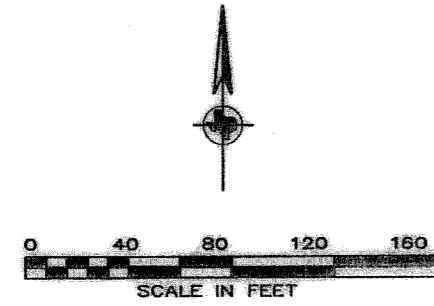
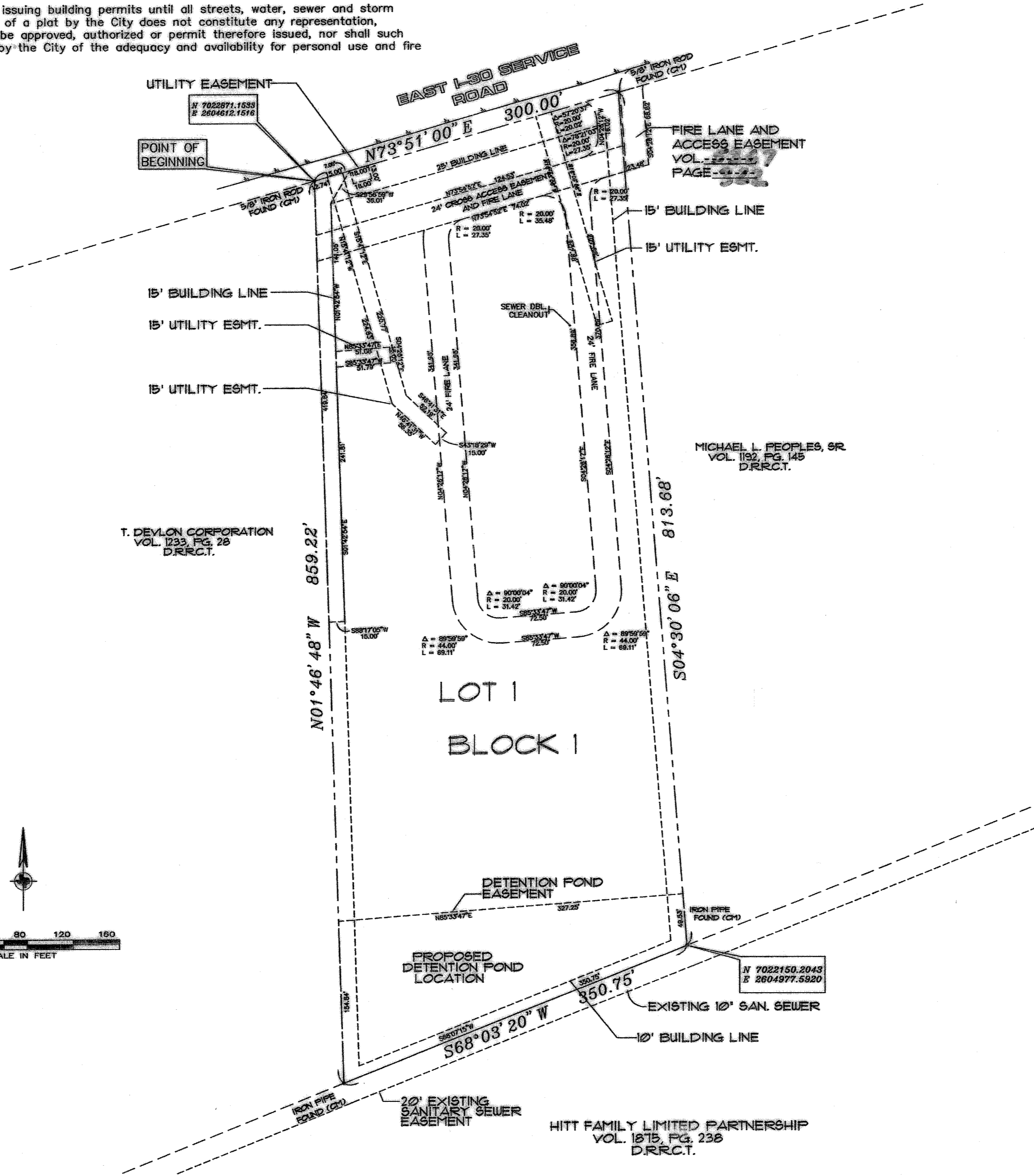


NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 personal use and fire protection within such plat, as required under Ordinance 83-54.

ZONED LI - LIGHT INDUSTRIAL

FLOOD INFO:
 ZONE: X
 MAP NO. 480543 0045 B
 DATE: SEPTEMBER 17, 1980



LEGEND			
---	FIRE LANE	○	CLEAN OUT
---	GAS LINE	□	TRAFFIC SIGNAL CONTROL
---	OVERHEAD ELECTRIC LINE	□	TRAFFIC SIGNAL POLE
---	OVERHEAD TELE. LINE	○	LIGHT POLE
---	SAN. SEWER LINE	○	UTILITY POLE
---	STORM SEWER LINE	□	ELECTRIC METER
---	UNDERGROUND ELECTRIC LINE	□	TRANSFORMER
---	UNDERGROUND TELE. LINE	□	GAS METER
---	WATER LINE	△	GAS VALVE
---	CONTOUR	△	GAS TAP
---	EDGE OF ASPHALT	○	FIRE HYDRANT
---	WOOD FENCE	○	WATER METER
---	WIRE FENCE	○	WATER VALVE
---	IRON FENCE	○	IRrigation CONTROL VALVE
---	CHAINLINK FENCE	○	
---	COLUMNS	○	
---	BRICK	□	CABLE PEDESTAL
---	CONCRETE	□	TELE. PEDESTAL
---	TILE	□	TELE. DRESS
---	STONE	□	CABLE RISER
---	GRAVEL	□	TELE. TELEPHONE BOX
---	WOOD	□	CONTROLLING MONUMENT (C.M.)
---	SAN. SEWER MANHOLE	○	FLOOD LIGHT
---	ELECTRIC MANHOLE	○	FP - FLAG POLE
---	STORM SEWER MANHOLE	○	SN - TRAFFIC SIGN
---	TELEPHONE MANHOLE	○	B - BOLLARD
			612.39 SPOT ELEVATION
			IC 612.59 TOP OF CURB ELEVATION
			G 611.92 GUTTER ELEVATION

DRAWN BY:	JJ
CHECKED BY:	DT
SCALE:	1" = 100'
DATE:	01/18/08
JOB NO.:	06-1500
GF NO.:	
MAPSCO NO.:	

OWNER: SALAHOUN FAMILY, L.P.
 39638 LBJ FREEWAY
 DALLAS, TX 75232
 PHONE: 972-283-9797
 FAX: 972-283-5862

FINAL PLAT - PAGE 1 OF 2
 260,988 SQ. FT. - 5.9915 AC.
 LOT 1, BLOCK 1, ROCKWALL KIA
 1790 EAST I-30
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

G-279

FILED FOR RECORD
 ROCKWALL COUNTY CLERK
 LISA CONSTANT
 COUNTY CLERK
 08 MAR 27 PM 3:33
 BY: DEPUTY

STATE OF TEXAS
COUNTY OF ROCKWALL

THEREAS SALAHOUN FAMILY, L.P. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

PROPERTY DESCRIPTION

Being that certain tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, being that certain tract of land described in deed to David Zalman (Trustee) as recorded in Volume 4605, Page 60, of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod on the southeast line of East Bound Service Road of I-30 at the northwest corner of said Zalman tract and being at the northeast corner of that certain tract of land described in deed to T. Devon Corporation as recorded in Volume 1235, Page 28, said Deed Records;

THENCE North 73 degrees 51 minutes 00 seconds East, a distance of 300.00 feet along the southeast line of said East Bound Service Road of I-30 to a point at the northeast corner of said Zalman tract and being at the northwest corner of that certain tract of land described in deed to Michael L. Peoples, Sr... as recorded in Volume 1192, Page 145, said Deed Records;

THENCE South 04 degrees 30 minutes 06 seconds East, a distance of 813.68 feet along the east line of said Zalman tract to a found iron pipe at the southeast corner of said Zalman tract and being on the north line of that certain tract of land described in deed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, of said Deed Records;

THENCE South 68 degrees 03 minutes 20 seconds West, a distance of 350.75 feet to a point at the southwest corner of said Zalman tract and being at the southeast corner of aforesaid T. Devon Corporation tract;

THENCE North 01 degree 46 minutes 48 seconds West, a distance of 859.22 feet along the west line of said Zalman tract to the POINT OF BEGINNING and containing 260,988 square feet or 5.992 acres of land.

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 KIA Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the KIA Rockwall 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 of 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 of 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.

7. Owner responsible for maintenance and operation of detention pond.

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.

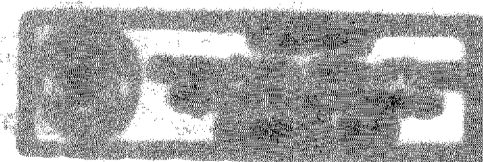
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shahab Salahoun 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 21 Day of Feb, 2008

Kristi Pratt
Notary Public in and for the State of Texas
My Commission Expires: 3-25-2010



RECOMMENDED FOR FINAL APPROVAL

CW Bridges 3/25/08
Planning and Zoning Commission Date

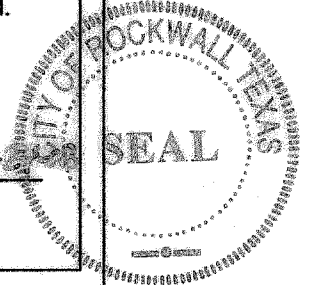
APPROVED

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 24th day of March, 2008.

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 24th day of March, 2008.

William R. Cecil Kristi Pratt Charles J. ...
Mayor, City of Rockwall City Secretary City Engineer



SURVEYORS CERTIFICATE

I hereby certify that on the 21st day of November, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and area of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge of have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, (Name) Donnie L. Tucker, 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.

(Name) Donnie L. Tucker, Registered Public Surveyor No. 5144.

DTL
Donnie L. Tucker
R.P.L.S. #5144



OWNER: SALAHOUN FAMILY, L.P.
39638 IBJ FREEWAY
DALLAS, TX. 75232
PHONE: 972-283-9797
FAX: 972-283-5862

FINAL PLAT - PAGE 2 OF 2
260,988 SQ. FT. - 5.9915 AC.
LOT 1, BLOCK 1, ROCKWALL KIA
1790 EAST I-30
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGEND							
---	PIPE BANK	███	BRICK	○	CLEAN OUT	□	CABLE PEDISTAL
---	GAS LINE	███	CONCRETE	□	TRAFFIC SIGNAL CONTROL	□	TELE. PEDISTAL
---	OVERHEAD ELECTRIC LINE	███	CLAY	□	TRAFFIC SIGNAL POLE	△	TELE. RISER
---	OVERHEAD TELE. LINE	███	STONE	★	LIGHT POLE	□	CABLE RISER
---	SEW. SANI. SEWER LINE	███	GRAVEL	○	UTILITY POLE	□	TELEPHONE BOX
---	STORM SEWER LINE	███	WOOD	□	ELECTRIC METER	(C.M.)	CONTROLLING MONUMENT
---	UNDERGROUND ELECTRIC LINE	███	WOOD	□	TRANSFORMER	△	FLOOD LIGHT
---	UNDERGROUND TELE. LINE	███	WOOD	□	GAS METER	△	FLAG POLE
---	WATER LINE	███	WOOD	△	GAS VALVE	△	SIGN
---	CONTOUR	███	WOOD	△	GAS LED	B	DOLLARD
---	EDGE OF ASPHALT	███	WOOD	△	WATER METER	612.39	SPOT ELEVATION
---	WOOD FENCE	███	WOOD	△	WATER HYDRANT	TC 612.39	TOP OF CURB ELEVATION
---	WIRE FENCE	███	WOOD	△	WATER VALVE	G 611.92	OUTLET ELEVATION
---	IRON FENCE	███	WOOD	△	IRIGATION CONTROL VALVE		
---	CHAINLINK FENCE	███	WOOD				
---	COLONNAD	███	WOOD				
---	COLONNAD	███	WOOD				

DRAWN BY:	JT
CHECKED BY:	JT
SCALE:	N.T.S.
DATE:	01/18/08
JOB NO.:	08-1500
GP NO.:	
MAPSCO NO.:	

G-280