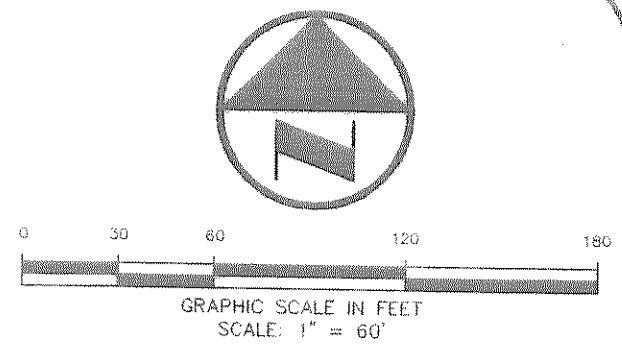


DALLAS AREA RAPID TRANSIT

NOTE

Bearing system for this survey is based on a bearing of North 87 degrees, 51 minutes, 50 seconds West for the south line of that certain tract of land described in Warranty Deed to The Whitmore Manufacturing Company recorded in Volume 453, Page 167 of the Deed Records of Rockwall County, Texas.



LEGEND

(C.M.) CONTROLLING MONUMENT
SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

LINE	BEARING	LENGTH
L1	S 47°08'09" W	43.15'
L2	S 87°21'11" E	21.09'
L3	S 01°07'21" W	19.65'
L4	N 88°52'39" W	19.65'
L5	N 88°52'39" W	9.00'
L6	N 01°07'21" E	24.00'
L7	S 01°07'21" W	30.46'
L8	N 88°52'39" W	5.42'
L9	S 59°46'57" W	8.19'
L10	N 30°13'03" W	15.00'
L11	N 59°46'57" E	8.50'
L12	S 30°13'03" E	10.00'
L13	S 01°07'21" W	9.27'
L14	N 88°52'39" W	15.00'
L15	N 01°07'21" E	10.00'
L16	S 01°07'21" W	10.00'
L17	N 88°52'39" W	15.00'
L18	N 01°07'21" E	14.50'
L19	S 88°52'39" W	15.00'
L20	S 01°07'21" W	14.50'
L21	S 01°07'21" W	14.00'
L22	S 02°17'07" W	15.00'
L23	N 70°03'22" W	6.08'
L24	S 25°03'22" E	8.98'
L25	S 88°04'10" E	37.47'
L26	N 25°03'22" W	32.68'

LOT 4, BLOCK A
WHITMORE INDUSTRIAL PARK
(CAB. F, SLIDE 291)

LOT 1, BLOCK A,
SPR PACKAGING ADDITION

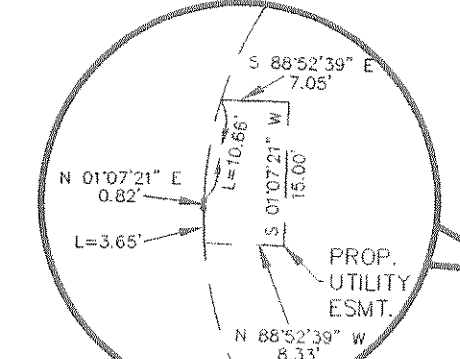
PART OF
THE WHITMORE MANUFACTURING COMPANY
(VOL. 453, PG. 167)
(FILED: 02/16/1989)

GROSS
10.8672 ACRES
(473,374 SF)

R.O.W. DEDICATION
(FUTURE JUSTIN RD.)
0.6778 ACRES
(29,527 SF)

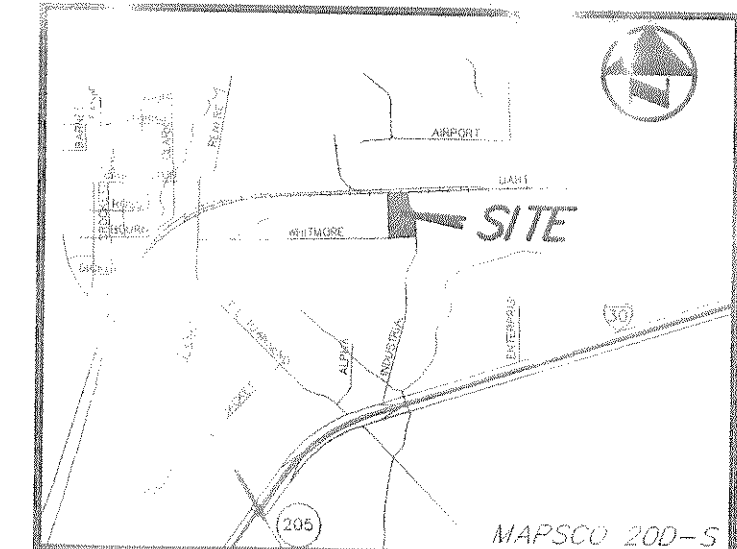
NET
10.1893 ACRES
(443,847 SF)

THIS SECTION OF EXISTING
10' UTILITY EASEMENT TO
BE ABANDONED BY
SEPARATE INSTRUMENT

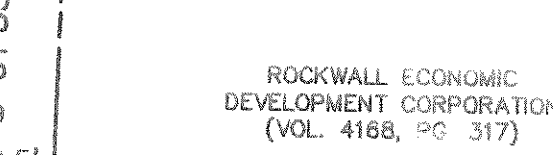
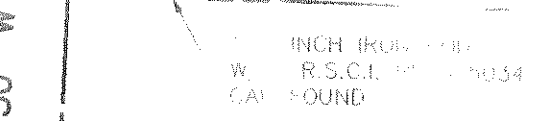
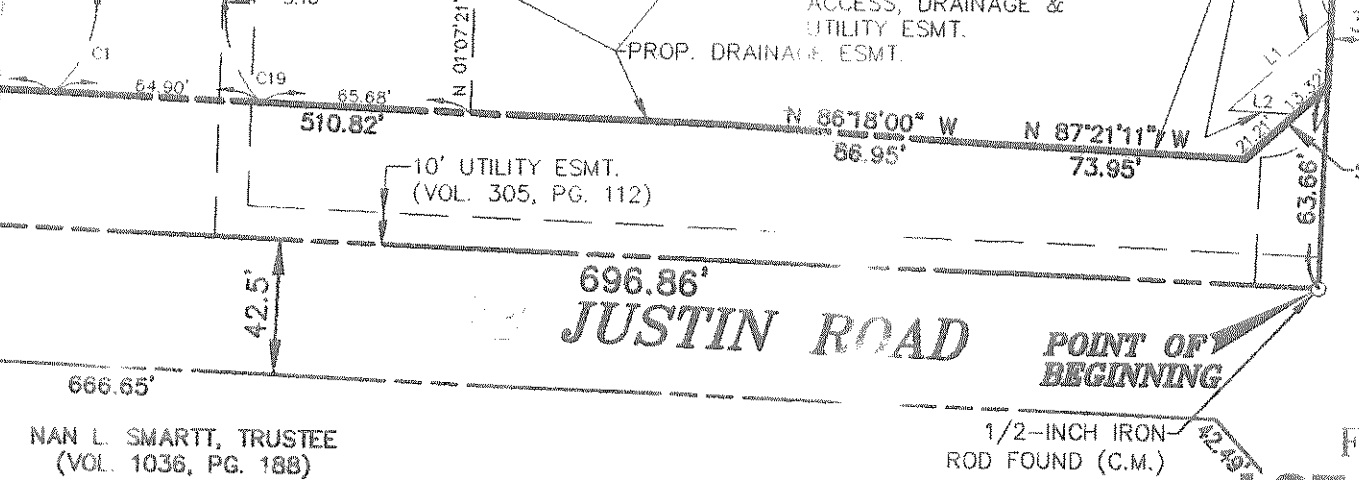
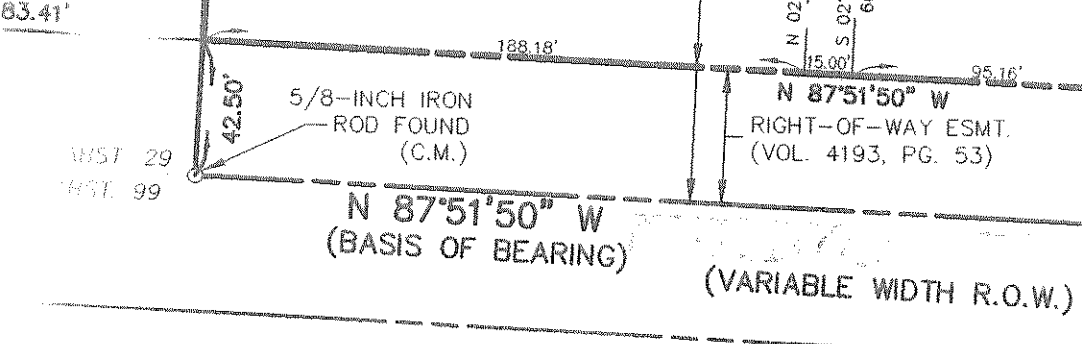
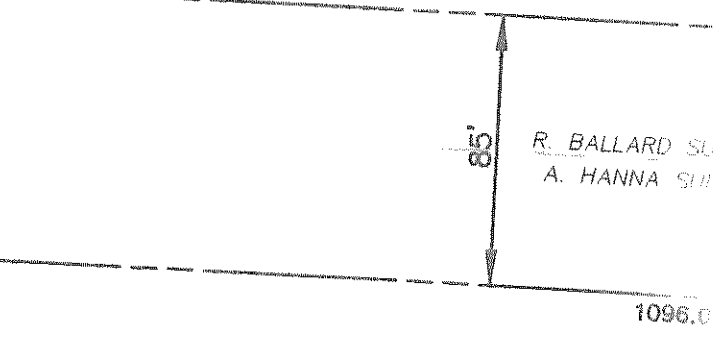


Δ=27°20'30"
R=332.50'
L=158.67'
T=80.88'
CB=S 11°23'07" E
CD=157.17'

Δ=26°59'12"
R=267.50'
L=125.99'
T=64.19'
CB=S 11°33'46" E
CD=124.83'



VICINITY MAP
NOT TO SCALE



CURVE	DELTA	RADIUS	LENGTH	TANGENT	RD BEARING	CHORD
C1	46°28'08"	40.00'	32.44'	17.17'	S 52°14' E	31.56'
C2	31°20'24"	63.00'	34.46'	17.67'	N 14°32' E	34.03'
C3	90°00'00"	39.00'	61.26'	39.00'	S 43°52' W	55.15'
C4	90°00'00"	55.00'	86.39'	55.00'	S 43°52' W	77.78'
C5	22°59'37"	39.00'	15.65'	7.93'	S 10°22' W	15.55'
C6	22°59'37"	63.00'	25.28'	12.81'	S 10°22' W	25.11'
C7	22°06'52"	39.00'	15.05'	7.62'	S 09°56' E	14.96'
C8	130°48'49"	20.00'	45.66'	43.70'	S 86°23' E	36.37'
C9	47°09'24"	39.00'	32.10'	17.01'	S 88°11' W	31.20'
C10	63°49'17"	39.00'	43.44'	24.29'	S 83°04' W	41.23'
C11	31°20'24"	39.00'	21.33'	10.94'	S 14°32' E	21.07'
C12	31°20'24"	64.00'	35.01'	17.95'	S 14°32' E	34.57'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C13	89°11'31"	40.00'	62.27'	39.44'	S 43°14' E	56.17'
C14	47°40'03"	40.00'	33.28'	17.67'	N 68°19' E	32.33'
C15	47°46'46"	40.00'	33.36'	17.72'	N 64°17' W	32.40'
C16	68°13'40"	40.00'	47.69'	27.14'	S 52°11' W	44.92'
C17	67°30'10"	64.00'	75.40'	42.77'	N 57°16' E	71.12'
C18	88°59'11"	40.00'	62.12'	39.30'	S 46°46' W	56.07'
C19	46°28'08"	40.00'	32.44'	17.17'	S 21°54' E	31.56'
C20	26°59'12"	157.50'	74.18'	37.79'	N 11°16' W	73.50'
C21	20°28'37"	142.50'	50.93'	25.74'	N 08°18' W	50.66'
C22	4°05'26"	39.00'	2.78'	1.39'	N 26°04' E	2.78'

PREPARED FOR
THE WHITMORE
MANUFACTURING COMPANY
P.O. BOX 930
ROCKWALL, Texas 75083
(972) 771-1000 (PHONE)

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1515 HERITAGE DRIVE
SUITE 105
MCKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8888 FAX
www.PogueEngineering.com

SCALE: = 60'
DRAWN BY: /WTW
CHECKED BY: /PP

LOT 1, BLOCK A,
SPR PACKAGING ADDITION
OF THE N. BUTLER SURVEY ABSTRACT NO. 29
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

G107
1 OF 2
06-094
08-2007
= 60'
/WTW
/PP
DWG NO: 1312-06-094

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, THE WHITMORE MANUFACTURING COMPANY is the owner of a 10.8672 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas; said tract being part of that certain tract of land described in Warranty Deed to The Whitmore Manufacturing Company recorded in Volume 453, Page 167 of the Deed Records of Rockwall County, Texas; said 10.8672 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the northerly right-of-way line of Whitmore Drive (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a variable width right-of-way); said point also being in the south line of said Whitmore Manufacturing Company tract;

THENCE, North 87 degrees, 51 minutes, 50 seconds West, along the said northerly line of Whitmore Drive and the said south line of Whitmore Manufacturing Company tract, a distance of 696.86 feet to a 5/8-inch iron rod found for corner at an angle point of said northerly line of Whitmore Drive; said point also being the southwest corner of said Whitmore Manufacturing Company tract;

THENCE, North 02 degrees, 33 minutes, 10 seconds East (Deed: North 02 degrees, 30 minutes, 21 seconds East), departing the said south line of Whitmore Manufacturing Company tract and along the said northerly line of Whitmore Drive and the west line of said Whitmore Manufacturing Company tract, at a distance of 42.50 feet passing an angle point of said northerly line of Whitmore Drive and the southeast corner of Lot 4, Block A, Whitmore Industrial Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet F, Slide 291 of the Plat Records of Rockwall County, Texas, continuing along the said west line of Whitmore Manufacturing Company tract and the east line of said Lot 4, Block A, in all a total distance of 717.28 feet (Deed: 717.04 feet) to a 3/4-inch iron rod found for corner in the southerly right-of-way line of Dallas Area Rapid Transit (a 100-foot wide right-of-way); said point also being the northwest corner of said Whitmore Manufacturing Company tract and the northeast corner of said Lot 4, Block A;

THENCE, South 88 degrees, 52 minutes, 39 seconds East, departing the said west line of Whitmore Manufacturing Company tract and the said east line of Lot 4, Block A and along the north line of said Whitmore Manufacturing Company tract and the said south line of Dallas Area Rapid Transit, a distance of 584.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the west corner of north terminus of said Industrial Boulevard;

THENCE, departing the said north line of the Whitmore Manufacturing Company tract and the said south line of Dallas Area Rapid Transit and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 02 degrees, 17 minutes, 07 seconds West, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 11 degrees, 23 minutes, 07 seconds East, 157.17 feet, an arc distance of 158.67 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 25 degrees, 03 minutes, 22 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 11 degrees, 33 minutes, 46 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 01 degrees, 55 minutes, 50 seconds West, a distance of 294.37 feet to the POINT OF BEGINNING;

CONTAINING, 473,374 square feet or 10.8672 acres 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 SPR PACKAGING ADDITION, 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 SPR PACKAGING ADDITION 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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until 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; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

Ray Schwertner
RAY SCHWERTNER

Secretary - Treasurer
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RAY SCHWERTNER, 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 8th day of February 2007.

Jeanne K. Adams
Notary Public in and for the State of Texas
My Commission Expires: 4/23/08



N.A.
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____ 2007.

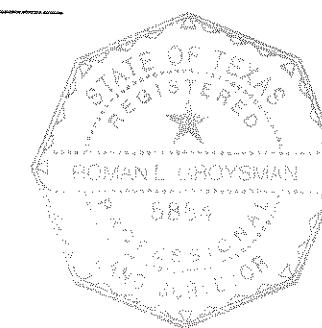
N.A.
Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman
Roman L. Groysman
Registered Profession Land Surveyor No. 5864



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
2-12-07
Date
APPROVED

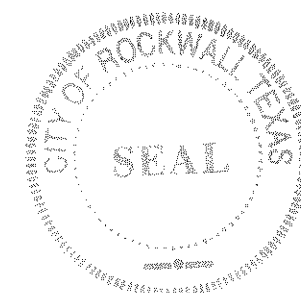
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of February 2007.

WITNESS OUR HANDS, this 12th day of February 2007.

[Signature]
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

Chad Hill 2-12-07
City of Rockwall Engineer



FINAL PLAT
**LOT 1, BLOCK A,
SPR PACKAGING ADDITION**
OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 AND
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

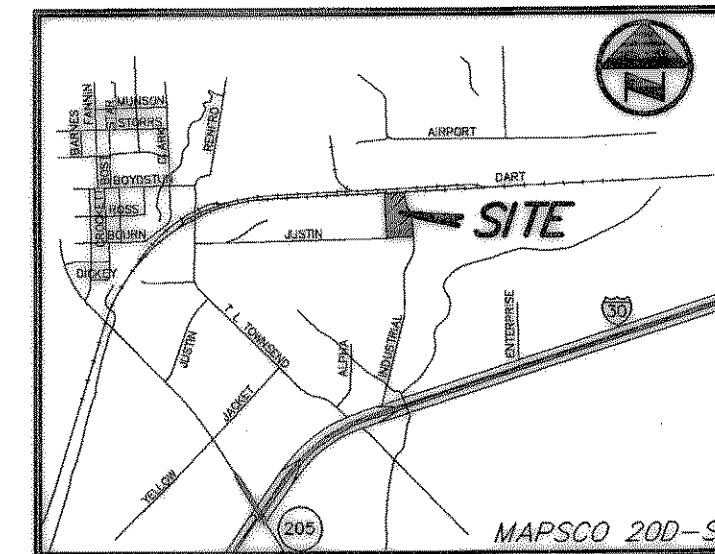
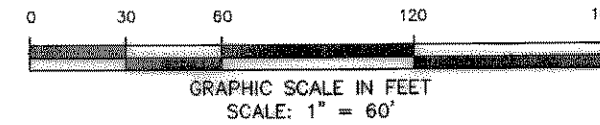
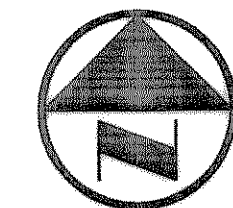
PREPARED FOR: THE WHITMORE MANUFACTURING COMPANY P.O. BOX 9300 ROCKWALL, Texas 75083 (972) 771-1000 (PHONE)		P.I. NO:	1312-06-094
		DATE:	02-08-2007
		SCALE:	1" = 5'
		DRAWN BY:	RLG
1515 HERITAGE DRIVE SUITE 105 MCKINNEY, TEXAS 75069 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com		CHECKED BY:	RLG

SPR Packaging
Addition (2)

G108
SHEET 2 OF 2

TWILLIAMS 02/08/2007 10:12AM
S:\JOBS\1300-1399\1312-06-094.DWG
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2007. ALL RIGHTS RESERVED

SOUTHERN PACIFIC RAIL ROAD



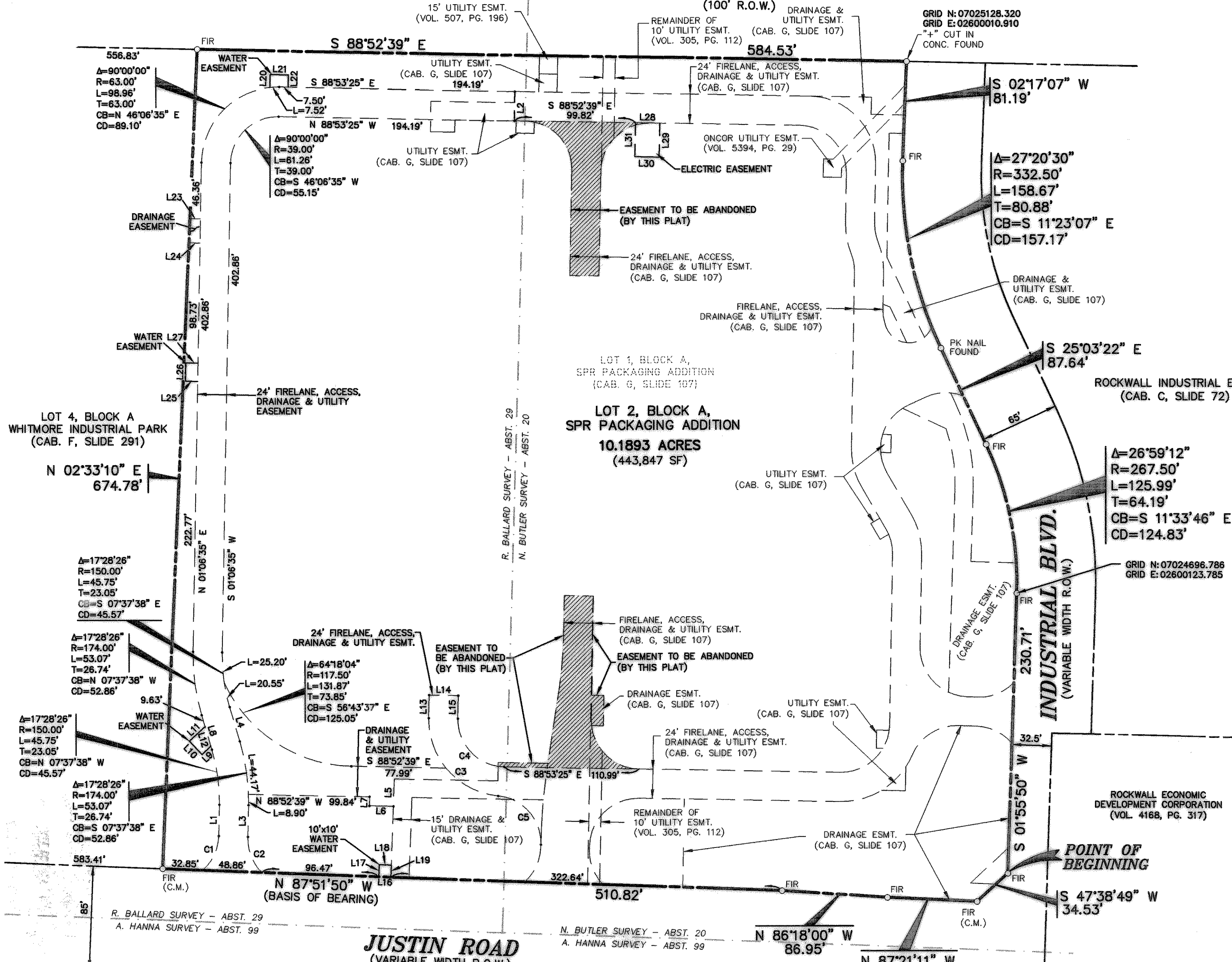
VICINITY MAP
NOT TO SCALE

LEGEND

(C.M.) CONTROLLING MONUMENT
FIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND

NOTE

Bearing system for this survey is based on a bearing of North 87 degrees, 51 minutes, 50 seconds West for a northerly right-of-way line of Justin Road according to the Lot 1, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas recorded in Cabinet G, Slide 107 of the Plat Records of Rockwall County, Texas.



JUSTIN ROAD
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING

REPLAT LOT 2, BLOCK A, SPR PACKAGING ADDITION

BEING REPLAT OF LOT 1, BLOCK A, SPR PACKAGING ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 AND R. BALLARD SURVEY, ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

LINE	BEARING	LENGTH
L1	N 01°06'35" E	25.86'
L2	S 01°07'21" W	24.00'
L3	S 01°06'35" W	26.09'
L4	S 16°21'51" E	29.39'
L5	S 02°08'10" W	22.50'
L6	N 88°52'39" W	19.82'
L7	N 01°07'21" E	7.50'
L8	N 16°21'51" W	29.39'
L9	S 46°37'23" W	10.00'
L10	N 43°22'37" W	15.00'
L11	N 46°37'23" E	17.65'
L12	S 16°21'51" E	16.84'
L13	N 01°06'35" E	18.96'
L14	S 88°53'25" E	24.00'
L15	S 01°06'35" W	18.96'

LINE	BEARING	LENGTH
L16	N 87°51'50" W	10.00'
L17	N 02°08'10" E	10.00'
L18	S 87°51'50" E	10.00'
L19	S 02°08'10" W	10.00'
L20	N 01°06'35" E	10.43'
L21	S 88°53'25" E	15.00'
L22	S 01°06'35" W	9.98'
L23	S 88°53'25" E	8.50'
L24	N 88°53'25" W	9.00'
L25	N 88°53'25" W	10.00'
L27	S 88°53'25" E	10.00'
L28	S 88°52'39" E	20.00'
L29	S 01°07'21" W	28.00'
L30	N 88°52'39" W	20.00'
L31	N 01°07'21" E	28.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	46°07'59"	40.00'	32.21'	17.03'	N 25°27'30" E	31.34'
C2	46°26'53"	40.00'	32.43'	17.16'	S 21°06'47" E	31.55'
C3	85°38'07"	63.00'	94.16'	58.37'	S 41°42'28" E	85.64'
C4	90°00'00"	39.00'	61.26'	39.00'	S 43°53'25" E	55.15'
C5	86°39'42"	39.00'	58.99'	36.79'	N 41°11'41" W	53.52'

OWNER:
FLEXLAND, L.P.
1480 Justin Road
Rockwall, Texas 75087
(469) 252-1070 (PHONE)
(469) 252-1069 (FAX)

1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

PREPARED	01-20-2011
SURVEYED	11-05-2010
SCALE:	1" = 60'
PI NUMBER	1312-10-069
DRAWN BY:	RLG
CHECKED BY:	RPP

WILLIAMS 03/28/2011 - 2:07PM
 N:\JOBS\1300-1399\1312-10-069_REPLAT.DWG
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

H-155

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Flexland, L.P. is the owner of a 10.1893 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 1, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Slide 107 of the Plat Records of Rockwall County, Texas; said 10.1893 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a variable width right-of-way);

THENCE, South 47 degrees, 38 minutes, 49 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

North 87 degrees, 21 minutes, 11 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 86 degrees, 18 minutes, 00 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 87 degrees, 51 minutes, 50 seconds West, a distance of 510.82 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for southwest corner of said Lot 1, Block A; said point also being the southeast corner of Lot 4, Block A, Whitmore Industrial Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet F, Slide 291 of the said Plat Records;

THENCE, North 02 degrees, 33 minutes, 10 seconds East, departing the said northerly line of Justin Road and along the west line of said Lot 1, Block A and the east line of the said Lot 4, Block A, a distance of 674.78 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found in the southerly right-of-way line of Southern Pacific Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 1, Block A and also being the northeast corner of said Lot 4, Block A;

THENCE, South 88 degrees, 52 minutes, 39 seconds East, departing the said west line of Lot 1, Block A and the said east line of Lot 4, Block A and along the north line of said Lot 1, Block A and the said southerly line of Southern Pacific Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of Southern Pacific Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 1, Block A;

THENCE, departing the said north line of Lot 1, Block A and the said southerly line of Southern Pacific Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 02 degrees, 17 minutes, 07 seconds West, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 11 degrees, 23 minutes, 07 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 25 degrees, 03 minutes, 22 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 11 degrees, 33 minutes, 46 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 55 minutes, 50 seconds West, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.1893 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman 3-25-11
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864



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 SPR PACKAGING ADDITION, LOT 2, BLOCK 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 SPR PACKAGING ADDITION 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. 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 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; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

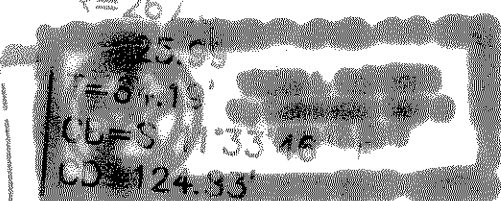
Steven Rosenberg
NAME
President SPR Ventures, Inc. Managing Partner
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steven Rosenberg, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 25 day of March, 2011.

Vonda S. Clements
Notary Public in and for the State of Texas
My Commission Expires: June 13, 2012



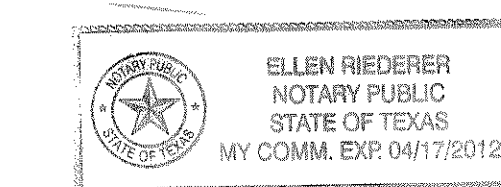
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [Signature], 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 29 day of March, 2011.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 4/17/12



RECOMMENDED FOR FINAL APPROVAL

Plat: [Signature] 03-08-11
Planning and Zoning Commission Date
APPROVED

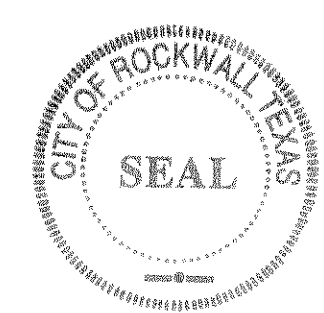
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21st day of March, 2011.

WITNESS OUR HANDS, this 30th day of March, 2011.

William R. Pappalardo
Mayor, City of Rockwall

Kristy A. Rosenberg
City Secretary City of Rockwall

Chuck Todd 3-31-2011
City of Rockwall Engineer



REPLAT
LOT 2, BLOCK A,
SPR PACKAGING ADDITION
BEING REPLAT OF LOT 1, BLOCK A, SPR PACKAGING
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20
AND R. BALLARD SURVEY, ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

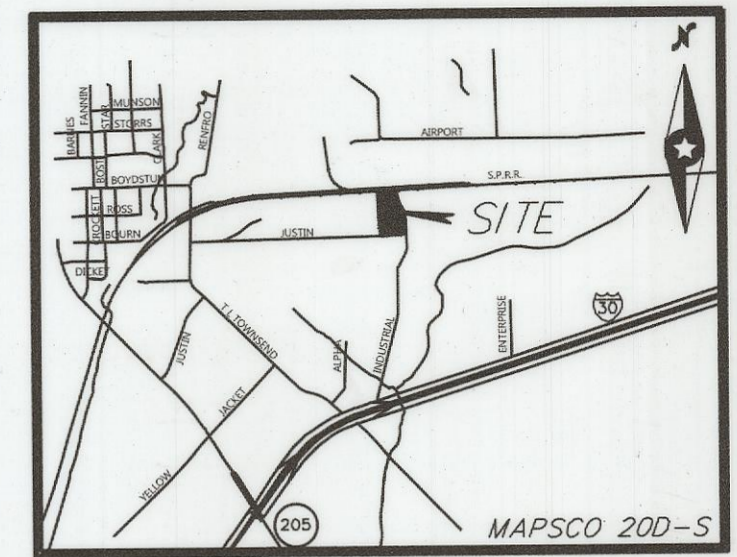
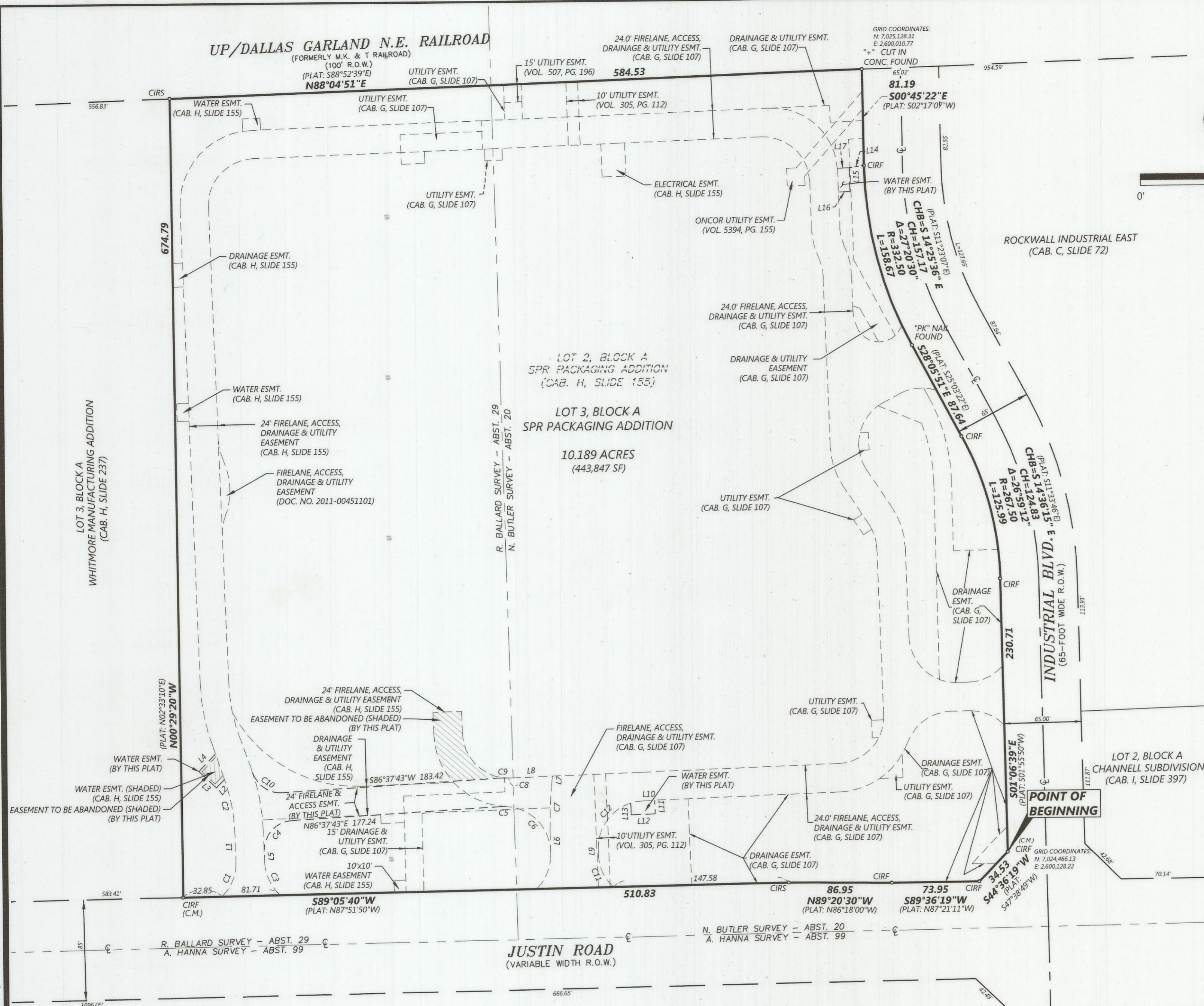
SHEET 2 OF 2

OWNER: FLEXLAND, L.P. 1480 Justin Road Rockwall, Texas 75087 (469) 252-1070 (PHONE) (469) 252-1069 (FAX)		PREPARED 01-20-2011 SURVEYED 11-05-2010 SCALE: 1" = 60' PI NUMBER 1312-10-069 DRAWN BY: RLG CHECKED BY: RPP
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H-156

WILLIAMS 03/25/2011 - 10:03AM
N:\JOBS\1300-1399\1312-10-069\DWG\1312-10-069_REPLAT.DWG
© POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2011. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00



- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 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.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENT ON-SITE.

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	25.86	N01°55'54"W	C1	32.21	40.00	046°07'59"
L2	10.00	S43°34'53"W	C2	45.20	150.00	017°16'00"
L3	20.00	N46°25'07"W	C3	32.43	40.00	046°26'53"
L4	20.20	N43°34'53"E	C4	38.64	25.00	088°33'38"
L5	8.25	N01°55'54"W	C5	3.95	39.00	005°48'12"
L6	17.68	N00°54'20"W	C6	58.99	39.00	086°39'42"
L7	5.92	N05°38'33"E	C7	40.00	350.00	006°32'53"
L8	35.33	S88°04'06"W	C8	2.97	39.00	004°21'54"
L9	3.16	N00°54'20"W	C9	6.38	63.00	005°48'12"
L10	9.37	N88°04'51"E	C10	32.77	25.00	075°06'01"
L11	11.44	S01°55'09"E	C11	32.44	40.00	046°28'08"
L12	20.00	S88°04'51"W	C12	62.12	40.00	088°59'11"
L13	10.00	N01°55'09"W				
L14	12.42	S81°56'56"W				
L15	20.00	S01°55'09"E				
L16	10.00	S88°04'51"W				
L17	10.04	N88°04'51"E				

LEGEND

○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP FOUND
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

OWNER
FLEXLAND, L.P.
 1480 JUSTIN ROAD,
 ROCKWALL, TEXAS 75087
 (469) 252-1070

Westwood
 Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
 Toll Free (888) 937-5150 Plano, TX 75093 westwoodps.com
 Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. 10074301

CASE NO. P2019-044
 FINAL PLAT
SPR PACKAGING ADDITION
LOT 3, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A,
 SPR PACKAGING ADDITION,
 BEING 10.189 ACRES AND BEING
 AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
 AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20
 AND R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 Job No. 0014830.20 SPR PACKAGING ADDITION

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864



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 **SPR PACKAGING ADDITION, LOT 3, BLOCK 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 SPR PACKAGING ADDITION 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. 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.

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. Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

SANTIAGO DIAZ
NAME:
VP CONTROLLER
TITLE:

OWNER
FLEXLAND, L.P.
1480 JUSTIN ROAD,
ROCKWALL, TEXAS 75087
(469) 252-1070

Westwood

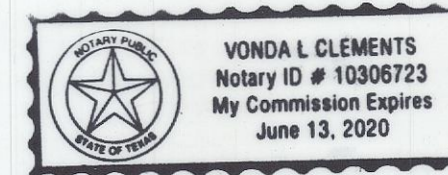
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Rockwall County, Texas westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11756
TSPS FIRM REGISTRATION NO. 10074301

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Santiago Diaz known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 2nd day of January, 2020

Vonda L Clements
Notary Public in and for the State of Texas
My Commission Expires: June 13, 2020



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 ___ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission Expires: _____

CITY COUNCIL APPROVAL

Planning & Zoning Commission, Chairman

01/28/2020
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 ___ day of _____, 20__.

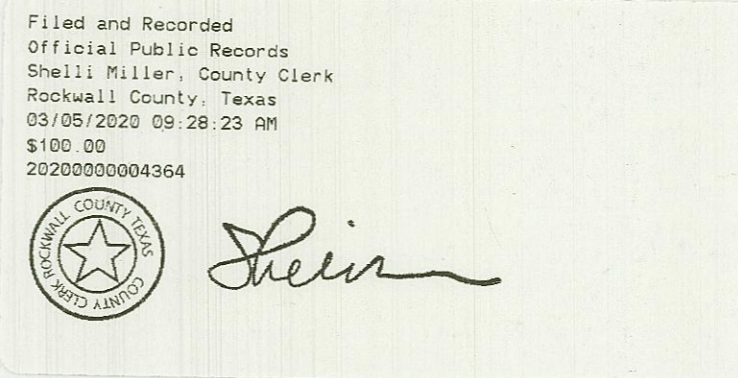
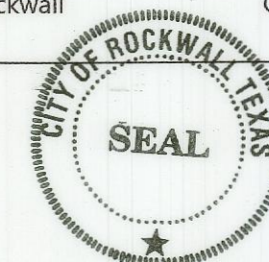
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this Monday of January, 20__.

Mayor, City of Rockwall

City Secretary

City Engineer



CASE NO. P2019-044
FINAL PLAT
SPR PACKAGING ADDITION
LOT 3, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A,
SPR PACKAGING ADDITION,
BEING 10.189-ACRES AND BEING
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20
AND R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION