

OWNERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad Street (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;

South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad Street;

THENCE with said northeast right-of-way line of South Goliad Street, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 31°45'42" West, a distance of 345.79 feet to the **POINT OF BEGINNING** and containing 369,567 square feet or 8.4841 acres of land.

OWNERS DEDICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL MEDICAL BUILDING ADDITION** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL MEDICAL BUILDING ADDITION** 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

We further acknowledge that the dedications and/or exactions 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 exactions made herein.

VUE ROCKWALL, LLC
A TEXAS LIMITED LIABILITY COMPANY


Property Owner Signature

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey T. Bracke, 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 UNDER MY HAND AND SEAL OF OFFICE this 20th day of November 2025.


Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20260000000784 PLAT
01/14/2026 11:51:34 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

OWNER:
VUE ROCKWALL, LLC
9600 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75231
CONTACT: DANI CARR
PHONE: 817-289-0862
EMAIL: dani.carr@vuerealestate.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
203 WEST NASH STREET, SUITE 1100
TERRELL, TEXAS 75160
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1372
EMAIL: matt.lucas@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

SURVEYOR'S STATEMENT:

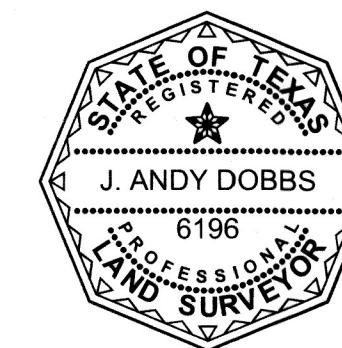
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 19th day of November, 2025.

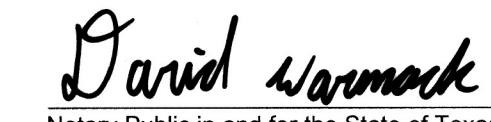


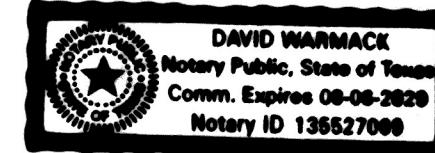
J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of November, 2025.

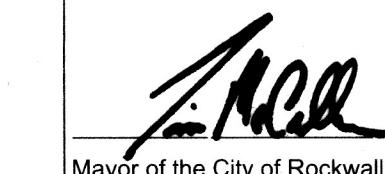

Notary Public in and for the State of Texas

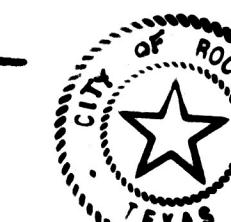


SIGNATURE BLOCK

APPROVED:

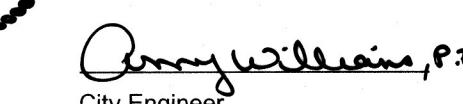
I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 20th day of October, 2025.


Mayor of the City of Rockwall




Planning and Zoning Commission Chairman


City Secretary


City Engineer

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'	C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'	C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'	C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'	C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'	C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'	C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'	C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'	C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'						

FINAL PLAT
ROCKWALL MEDICAL BUILDING ADDITION
LOTS 1 & 2, BLOCK A
8.4841 ACRES, 369,567 SQUARE FEET
W.H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2025-034

Kimley » Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
Scale N/A
Drawn by LDV
Checked by JAD
Date Nov. 2025
Project No. 060016600
Sheet No. 2 OF 2