

WHEREAS JOHN SPARKS, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. Hanna Survey, Abstract 99, Rockwall County, Texas, and being the same land described in a Deed from Development, Inc., to F.D.I.C., as Receiver for First National Bank of Rowlett, and recorded in Volume 570, Page 238, Deed Records of Rockwall County, Texas, and being particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Interstate Highway No. 30, said point being the Southwest corner of the above cited tract of land;  
THENCE N. 01 deg. 22 min. 23 sec. W. leaving the said North line of Interstate Highway No. 30 a distance of 388.46 feet to a 1/2" iron rod set for corner;  
THENCE N. 88 deg. 54 min. 44 sec. E. a distance of 183.73 feet to a 1/2" iron rod set for corner;  
THENCE S. 00 deg. 14 min. 30 sec. W. a distance of 116.72 feet to a 1/2" iron rod set for corner;  
THENCE S. 01 deg. 14 min. 43 sec. E. a distance of 217.68 feet to a point on the North line of Interstate Highway No. 30, a 1/2" iron rod set for corner;  
THENCE S. 72 deg. 09 min. 40 sec. W. along said North line of Interstate Highway No. 30 a distance of 187.65 feet to the POINT OF BEGINNING and containing 1.5000 acres of land.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN SPARKS, being the owner, does hereby adopt the plat designating the hereinabove described property as SPARKS OFFICE PLAZA, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the purposes indicated and for the mutual use and accommodation of all utilities desiring to use or using same. No building shall be constructed or placed upon, over, or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at any time, procuring the permission of anyone. 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. 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.

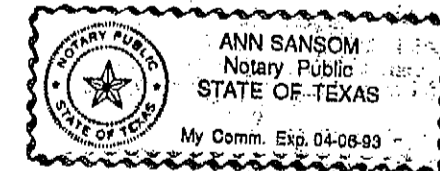
WITNESS MY HAND AT Rockwall, Texas, this the 20<sup>th</sup> day of November, 1992.

BY John Sparks  
Owner

STATE OF TEXAS  
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared John Sparks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20<sup>th</sup> day of November, 1992.



Ann Sansom  
Notary Public

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 17th day of August, 1992. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this the 14th day of December, 1992.

Jack Meador  
Mayor, City of Rockwall

Hilda C. Crangle  
City Secretary, City of Rockwall

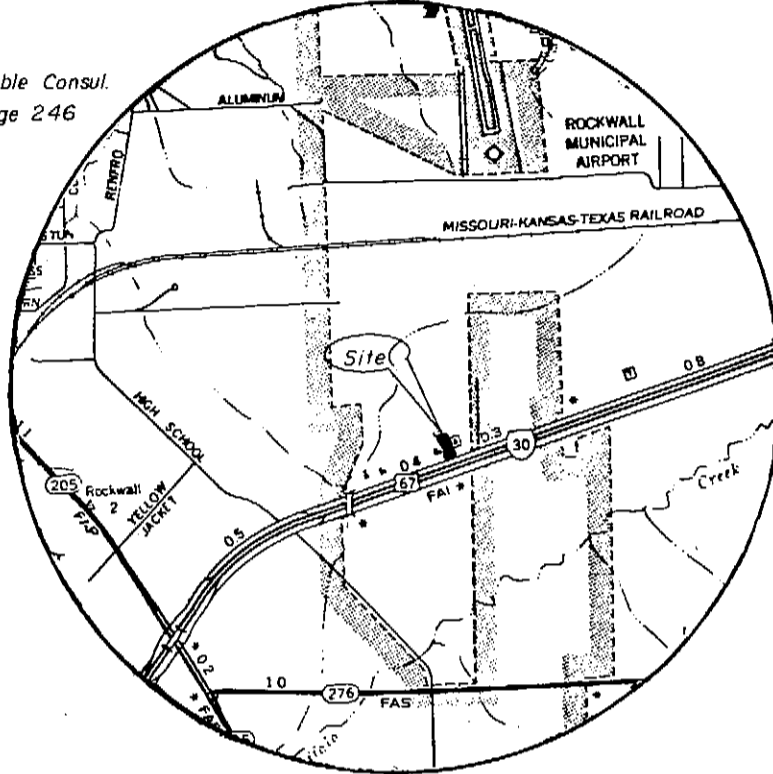
RECOMMENDED FOR FINAL APPROVAL

Mell B. Wellborn  
Chairman, Planning and Zoning Commission

11-24-92  
Date

Vicinity Map

Granite & Marble Consul.  
Vol. 611, Page 246

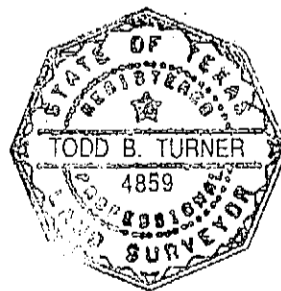


SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD B. TURNER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Todd B. Turner  
Registered Professional Land Surveyor  
Texas Registration No. 4859



Final Plat

SPARKS OFFICE PLAZA

An Addition to the City of Rockwall, Texas, and Being 1.5000 Acres  
Out of the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas.

ZONED - L-1

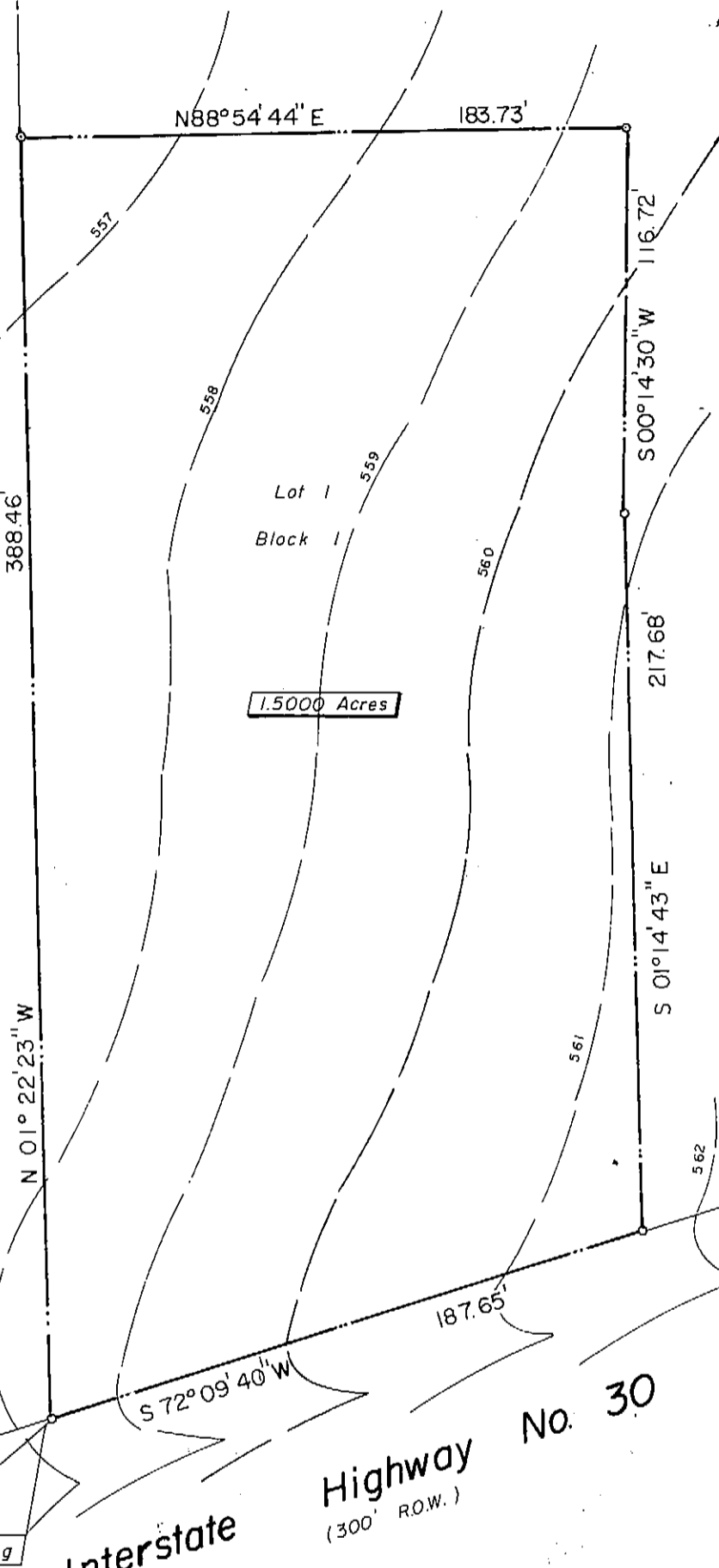
OWNER: John Sparks  
Route 2, Box 192  
Celeste, TX 75423  
(214) 771-9990

SURVEYOR: Stoval & Associates, Inc.  
6210 Campbell Road, Suite 144  
Dallas, TX 75248  
(214) 407-1044

JULY 1992

Rose K. Cade

John Sparks  
Unplatted



Scale: 1" = 50'

John F. Carrsow  
Vol. 143, Pg. 671



Aphellon Inc.  
Vol. 250, Pg. 254

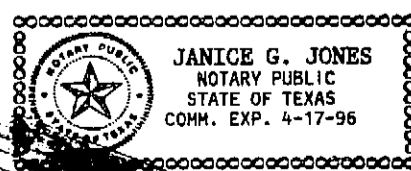
NOTE: Benchmark is City of Rockwall  
Monument No. 2 Elevation = 609.56'

NOTE: 1/2" IRON RODS SET AT ALL CORNERS

STATE OF TEXAS  
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Todd B. Turner, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of November, 1992 A.D.



Janice G. Jones  
Notary Public