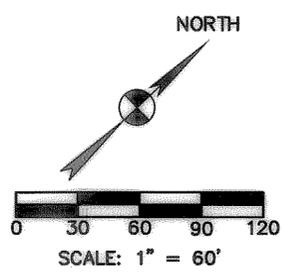
H-123

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



CUT "X" SET
CUT "X" FND
BEARS S38°51'W 2.50'

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

CUT "X" FND
CUT "X" SET

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 10
12.661 ACRES
(551,528 SQ. FT.)

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

UTILITY EASEMENT
ABANDONMENT DETAIL

(SEE SHEET NO. 11
FOR LINE & CURVE TABLE)

LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION

BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

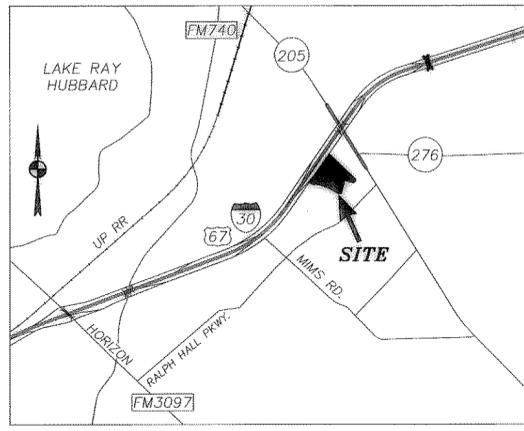
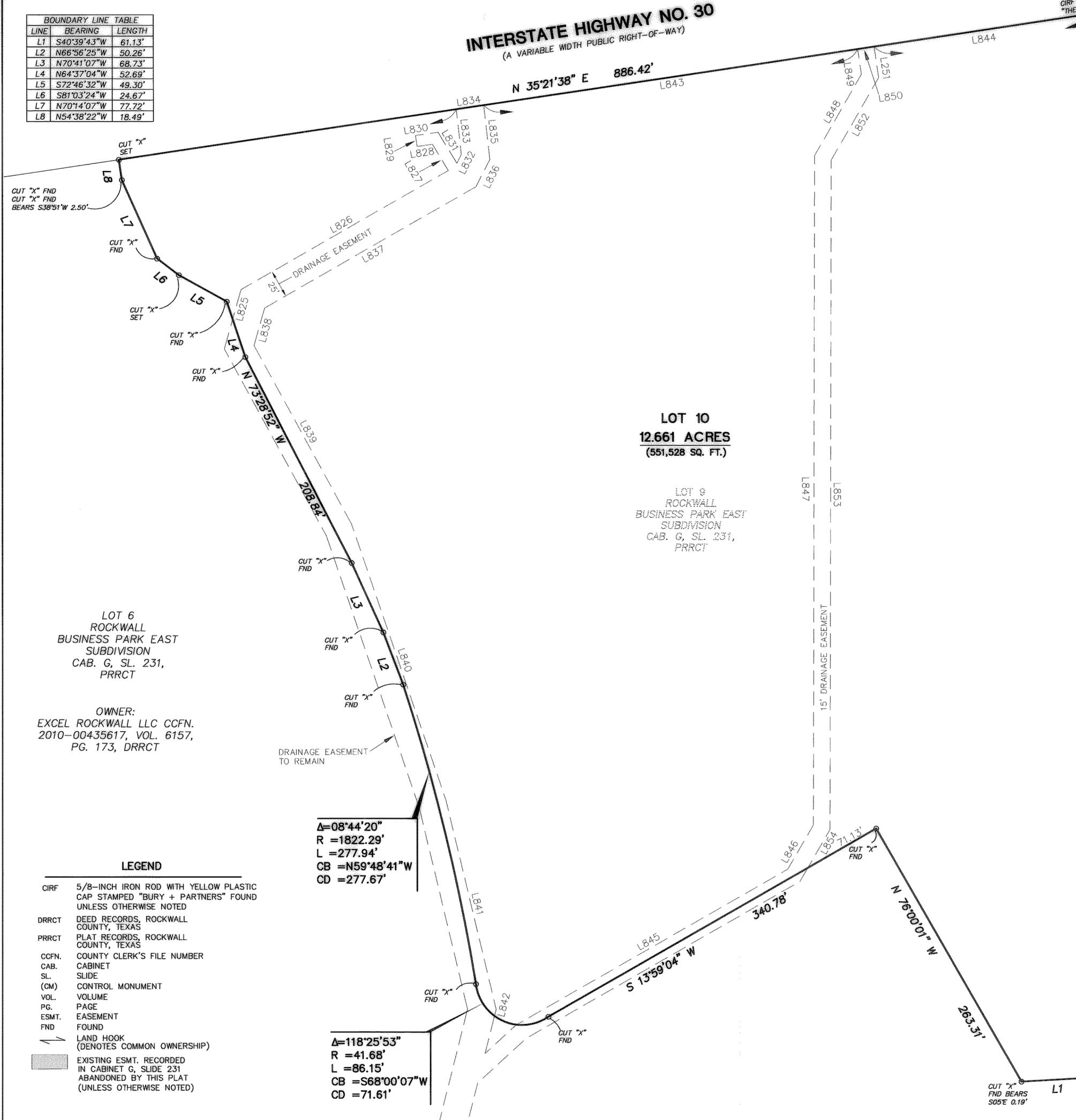
$\Delta = 08^{\circ}44'20''$
 $R = 1822.29'$
 $L = 277.94'$
 $CB = N59^{\circ}48'41''W$
 $CD = 277.67'$

$\Delta = 118^{\circ}25'53''$
 $R = 41.68'$
 $L = 86.15'$
 $CB = S68^{\circ}00'07''W$
 $CD = 71.61'$

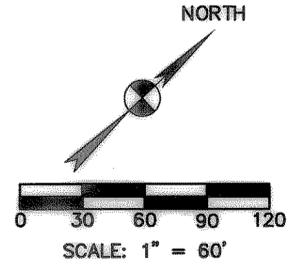
H-124

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LOT 10
12.661 ACRES
(551,528 SQ. FT.)

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

**DRAINAGE EASEMENT
ABANDONMENT DETAIL**

(SEE SHEET NO. 11
FOR LINE & CURVE TABLE)

**LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**

BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

$\Delta=08^{\circ}44'20''$
 $R=1822.29'$
 $L=277.94'$
 $CB=N59^{\circ}48'41''W$
 $CD=277.67'$

$\Delta=118^{\circ}25'53''$
 $R=41.68'$
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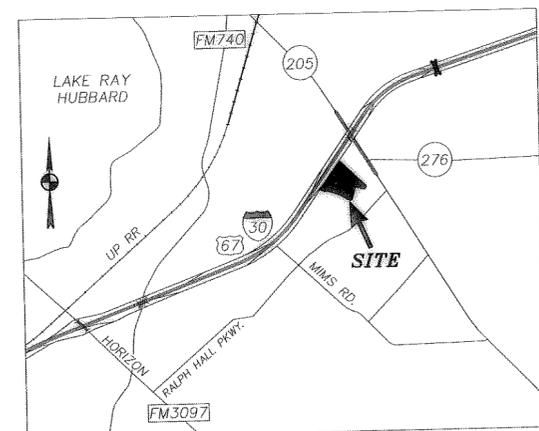
LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

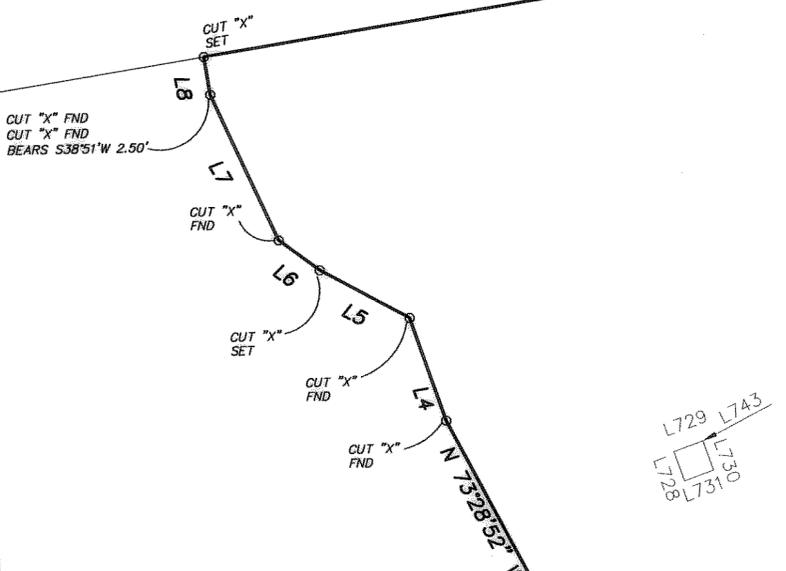
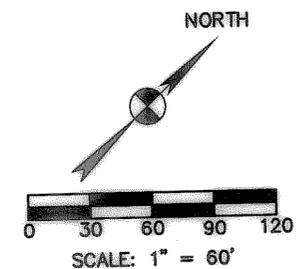
N 35°21'38" E 886.42'

CIRF (CM)
"THE WALLACE GROUP"

REFERENCE POINT FOR
EASEMENT TIES



VICINITY MAP
(NOT TO SCALE)
MAPSCO 30C-D



LOT 10
12.661 ACRES
(551,528 SQ. FT.)

LOT 9
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

LOT 3, BLOCK A

TRAVEL CENTERS
OF AMERICA ADDITION
CABINET G, SLIDE 137
PRRCT

OWNER:
HPT TA PROPERTIES TRUST
CCFN. 2007-00373923,
DRRCT

LOT 6
ROCKWALL
BUSINESS PARK EAST
SUBDIVISION
CAB. G, SL. 231,
PRRCT

OWNER:
EXCEL ROCKWALL LLC CCFN.
2010-00435617, VOL. 6157,
PG. 173, DRRCT

$\Delta=08^{\circ}44'20''$
 $R=1822.29'$
 $L=277.94'$
 $CB=N59^{\circ}48'41''W$
 $CD=277.67'$

$\Delta=118^{\circ}25'53''$
 $R=41.68'$
 $L=86.15'$
 $CB=S68^{\circ}00'07''W$
 $CD=71.61'$

LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND UNLESS OTHERWISE NOTED
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

**TXU EXCLUSIVE EASEMENT
ABANDONMENT DETAIL**

(SEE SHEET NO. 11
FOR LINE & CURVE TABLE)

**LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
801 NORTH 500 WEST, SUITE 201
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

H-126

UTILITY EASEMENT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C172	79°50'42"	20.00'	27.87'	16.74'	N81°08'12"E	25.67'
C173	199°07'24"	20.32'	70.63'	120.65'	S73°20'40"E	40.08'
C197	14°36'39"	20.04'	5.11'	2.57'	S45°31'13"E	5.10'
C204	2°41'24"	950.69'	44.64'	22.32'	S13°00'29"W	44.63'
C205	26°16'37"	39.00'	17.89'	22.99'	N26°24'09"E	17.73'
C209	73°43'59"	20.00'	25.74'	15.00'	S27°24'50"E	24.00'
C210	16°39'13"	891.76'	259.20'	130.52'	S19°04'23"W	258.29'
C211	3°42'01"	892.05'	57.61'	28.82'	S29°14'50"W	57.60'
C212	115°01'01"	18.54'	37.23'	29.12'	S82°32'55"W	31.28'
C213	64°35'25"	20.12'	22.68'	12.72'	N16°00'00"W	21.50'
C217	8°55'13"	1805.00'	281.01'	140.79'	N59°49'13"W	280.73'
C218	110°41'41"	30.00'	57.96'	43.40'	N69°20'51"E	49.36'
C221	15°05'13"	20.00'	5.27'	2.65'	N13°03'59"E	5.25'
C222	51°31'22"	39.00'	35.07'	18.82'	N20°14'19"W	33.90'
C223	30°55'55"	20.10'	10.85'	5.56'	S64°16'44"W	10.72'
C226	33°52'27"	20.03'	11.84'	6.10'	S21°16'52"E	11.67'
C227	6°38'43"	20.00'	2.32'	1.16'	S32°02'16"W	2.32'
C231	0°56'44"	952.29'	15.71'	7.86'	S27°23'59"W	15.71'
C232	0°59'14"	916.05'	15.78'	7.89'	S27°23'59"W	15.78'
C236	1°17'46"	892.05'	20.18'	10.09'	S10°06'03"W	20.18'
C237	47°17'32"	39.00'	32.19'	17.08'	N26°46'17"W	31.28'
C238	103°02'48"	20.00'	35.97'	25.16'	N48°23'53"E	31.31'
C249	140°10'55"	20.00'	48.93'	55.22'	N34°14'01"E	37.61'
C250	82°11'46"	39.00'	55.95'	34.02'	N11°03'15"W	51.27'
C251	81°22'21"	20.00'	28.40'	17.19'	S84°41'11"W	26.08'

UTILITY EASEMENT

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L855	S44°23'23"W	15.56'	L934	N80°42'34"W	84.27'
L856	S45°36'37"E	9.26'	L935	S24°20'48"W	104.76'
L857	S51°56'28"W	98.10'	L936	S15°45'23"W	171.64'
L858	S68°17'25"W	34.20'	L937	S73°42'16"E	15.00'
L859	S75°59'32"E	50.24'	L938	S59°43'00"E	169.86'
L860	N51°56'28"E	119.92'	L939	S61°21'07"E	115.93'
L861	N45°54'14"W	41.62'	L940	S61°58'22"W	12.22'
L862	S37°45'43"E	23.65'	L941	N14°00'00"E	222.80'
L863	S34°55'38"E	26.56'	L942	S45°51'32"E	233.26'
L864	N54°38'22"W	25.00'	L943	S44°08'28"W	28.25'
L865	N54°38'22"W	25.00'	L944	S46°00'00"E	10.00'
L866	N54°38'22"W	24.95'	L945	N44°08'28"E	28.23'
L867	N35°21'38"E	10.00'	L946	S45°51'32"E	117.25'
L868	S54°37'39"E	30.27'	L947	S44°07'09"W	8.97'
L869	S35°17'03"W	4.25'	L948	N45°52'51"W	239.21'
L870	S44°03'07"W	5.82'	L949	N44°08'28"E	8.47'
L871	N54°37'39"W	29.40'	L950	N46°00'00"W	10.00'
L872	S46°01'57"E	44.00'	L951	S44°08'28"W	8.45'
L873	S46°01'57"E	18.71'	L952	N45°52'51"W	74.34'
L874	S35°21'38"W	19.25'	L953	N41°55'14"E	47.37'
L875	N46°00'00"W	18.71'	L954	S54°36'26"E	10.07'
L876	N35°21'38"E	19.23'	L955	S41°55'14"W	47.37'
L877	N35°21'38"E	222.31'	L956	N54°36'29"W	10.07'
L878	N35°21'38"E	112.55'	L957	N37°40'12"E	11.84'
L879	N35°21'38"E	200.92'	L958	N52°19'48"W	10.00'
L880	N35°21'38"E	115.39'	L959	S37°40'12"W	5.82'
L881	S47°45'52"E	18.58'	L960	S54°39'01"E	9.50'
L882	N35°12'51"E	20.13'	L961	S35°20'59"W	10.00'
L883	S54°39'01"E	30.00'	L962	N54°39'01"W	9.36'
L884	S46°01'57"E	131.97'	L963	N35°21'38"E	7.69'
L885	N42°43'15"E	29.63'	L964	N80°44'14"W	41.66'
L886	S54°36'38"E	66.88'	L965	S80°44'14"E	41.89'
L887	S35°21'36"W	24.04'	L966	S43°53'07"W	3.66'
L888	S46°00'00"E	59.62'	L967	N46°06'55"W	15.03'
L889	S49°25'36"E	82.78'	L968	N43°47'18"E	3.69'
L890	S73°38'14"E	11.94'	L969	S46°00'00"E	15.03'
L891	S36°44'04"W	25.88'	L970	S43°58'03"W	12.85'
L892	N80°44'14"W	25.22'	L971	N46°01'57"W	10.00'
L893	S54°36'26"E	17.24'	L972	N43°58'03"E	12.85'
L894	S35°21'38"W	10.11'	L973	S46°00'00"E	10.00'
L895	S46°00'00"E	99.86'	L974	S46°00'00"E	10.00'
L896	S73°50'55"E	36.76'	L975	S43°58'03"W	9.71'
L897	S46°00'00"E	90.05'	L976	N46°01'57"W	10.00'
L898	S46°00'00"E	250.35'	L977	N43°58'03"E	9.71'
L899	S46°00'00"E	81.73'	L978	S46°00'00"E	16.00'
L900	S45°48'10"E	110.29'	L979	S43°41'31"W	5.04'
L901	S45°58'13"E	163.92'	L980	N46°18'29"W	16.00'
L902	S53°25'19"E	26.58'	L981	N43°41'31"E	5.13'
L903	S72°34'06"E	24.33'	L982	N45°51'32"W	5.00'
L904	S34°55'38"E	39.96'	L983	N44°06'28"E	5.00'
L905	S54°37'39"E	30.28'	L984	N45°51'27"W	108.30'
L906	S64°56'06"E	91.91'	L985	S54°36'26"E	87.09'
L907	S25°03'54"W	10.97'	L986	N44°06'28"E	23.21'
L908	S64°56'06"E	15.00'	L987	S45°25'45"E	7.54'
L909	N25°03'54"E	10.97'	L988	N75°59'58"W	2.48'
L910	S64°56'06"E	95.58'	L989	N13°59'59"E	19.53'
L911	N21°54'29"E	15.48'	L990	S76°00'01"E	9.00'
L912	S68°05'31"E	40.33'	L991	N13°59'59"E	19.59'
L913	N63°45'44"W	58.77'	L992	N54°37'39"W	163.41'
L914	N74°08'51"W	180.05'	L993	S44°00'00"W	3.03'
L915	N13°42'14"E	72.74'	L994	S54°37'39"E	90.73'
L916	S61°00'17"E	211.29'	L995	S18°42'10"E	18.80'
L917	S26°14'16"W	8.02'	L996	S63°42'10"E	15.00'
L918	N63°45'44"W	40.32'	L997	N71°17'50"E	10.70'
L919	N74°08'51"W	164.65'	L998	S54°37'39"E	52.72'
L920	N15°51'09"E	48.66'	L999	S21°54'29"W	24.45'
L921	S46°00'00"E	288.22'	L1000	S68°05'31"E	36.35'
L922	S14°00'00"W	249.85'	L1001	N12°07'27"E	10.48'
L923	N76°00'00"W	22.93'	L1002	S60°31'46"E	41.54'
L924	N13°09'43"E	15.00'	L1003	S11°07'31"W	11.11'
L925	N76°50'17"W	15.00'	L1004	N12°46'10"E	9.85'
L926	N13°09'43"E	25.16'	L1005	S34°55'38"E	75.59'
L927	N46°00'00"W	131.63'	L1006	S13°41'59"W	13.33'
L928	S46°05'23"W	30.46'	L1007	N34°55'38"W	80.82'
L929	S28°48'59"W	71.77'	L1008	N35°21'38"E	10.62'
L930	N61°11'01"W	15.00'	L1009	S54°39'01"E	18.50'
L931	N28°48'59"E	74.05'	L1010	S35°03'07"W	10.00'
L932	N46°05'23"E	32.19'	L1011	N54°39'01"W	18.55'
L933	N46°00'00"W	29.68'	L1012	N35°21'38"E	10.00'

FIRELANE, ACCESS AND UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L9	S54°35'24"E	18.17'
L10	N13°26'07"E	16.35'
L11	N13°41'59"E	212.76'
L12	N35°21'38"E	129.72'
L13	N44°03'07"E	70.41'
L14	N35°17'03"E	10.76'
L15	N47°04'01"W	1.35'
L16	N35°21'38"E	85.13'
L17	N35°21'38"E	210.83'
L18	S46°00'00"E	911.39'
L63	N54°37'39"W	163.41'
L64	S44°00'00"W	73.68'
L65	S35°21'38"W	131.23'
L66	S13°41'10"E	247.65'
L67	N12°46'10"E	12.29'
L68	N14°00'00"E	249.85'
L70	N46°00'00"W	288.22'
L71	S35°21'38"W	7.17'
L72	S54°36'29"E	188.96'
L73	N54°36'26"W	175.01'
L74	N46°00'00"W	308.83'
L75	S40°11'45"W	7.19'
L76	S46°00'00"E	321.75'
L77	S54°28'36"E	203.89'
L82	S46°00'00"E	348.96'
L83	S75°59'32"E	213.97'
L84	N45°57'26"W	813.61'
L92	S35°21'38"W	106.81'

FIRELANE, ACCESS AND UTILITY EASEMENT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C5	40°28'04"	45.00'	31.78'	16.59'	S34°13'07"E	31.13'
C6	55°32'24"	78.00'	75.61'	41.07'	S89°28'42"E	72.68'
C7	15°29'53"	120.04'	32.47'	16.33'	S73°32'04"W	32.37'
C8	68°53'56"	20.00'	24.05'	13.72'	N47°15'42"E	22.63'
C9	21°39'39"	50.00'	18.90'	9.57'	S24°31'48"W	18.79'
C10	8°38'22"	100.00'	15.08'	7.55'	S39°40'49"W	15.06'
C11	125°40'56"	25.19'	55.25'	49.10'	N30°58'09"W	44.82'
C12	35°21'06"	39.00'	24.06'	12.43'	S68°16'55"W	23.68'
C13	37°33'53"	39.00'	25.57'	13.26'	S37°08'37"E	25.11'
C14	88°42'48"	20.00'	30.97'	19.56'	N79°43'02"E	27.96'
C15	06°59'28"	20.00'	2.44'	1.22'	S49°29'41"E	2.44'
C76	95°47'33"	39.00'	65.20'	43.16'	N61°09'37"W	57.87'
C77	20°03'27"	976.54'	341.86'	172.70'	S21°42'56"W	340.11'
C78	80°42'48"	39.00'	54.94'	33.14'	N11°49'44"W	50.51'
C79	81°22'21"	20.00'	28.40'	17.19'	S84°41'11"W	26.08'
C80	8°38'35"	50.00'	7.54'	3.78'	S39°40'43"W	7.54'
C81	21°39'09"	20.00'	7.56'	3.82'	S24°32'03"W	7.51'
C82	72°18'38"	20.00'	25.24'	14.61'	S35°24'11"E	23.60'
C83	4°02'58"	2561.77'	181.06'	90.57'	N72°58'05"W	181.02'
C84	199°07'24"	20.32'	70.63'	120.65'	S73°20'40"E	40.08'
C85	20°03'27"	952.29'	333.37'	168.41'	S21°42'56"W	331.67'
C86	191°20'00"	20.10'	67.13'	202.60'	N63°56'55"W	40.01'
C87	21°12'57"	916.00'	339.18'	171.56'	S21°23'09"W	337.25'
C88	8°55'13"	1805.00'	281.01'	140.79'	N59°49'13"W	280.73'
C89	110°41'41"	30.00'	57.96'	43.40'	N69°20'51"E	49.36'
C90	63°56'50"	20.30'	22.66'	12.67'	N16°00'00"W	21.50'
C91	102°54'09"	20.00'	35.92'	25.10'	S82°32'03"W	31.28'
C92	21°38'41"	892.05'	336.99'	170.53'	S20°16'30"W	334.99'
C93	73°43'59"	20.00'	25.74'	15.00'	S27°24'50"E	24.00'
C94	53°41'57"	20.21'	18.94'	10.23'	S62°21'11"W	18.25'
C95	84°04'40"	20.00'	29.35'	18.03'	S06°40'42"E	26.79'
C96	128°32'54"	20.00'	44.87'	41.50'	N61°08'00"E	36.03'
C97	47°17'32"	39.00'	32.19'	17.08'	N26°46'17"W	31.28'
C98	35°29'57"	20.00'	12.39'	6.40'	N72°28'21"W	12.19'
C99	51°31'23"	39.00'	35.07'	18.82'	N20°14'19"W	33.90'
C100	89°11'20"	20.10'	31.29'	19.82'	S84°54'44"W	28.22'
C101	86°11'45"	20.00'	30.09'	18.71'	S02°54'07"E	27.33'
C102	128°28'36"	20.00'	44.85'	41.44'	N69°45'42"E	36.02'
C103	44°49'12"	20.00'	15.65'	8.25'	S12°57'02"W	15.25'
C104	43°20'31"	20.04'	15.16'	7.96'	S31°09'17"E	14.80'
C105	11°09'52"	178.48'				

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS EXCEL ROCKWALL LLC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A 12.661 ACRE TRACT OF LAND SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 9 OF ROCKWALL BUSINESS PARK EAST SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE RE-PLAT THEREOF FILED FOR RECORD IN CABINET G, SLIDE 231 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO EXCEL ROCKWALL LLC, RECORDED IN VOLUME 6157, PAGE 173, OR COUNTY CLERK'S FILE NUMBER 2010-00435617, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID 12.661 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" FOUND FOR THE MOST WESTERLY CORNER OF LOT 6 OF SAID ROCKWALL BUSINESS PARK EAST SUBDIVISION AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 35°21'38" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.36 FEET TO A CUT "X" SET FOR THE POINT OF BEGINNING AND BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 6 SAME BEING THE MOST WESTERLY CORNER OF SAID LOT 9 ;

THENCE NORTH 35°21'38" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 888.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" FOUND FOR THE MOST NORTHERN CORNER OF SAID LOT 9 AND BEING THE MOST WESTERLY CORNER OF LOT 3, BLOCK A, TRAVEL CENTERS OF AMERICA ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 137, P.R.R.C.T.;

THENCE SOUTH 46°01'57" EAST ALONG THE COMMON LINE OF SAID LOT 9 AND SAID TRAVEL CENTERS OF AMERICA ADDITION, A DISTANCE OF 958.27 FEET TO THE COMMON CORNER OF LOT 9 AND LOT 6 OF SAID BUSINESS PARK EAST SUBDIVISION AND SAID TRAVEL CENTERS OF AMERICA ADDITION AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 63° EAST, A DISTANCE OF 0.40 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 9 AND SAID LOT 6, THE FOLLOWING:

SOUTH 40°39'43" WEST, A DISTANCE OF 61.13 FEET TO A POINT FROM WHICH A CUT "X" FOUND BEARS SOUTH 05° EAST, A DISTANCE OF 0.19 FEET;

NORTH 76°00'01" WEST, A DISTANCE OF 263.31 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 13°59'04" WEST, A DISTANCE OF 340.78 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 81°12'49" WEST, A DISTANCE OF 41.68 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 118°25'53" FOR AN ARC LENGTH OF 86.15 FEET, A CHORD BEARING OF SOUTH 68°00'07" WEST AND A CHORD DISTANCE OF 71.61 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 34°33'29" WEST, A DISTANCE OF 1822.29 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°44'20" FOR AN ARC LENGTH OF 277.94 FEET, A CHORD BEARING OF NORTH 59°48'41" WEST AND A CHORD DISTANCE OF 277.67 FEET TO A CUT "X" FOUND FOR THE END OF SAID CURVE;

NORTH 66°56'25" WEST, A DISTANCE OF 50.26 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 70°41'07" WEST, A DISTANCE OF 68.73 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 73°28'52" WEST, A DISTANCE OF 208.84 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 64°37'04" WEST, A DISTANCE OF 52.69 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 72°46'32" WEST, A DISTANCE OF 49.30 FEET TO A CUT "X" SET FOR CORNER;

SOUTH 81°03'24" WEST, A DISTANCE OF 24.67 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 70°14'07" WEST, A DISTANCE OF 77.72 FEET TO A CUT "X" FOUND FOR CORNER AND FROM WHICH A CUT "X" FOUND BEARS SOUTH 38° 51' WEST, A DISTANCE OF 2.50 FEET;

NORTH 54°38'22" WEST, A DISTANCE OF 18.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 551,528 SQUARE FEET OR 12.661 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION, TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I 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 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 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.

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

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.

I 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 OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE AND CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

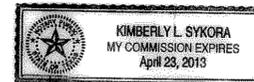
EXCEL ROCKWALL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: EXCEL TRUST, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: EXCEL TRUST, INC., A MARYLAND CORPORATION, ITS SOLE GENERAL PARTNER

BY: 
NAME: GEOFFREY SHERMAN
TITLE: UP Development
DATE: 10/8/10

STATE OF TEXAS §
COUNTY OF TARRANT §



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEOFFREY SHERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF October, 2010

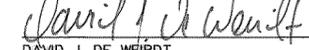

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: April 23, 2013

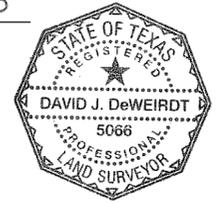
NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID J. DE WEIRD, 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.

 DATE 10/11/10
DAVID J. DE WEIRD,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5066

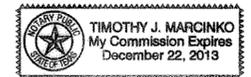


STATE OF TEXAS §
COUNTY OF DALLAS §

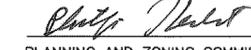
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF October, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL

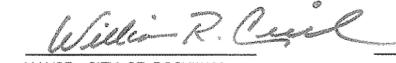
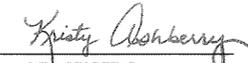
 DATE 8-31-10
PLANNING AND ZONING COMMISSION

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 7th DAY OF September, 2010.

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, THIS 13th DAY OF October, 2010

 
MAYOR, CITY OF ROCKWALL CITY SECRETARY

 DATE 10-15-2010
CITY ENGINEER



LOT 10
ROCKWALL BUSINESS
PARK EAST SUBDIVISION

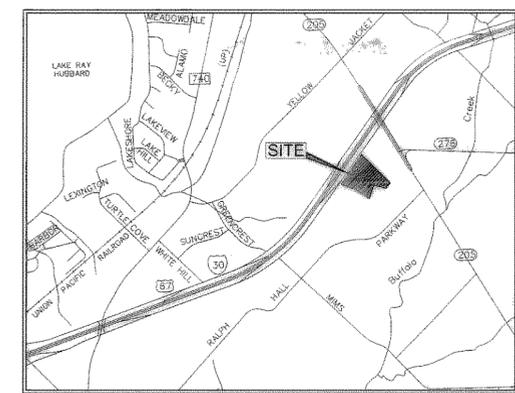
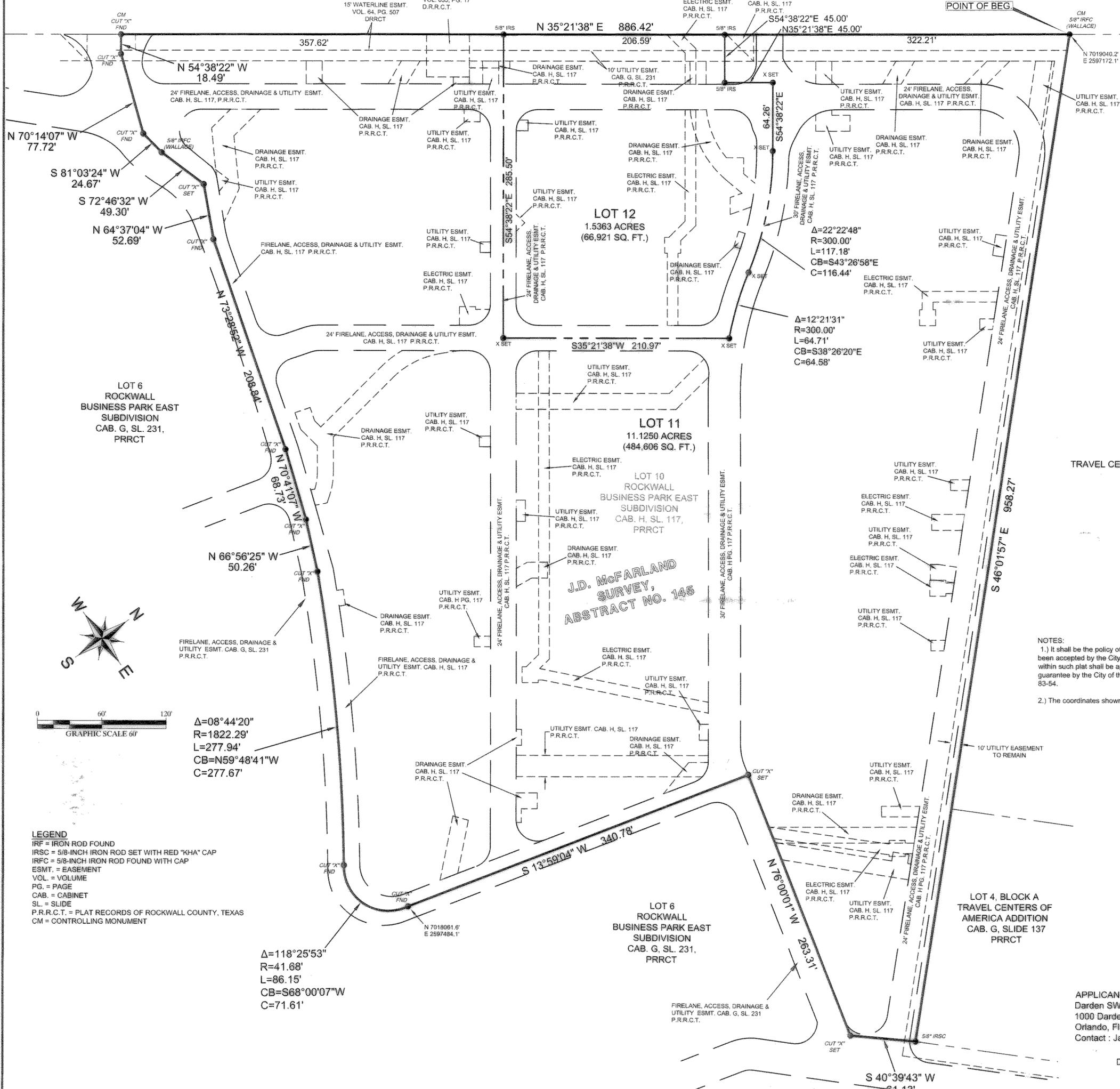
BEING A REPLAT OF
LOT 9, OF
ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOCATED IN THE

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 7, 2010

OWNER:
EXCEL ROCKWALL LLC
5310 HARVEST HILL, SUITE 100
BOUNTIFUL, UTAH 84010

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PHONE: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.



VICINITY MAP
(NOT TO SCALE)

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
11 NOV - 7 AM 11:27
SHELL MILLER
ROCKWALL COUNTY CLERK

**REPLAT
ROCKWALL BUSINESS
PARK EAST SUBDIVISION**

LOTS 11 AND 12
BEING A REPLAT OF LOT 10
ROCKWALL BUSINESS PARK EAST SUBDIVISION
AN ADDITION TO THE CITY OF ROCKWALL
RECORDED IN CABINET H, PAGE 117
BEING 12.661 ACRES OUT OF
J. D. McFARLAND SURVEY ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS

APPLICANT:
Darden SW, LLC
1000 Darden Center Blvd.
Orlando, Florida 32837
Contact : Jack DeGagne

OWNER:
Excel Rockwall LLC
2100 West 7th Street
Fort Worth, Texas 76107
Contact : Rick Machak

SURVEYOR :
 Kimley-Horn
and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. 972-770-1300
Fax No. 972-239-3820

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS EXCEL ROCKWALL LLC, is the owner of a tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Lot 10, Rockwall Business Park East Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 117, of the Plat Records of Rockwall County, Texas, same being a portion of a tract of land conveyed to Excell Rockwall LLC, as evidenced in a Special Warranty Deed recorded in Volume 6157, Page 173, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch "WALLACE" capped iron rod found for the north corner of said Lot 10, same being the west corner of Lot 3, BLock A of Travel Centers of America Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 137, of the Plat records of Rockwall County, Texas, said iron rod also being on the southeast right of way line of Interstate Highway No. 30 (a variable width right of way);

THENCE South 46°01'57" East, departing the southeast right of way line of said Interstate Highway No. 30, along the northeast line of said Lot 10 and the southwest line of said Travel Centers of America Addition, a distance of 958.27 feet to a 5/8-inch "KHA" capped iron rod set for the east corner of said Lot 10, same being on the northerly line of Lot 6, Rockwall Business Park East Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat, thereof recorded in Cabinet G, Slide 231 of the Plat Records of Rockwall County, Texas;

THENCE in a westerly direction, along the common line of said Lot 10 and said Lot 6, the following:

- South 40°39'43" West, a distance of 61.13 feet to an "X" cut set for a corner;
North 76°00'01" West, a distance of 263.31 feet to an "X" cut set for a corner;
South 13°59'04" West, a distance of 340.78 feet to an "X" cut found for the point of curvature of a curve to the right;
Along the arc of said curve to the right, through a central angle of 118°25'53", having a radius of 41.68 feet, a chord bearing of South 68°00'07" West, a chord distance of 71.61 feet and an arc length of 86.15 feet to an "X" cut found for the point of reverse curvature of a curve to the left;
Along the arc of said curve to the left, through a central angle of 08°44'20", having a radius of 1,822.29 feet, a chord bearing of North 59°48'41" West, a chord distance of 277.67 feet and an arc length of 277.94 feet to an "X" cut found for the end of said curve;
North 66°56'25" West, a distance of 50.26 feet to an "X" cut found for a corner;
North 70°41'07" West, a distance of 68.73 feet to an "X" cut found for a corner;
North 73°28'52" West, a distance of 208.84 feet to an "X" cut found for a corner;
North 64°37'04" West, a distance of 52.69 feet to an "X" cut set for a corner;
South 72°46'32" West, a distance of 49.30 feet to a 5/8-inch "WALLACE" capped iron rod found for a corner;
South 81°03'24" West, a distance of 24.67 feet to an "X" cut found for a corner;
North 70°14'07" West, a distance of 77.72 feet to an "X" cut found for a corner;
North 54°38'22" West, a distance of 18.49 feet to an "X" cut found for the west corner of said Lot 10, same being on the southeast right of way line of aforesaid Interstate Highway No. 30;

THENCE North 35°21'38" East, along the northwest line of said Lot 10 and the southeast right of way line of said Interstate Highway No. 30, a distance of 886.42 feet to the POINT OF BEGINNING and containing 12.661 acres (551,528 square feet) of land, more or less.

Bearing system based on the monumented northwest line of Lot 10 of Rockwall Business Park East Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 117, of the Plat Records of Rockwall County, Texas, said bearing being North 35°21'38" East.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL BUSINESS PARK EAST SUBDIVISION, LOTS 11 AND 12, a 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 the ROCKWALL BUSINESS PARK EAST SUBDIVISION, LOTS 11 AND 12, 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 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 or egress to, from and upon the said easement strips or 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

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 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 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 exaction's made herein.

EXCEL ROCKWALL LLC, a Delaware Limited Liability Company

By: EXCEL TRUST, L.P., a Delaware Limited Partnership, its Sole Member

By: EXCEL TRUST, INC., a Maryland corporation, its Sole General Partner

By: [Signature] Name and signature
William J. Stone

STATE OF CA §
COUNTY OF Diego §

Before me, the undersigned authority, on this day personally appeared William J. Stone, 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 AND proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above. Given upon my hand and seal of office this 24 day of October, 2011.

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

October 17, 2014 My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Marx, 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] Michael B. Marx Registered Professional Land Surveyor No. 5181 KIMLEY-HORN AND ASSOCIATES, INC. 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251 (972) 770-1300



RECOMMENDED FOR APPROVAL

[Signature] Planning and Zoning Commission Chairman Date 8/30/2011

APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16th day of September, 2011

This approval shall be invalid unless the approved plat is recorded with the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said final approval.

WITNESS OUR HANDS, this 7th day of November, 2011

[Signatures] Mayor, City of Rockwall; City Secretary; City Engineer 11-7-2011



NOTES:

- 1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.
2.) The coordinates shown hereon are per City of Rockwall Monument "Reset #1" and City of Rockwall Monument "Reset R005-1".

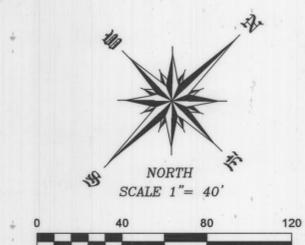
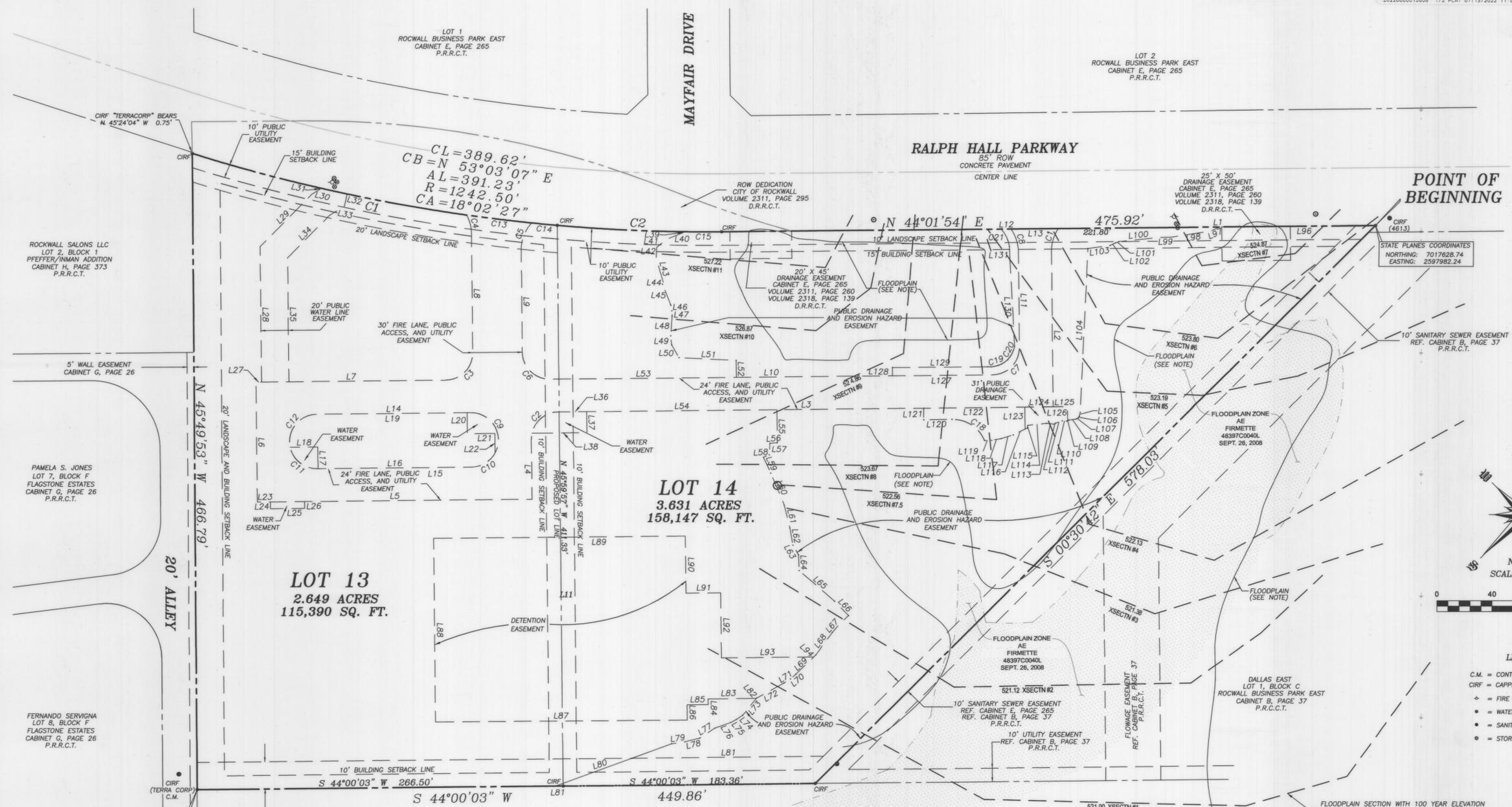
REPLAT ROCKWALL BUSINESS PARK EAST SUBDIVISION

LOTS 11 AND 12 BEING A REPLAT OF LOT 10 ROCKWALL BUSINESS PARK EAST SUBDIVISION AN ADDITION TO THE CITY OF ROCKWALL RECORDED IN CABINET H, PAGE 117 BEING 12.661 ACRES OUT OF J. D. McFARLAND SURVEY ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR

APPLICANT: Darden SW, LLC 1000 Darden Center Blvd. Orlando, Florida 32837 Contact: Jack DeGagne

OWNER: Excel Rockwall LLC 2100 West 7th Street Fort Worth, Texas 76107 Contact: Rick Machak

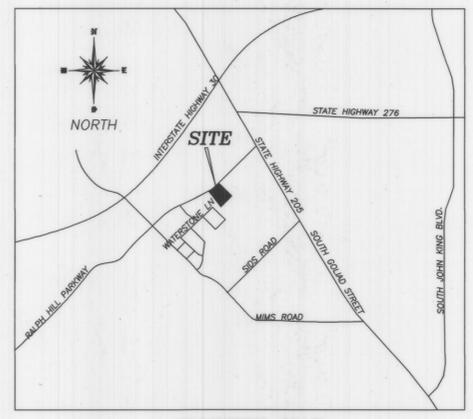
Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 Tel. No. 972-770-1300 Fax No. 972-239-3820



- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - CIRF = CAPPED 1/2" IRON ROD FOUND
 - ◆ = FIRE HYDRANT
 - = WATER VALVE
 - = SANITARY SEWER MANHOLE
 - = STORM SEWER MANHOLE

FLOOD NOTE:
 Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: MICHAEL H. BOYD, PE, BOYD HYDROLOGY, PLLC, dATED: 09-24-2021

- GENERAL NOTES:**
- The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2022, Surdukan Surveying, Inc.
 - This survey is being provided solely for the use of the current parties.
 - This survey is subject to all easements of record.
 - 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.
 - The basis of bearings, horizontal and vertical position are derived from Texas WGS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).
 - The property owner is responsible for maintenance, repair and replacement of all drainage and detention systems in easements on the property.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'37" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 05°45'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C18	68°53'31"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

REPLAT
ROCKWALL BUSINESS PARK EAST ADDITION
LOT 13 & LOT 14
 AN ADDITION TO THE CITY OF ROCKWALL, TEXAS BEING A REPLAT OF LOT 5 ROCKWALL BUSINESS PARK EAST LOTS 1, 2, 3, 4, & 5 CABINET E, SLIDE 265
 6.280 Acres Situated In The J.D. McFARLAND SURVEY ~ ABSTRACT 145 ROCKWALL COUNTY, TEXAS
 SHEET 1 OF 2

Owner BUFFALO COUNTRY PROPERTIES LLC ATTN: RAJESH MALVIYA 12050 RESEARCH RD. #9305 FRISCO, TX 75033 TELEPHONE (214) 454-6944	Owner HERITAGE MONTESSORI ACADEMY OF ALLEN LLC ATTN: VASUNDHARA K. REDDY 811 S CENTRAL EXPY STE 306 RICHARDSON, TEXAS, 75080 TELEPHONE (214)236-9402	Surveyor SURDUKAN SURVEYING, INC. DAVID J. SURDUKAN, R.P.L.S. 4613 P.O. BOX 126 ANNA, TEXAS 75409 TELEPHONE 972 924-8200
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REVISED APRIL 6, 2022
 REVISED FEBRUARY 14, 2022
 REVISED OCTOBER 18, 2021
 REVISED AUGUST 17, 2021
 JUNE 24, 2020

OWNERS' CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Buffalo Country Properties, LLC, and Heritage Montessori Academy of Allen, LLC, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2, 3, 4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner; THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right-of-way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right-of-way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

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 replat of ROCKWALL BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 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 BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 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 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.
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
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.

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 of the City; I (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.

BUFFALO COUNTRY PROPERTIES, LLC

Rajesh Malviya
Rajesh Malviya
Managing Partner

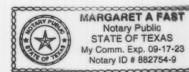
HERITAGE MONTESSORI ACADEMY OF ALLEN, LLC

Vasundhara K. Reddy
Vasundhara K. Reddy
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Rajesh Malviya, a Managing Partner of Buffalo Country Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Rajesh Malviya executed the same for the purpose and considerations therein expressed and in the capacity stated.

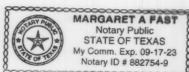
Given under my hand and seal of the office this the 29 day of June, 2022.



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Vasundhara K. Reddy, a Manager of Heritage Montessori Academy of Allen, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Herson Castellon executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the 29 day of June, 2022.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

David J. Surdukan
R.P.L.S. 4613

June 28, 2022
Date



CITY OF ROCKWALL'S CERTIFICATE

Planning & Zoning Commission, Chairman

7/12/2022
Date

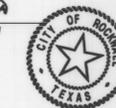
APPROVED:

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 21 day of March, 2022.

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, this 11th day of July, 2022.

Mayor, City of Rockwall



City Secretary

City Engineer

REPLAT
ROCKWALL BUSINESS PARK
EAST ADDITION
LOT 13 & LOT 14
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Owner
BUFFALO COUNTRY
PROPERTIES LLC
ATTN: RAJESH MALVIYA
12050 RESEARCH RD, #9305
FRISCO, TX 75033
TELEPHONE (214) 454-6944

Owner
HERITAGE MONTESSORI
ACADEMY OF ALLEN LLC
ATTN: HERSON CASTELLON
811 S CENTRAL EXPY STE 306
RICHARDSON, TEXAS, 75080
TELEPHONE (214)236-9402

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED APRIL 6, 2022
REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020-03

CASE NO.: P2022-006

Filed and Recorded
Official Public Records
Jennifer Pogg, County Clerk
Rockwall County, Texas
07/13/2022 11:55:16 AM
\$100.00
2022000016606

