

PROPOSED
205 BYPASS
CROSSING
MILE MARKER = 737.66

TOWNSEND DRIVE
(HIGH SCHOOL ROAD)


INDUSTRIAL BLVD.

FM 549

3575' (.68 mi)^L

1710' (.32 mi)

5450' (1.03 mi)

REVISION		BY	DATE
 City of Rockwall, Texas			
205 BYPASS SECTION IV			
UPRR & 205 BYPASS EXHIBIT A LOCATION MAP			
1 OF 3			
TCB AECOM			
<small>THE CITY OF ROCKWALL, TEXAS PLANNING AND DEVELOPMENT DEPARTMENT</small>			
Drawn	FW-DAL-FW	Scale	AS SHOWN
Checked		Date	3/12/2007
Designed	M.A.S/EV	Project	TCB

W.H. BAIRD SURVEY
ABSTRACT No. 25

ROCKWALL BYPASS, LTD.
VOL. 2892, PG. 109
D.R.R.C.T.

J.M. ALLEN SURVEY
ABSTRACT No. 2

(123.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 99, PG. 1022
D.R.R.C.T.

DRAINAGE
EASEMENT BY
THIS PLAT.

25' LONE STAR GAS
EASEMENT
VOL. 76, PG. 490
D.R.R.C.T.

D=19°35'45"
R=2440.00
L=834.51
CH=N 10°52'11"W
830.45

DRAINAGE
EASEMENT BY
THIS PLAT.

N 01°04'18" W
293.89

S.H. No. 205 BYPASS

678.58 N 20°40'03" W
413.39'

678.58 S 20°40'03" E
413.39'

DRAINAGE
EASEMENT BY
THIS PLAT.

S.H. No. 276
(A 120 FOOT RIGHT-OF-WAY)

15' UTILITY
EASEMENT

15' UTILITY
EASEMENT

S 89°09'13" W
220.00

294.36 S 01°04'18" E

D=19°35'45"
R=2560.00
L=875.55
CH=S 10°52'11"E
871.29

25' LONE STAR GAS
EASEMENT
VOL. 76, PG. 490
D.R.R.C.T.

J.M. ALLEN SURVEY
ABSTRACT No. 2

(123.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 99, PG. 1022
D.R.R.C.T.

LOFLAND FARMS, LTD.
VOL. 1382, PG. 271
D.R.R.C.T.

TRACT TWO
PNEUMA VENTURES, LTD.
VOL. 2924, PG. 314
D.R.R.C.T.

TRACT THREE
PNEUMA VENTURES, LTD.
VOL. 2924, PG. 314
D.R.R.C.T.

BLACKLAND
WATER SUPPLY
VOL. 77, PG. 420
D.R.R.C.T.

TANGENT TABLE

NO.	DISTANCE	BEARING
T-1	70.57	N 44°02'28"E
T-2	100.15	N 03°29'11"W
T-3	90.00	N 00°20'18"W
T-4	74.34	N 52°52'25"W
T-5	99.11	S 72°49'16"W
T-6	179.10	S 69°25'07"W
T-7	68.65	S 39°58'55"W
T-8	150.00	S 00°20'18"E
T-9	126.22	S 07°37'52"W
T-10	70.85	S 45°57'32"E
T-11	15.00	N 35°31'10"E
T-12	16.68	S 54°28'50"E
T-13	30.90	N 54°28'50"W
T-14	42.11	S 88°55'42"W
T-15	20.00	N 01°04'18"W
T-16	55.00	N 88°55'42"E
T-17	6.24	N 31°04'18"W
T-18	25.00	S 69°19'57"W
T-19	20.00	S 20°40'03"E
T-20	40.00	N 69°19'57"E
T-21	90.00	S 20°40'03"E
T-22	44.72	S 42°46'03"W



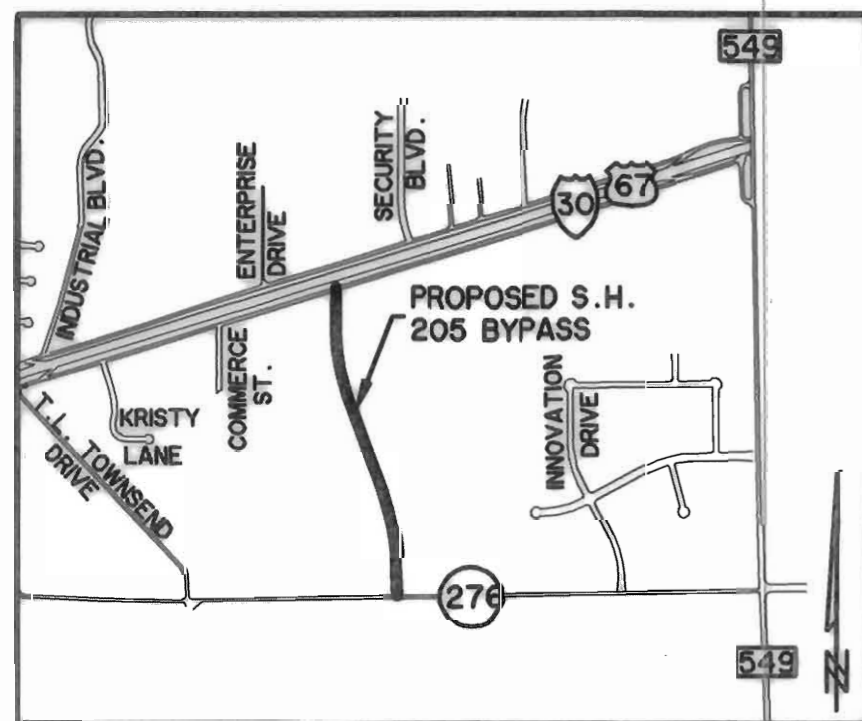
SCALE: 1" = 100'

CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	BEARING
401	92.50	16°19'03"	26.34	13.26	26.25 S 22°54'46"E

**RIGHT-OF-WAY DEDICATION PLAT FOR:
S.H. No. 205 BYPASS**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 9.408 ACRES OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2 AND THE J. LOCKHART SURVEY, ABSTRACT No. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP

N.T.S.

OWNER:
THE CAMBRIDGE COMPANIES, INC., TRUSTEE
BY: JAMES J. MELINO, VICE PRESIDENT
8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75225
(214) 691-2556

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
1380 U.S. HIGHWAY 287 N, SUITE 101 MANSFIELD, TEXAS 76063 METRO (817)477-8700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com

SHEET 1 OF 3

G.265

MATCH LINE SEE SHEET 2 OF 3

W.A. No. 04141

DATE: 12-21-2007 FILE: 04141-Plat1.dwg

J.M. ALLEN SURVEY
ABSTRACT No. 2

(123.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 99, PG. 1022
D.R.R.C.T.

J. LOCKHART SURVEY
ABSTRACT No. 134

(12.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 101, PG. 795
D.R.R.C.T.

MATCH LINE SEE SHEET 1 OF 3

D=20°19'45"
R=2010.00
L=713.17
CH=N 10°30'11"W
709.43

DRAINAGE
ESEMMENT BY
THIS PLAT.

N 20°40'03"W
878.58

N 00°20'18"W
229.35

N 65°41'46"E
201.30

S.H. No. 205 BYPASS

TXDOT CONC.
MON. FND.
(DAMAGED)

INTERSTATE
HIGHWAY No. 30

T-II
T-12

T-2
T-3

R.O.W.
120'

T-9
T-8

D=20°19'45"
R=1890.00
L=670.59
CH=S 10°30'11"E
667.08

(12.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 101, PG. 795
D.R.R.C.T.

S 20°40'03"E
878.58

S 00°20'18"E
226.80

PLACE OF
BEGINNING

(123.4 ACRES)
THE CAMBRIDGE
COMPANIES, INC.
TRUSTEE
VOL. 99, PG. 1022
D.R.R.C.T.

J.M. ALLEN SURVEY
ABSTRACT No. 2

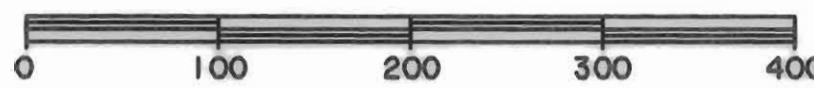
LAFON
SUBDIVISION
CAB. "B", SLIDE 42
P.R.R.C.T.

NESBO
TEXAS LIMITED PARTNERSHIP
VOL. 1201, PG. 251
D.R.R.C.T.

J. LOCKHART SURVEY
ABSTRACT No. 134

TANGENT TABLE

NO.	DISTANCE	BEARING
T-1	70.57	N 44°02'28"E
T-2	100.15	N 03°29'11"W
T-3	90.00	N 00°20'18"W
T-4	74.34	N 52°52'25"W
T-5	99.11	S 72°49'16"W
T-6	179.10	S 69°25'07"W
T-7	68.65	S 39°58'55"W
T-8	150.00	S 00°20'18"E
T-9	126.22	S 07°37'52"W
T-10	70.85	S 45°57'32"E
T-11	15.00	N 35°31'10"E
T-12	16.68	S 54°28'50"E
T-13	30.80	N 54°28'50"W
T-14	42.11	S 88°55'42"W
T-15	20.00	N 01°04'18"W
T-16	55.00	N 88°55'42"E
T-17	6.24	N 31°04'18"W
T-18	25.00	S 69°19'57"W
T-19	20.00	S 20°40'03"E
T-20	40.00	N 69°19'57"E
T-21	90.00	S 20°40'03"E
T-22	44.72	S 42°46'03"W



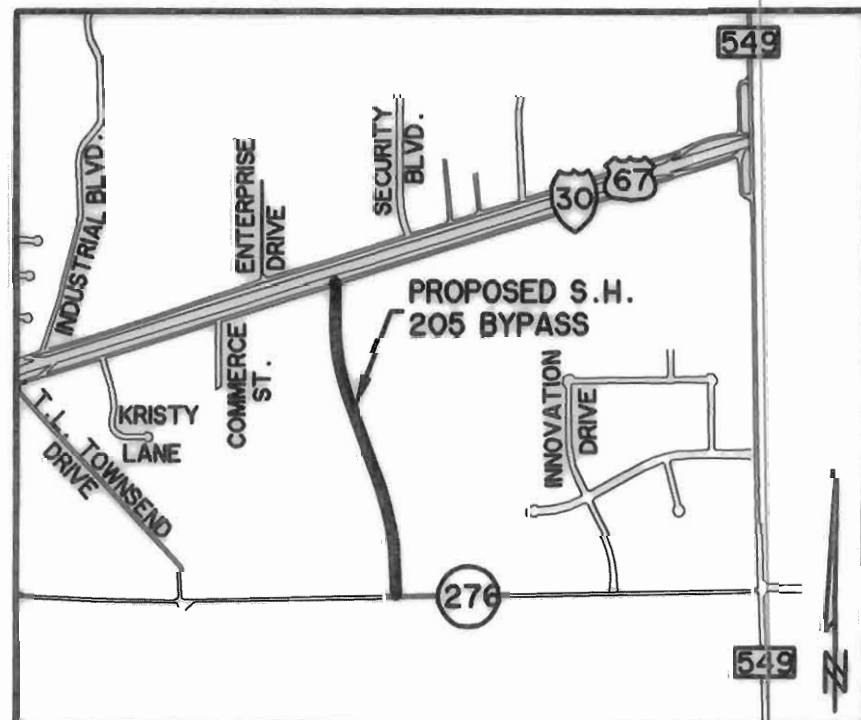
SCALE: 1" = 100'

CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	BEARING
401	92.50	16°19'03"	26.34	13.26	26.25 S 22°54'46"E

**RIGHT-OF-WAY DEDICATION PLAT FOR:
S.H. No. 205 BYPASS**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS, BEING 9.408 ACRES OF LAND
LOCATED IN THE J.M. ALLEN SURVEY,
ABSTRACT No. 2 AND THE J. LOCKHART SURVEY,
ABSTRACT No. 134, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



VICINITY MAP

N.T.S.

OWNER:
THE CAMBRIDGE COMPANIES, INC., TRUSTEE
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8235 DOUGLAS AVE., SUITE 650
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www.WierAssociates.com

SHEET 2 OF 3

G. 261a

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE CAMBRIDGE COMPANIES, INC., TRUSTEE, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING 9.408 ACRES OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2 AND THE J. LOCKHART SURVEY, ABSTRACT No. 134, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF THOSE CERTAIN 123.4 AND 12.4 ACRE TRACTS OF LAND DESCRIBED IN DEED TO THE CAMBRIDGE COMPANIES, INC., TRUSTEE AS RECORDED IN VOLUME 99, PAGE 1022 AND VOLUME 101, PAGE 795, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30 AND THE NORTH BOUNDARY LINE OF SAID 12.4 ACRE CAMBRIDGE COMPANIES, INC. TRACT, LYING N 01°18'42"W, 632.33 FEET FROM A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 12.4 ACRE CAMBRIDGE COMPANIES TRACT, THE SOUTHWEST CORNER OF LAFON SUBDIVISION AS RECORDED IN CABINET "B", SLIDE 42 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND IN THE NORTH BOUNDARY LINE OF SAID 123.4 ACRE CAMBRIDGE COMPANIES, INC. TRACT,

THENCE S 69°25'07"W, 179.10 FEET TO A 1/2" IRON ROD SET,

THENCE S 39°58'55"W, 68.65 FEET TO A 1/2" IRON ROD SET,

THENCE S 00°20'18"E, 150.00 FEET TO A 1/2" IRON ROD SET,

THENCE S 07°37'52"W, 126.22 FEET TO A 1/2" IRON ROD SET,

THENCE S 00°20'18"E, 226.80 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 670.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,890.00 FEET, A CENTRAL ANGLE OF 20°19'45" AND A CHORD BEARING S 10°30'11"E, 667.08 FEET TO A 1/2" IRON ROD SET,

THENCE S 20°40'03"E, 878.58 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, 875.55 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,560.00 FEET, A CENTRAL ANGLE OF 19°35'45" AND A CHORD BEARING S 10°52'11"E, 871.29 FEET TO A 1/2" IRON ROD SET,

THENCE S 01°04'18"E, 294.36 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°57'32"E, 70.85 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY No 276 (A 120 FOOT RIGHT-OF-WAY)

THENCE S 89°09'13"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No 276, 220.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 44°02'28"E, 70.57 FEET TO A 1/2" IRON ROD SET,

THENCE N 01°04'18"W, 293.89 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 834.51 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,440.00 FEET, A CENTRAL ANGLE OF 19°35'45" AND A CHORD BEARING N 10°52'11"W, 830.45 FEET TO A 1/2" IRON ROD SET,

THENCE N 20°40'03"W, 878.58 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 713.17 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,010.00 FEET, A CENTRAL ANGLE OF 20°19'45" AND A CHORD BEARING N 10°30'11"W, 709.43 FEET TO A 1/2" IRON ROD SET,

THENCE N 00°20'18"W, 229.35 FEET TO A 1/2" IRON ROD SET,

THENCE N 03°29'11"W, 100.15 FEET TO A 1/2" IRON ROD SET,

THENCE N 00°20'18"W, 90.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 52°52'25"W, 74.34 FEET TO A 1/2" IRON ROD SET,

IN 72°49'16"E, 99.11 FEET TO A 1/2" IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30 (A VARIABLE WIDTH RIGHT-OF-WAY),

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30 AS FOLLOWS:

N 65°41'46"E, 201.30 FEET TO A DAMAGED CONCRETE TXDOT MONUMENT,

N 72°49'16"E, 339.95 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.408 ACRES (409,808 SQUARE FEET) 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 STATE HIGHWAY NO. 205 BYPASS RIGHT-OF-WAY 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE STATE HIGHWAY NO. 205 BYPASS RIGHT-OF-WAY 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 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 ADJUTS, 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 ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

By: *James J. Melino*
JAMES J. MELINO, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINO, 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 28th DAY OF January, 2008

Chuck Fuld
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES,



OWNER:
THE CAMBRIDGE COMPANIES, INC., TRUSTEE
BY: JAMES J. MELINO, VICE PRESIDENT
8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75225
(214) 691-2556

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES,

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT I, GREGG A. E. MADSEN, 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.

Gregg A. E. Madsen
REGISTERED PUBLIC SURVEYOR NO. 5798

RECOMMENDED FOR FINAL APPROVAL *C. W. 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 14th DAY OF February, 2008.

WITNESS OUR HANDS, THIS 20th DAY OF February, 2008.

Walter R. Clegg *Christy Wiering* *see below*
MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY PLANNING DIRECTOR OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 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.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL.

Robert Salas *2-28-08* *Chuck Fuld* *2-22-08*
DIRECTOR OF PLANNING CITY ENGINEER

RIGHT-OF-WAY DEDICATION PLAT FOR:
S.H. No. 205 BYPASS

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 9.408 ACRES OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2 AND THE J. LOCKHART SURVEY, ABSTRACT No. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
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6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com

FILE: 04141-Plat3.dwg W.A. No. 04141 DATE: 12-21-2007

Rockwall County
Lisa Constant
County Clerk

Rockwall, Texas 75087 (972) 882-0220



70 2008 00392013

Instrument Number: 2008-00392013

As

Recorded On: January 18, 2008

Recordings

Parties: ROCKWALL CITY OF

Billable Pages: 14

To TEMUNOVIC PETAR

Number of Pages: 14

Comment: LIS PENDENS

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	64.00
Total Recording:	64.00

***** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00392013

Receipt Number: 193792

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User / Station: F H - Cashier Station #4

Record and Return To:

BURFORD AND RYBURN

500 N AKARD ST

SUITE 3100

DALLAS TX 75201-6697



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Rockwall County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color or race is invalid and unenforceable under Federal law.

Lisa Constant
Lisa Constant
Rockwall County Clerk

CAUSE NO. 1-08-55

CITY OF ROCKWALL, TEXAS
Condemnor,

vs.

PETAR TEMUNOVIC and wife,
CVIJETA TEMUNOVIC,
Condemnees.

§
§
§
§
§
§
§
§

PROCEEDINGS IN EMINENT DOMAIN

IN THE 382ND JUDICIAL DISTRICT
COURT

OF ROCKWALL COUNTY, TEXAS

NOTICE OF LIS PENDENS

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

NOTICE IS HEREBY GIVEN that in the above-entitled Court there is pending an eminent domain proceeding as numbered and styled above wherein, CITY OF ROCKWALL is the Condemnor, and PETAR TEMUNOVIC and wife, CVIJETA TEMUNOVIC are the Condemnees, that said suit is an eminent domain proceeding wherein said Condemnor seeks under authority of the laws of the State of Texas to condemn fee title to land and improvements and acquire easement rights on the property of Condemnee(s); that said suit involves the title or a portion of the title to the real estate described in **Exhibit "A"** of Condemnor's Original Statement and Petition for Condemnation, which **Exhibit "A"** is attached hereto and incorporated herein by reference for all purposes, and that said Condemnor is seeking affirmative relief in such suit in that it is suing for a judgment vesting in Condemnor said rights.

EXECUTED this the 17th day of January, 2008.

Respectfully submitted,

BURFORD & RYBURN, L.L.P.

By: Scott T. Doggett
SCOTT T. DOGGETT

State Bar No. 05945675
500 N. Akard Street, Suite 3100
Dallas, Texas 75201-6697
Telephone: (214) 740-3138
Facsimile: (214) 740-2817

ATTORNEYS FOR CONDEMNOR,
CITY OF ROCKWALL, TEXAS

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 17th day of January, 2008, by SCOTT T. DOGGETT as attorney for CITY OF ROCKWALL, TEXAS.



NOTARY PUBLIC STATE OF TEXAS

When Recorded, Return To:
Scott T. Doggett
Burford & Ryburn, L.L.P.
500 N. Akard Street, Suite 3100
Dallas, Texas 76201-6697
Telephone: (214) 740-3138

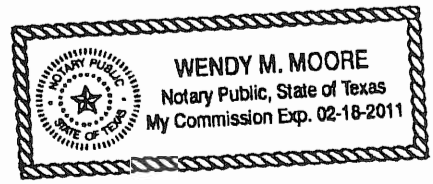


EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
R.O.W.

Page 1 of 3
07/20/07

Description of Parcel 1

BEING 279,192 square feet of land situated in the J. LOCKHART SURVEY, ABSTRACT 134, Rockwall County, Texas and in that certain tract of land conveyed to Petar Temunovic & Cvijeta Temunovic by instrument recorded in Volume 930, Page 190, Deed Records, Rockwall County, Texas and further described as follows:

COMMENCING at a 1/2-inch iron rod found for the common westerly corner of said Temunovi tract and that certain tract of land conveyed to F. B. Athey by instrument recorded in Volume 111, Page 91, said Deed Records;

THENCE North 89°51'12" East along the common line of said tracts, 295.95 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of 205 Bypass, being the **POINT OF BEGINNING**;

THENCE North 89°51'12" East continuing along said common line, 139.00 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of the 205 Bypass;

THENCE along the proposed easterly right-of-way line of the 205 Bypass the following seven (7) calls:

1. South 30°27'27" East, 248.68 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. North 59°32'33" East, 47.97 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
3. South 30°27'27" East, 300.84 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
4. South 59°32'33" West, 47.97 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
5. South 30°27'27" East, 276.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set for the beginning of a curve to the right whose center bears South 59°32'33" West;
6. Southerly along said curve to the right having a radius of 1810.00 feet, a central angle of 30°07'09" and an arc length of 951.47 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;

EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
R.O.W.

Page 2 of 3
07/20/07

Description of Parcel 1

7. South $02^{\circ}45'03''$ East, 210.21 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the northerly right-of-way line of Interstate 30 (a variable width right-of-way);

THENCE South $72^{\circ}50'51''$ West along said northerly right-of-way line, 165.92 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of 205 Bypass;

THENCE along the proposed westerly right-of-way lines of the 205 Bypass the following eight (8) calls:

1. North $02^{\circ}24'50''$ East, 258.32 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. North $01^{\circ}43'17''$ East, 190.30 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set for the beginning of a curve to the left whose center bears South $83^{\circ}12'01''$ West;
3. Northerly along said curve to the left having a radius of 1690.00 feet, a central angle of $23^{\circ}39'28''$ and an arc length of 697.81 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
4. North $30^{\circ}27'27''$ West, 416.98 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
5. South $59^{\circ}32'33''$ West, 48.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
6. North $30^{\circ}27'27''$ West, 300.59 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
7. North $59^{\circ}32'33''$ East, 48.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
8. North $30^{\circ}27'27''$ West, 178.14 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 279,192 square feet or 6.409 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

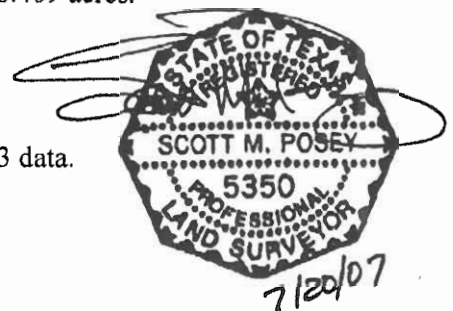


EXHIBIT "A"

SHEET 3 OF 3

**N. BUTLER SURVEY
ABSTRACT 20**

F.B. ATHEY
VOLUME 111 PAGE 91
D.R.R.C.T.

**D. HARR SURVEY
ABSTRACT 102**

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 4168 PAGE 0317
D.R.R.C.T.

PETAR TEMUNOVIC &
CVIJETA TEMUNOVIC
VOLUME 930, PAGE 190
D.R.R.C.T.

**A. HANNA SURVEY
ABSTRACT 99**

**J. LOCKHART SURVEY
ABSTRACT 134**

PETAR TEMUNOVIC &
CVIJETA TEMUNOVIC
VOLUME 930, PAGE 190
D.R.R.C.T.



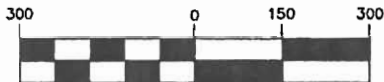
$\Delta = 30^{\circ}07'09''$
 $R = 1810.00'$
 $L = 951.47'$
 $RB = S59^{\circ}32'33''W$

$\Delta = 23^{\circ}39'28''$
 $R = 1690.00'$
 $L = 697.81'$
 $RB = S83^{\circ}12'01''W$

205 BYPASS



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°32'33"E	47.97'
L2	S59°32'33"W	47.97'
L3	S59°32'33"W	48.04'
L4	N59°32'33"E	48.04'

○ SET 5/8 INCH IRON ROD W/CAP
STAMPED "SURVCON INC"
BEARINGS BASED ON STATE
PLANE NAD 1983 DATA

P.O.C.
295.95'
N89°51'12"E

178.14'
N30°27'27"W

139.00'
N89°51'12"E

APPROXIMATE SURVEY LINE

248.68'
S30°27'27"E

PROPOSED

300.59'
N30°27'27"W

300.84'
S30°27'27"E

216.04'
S30°27'27"E

416.98'
N30°27'27"W

FOUND 1/2 INCH
IRON ROD

FOUND 1/2 INCH
IRON ROD

FOUND 1/2 INCH
IRON ROD

FOUND TxDOT
MONUMENT

190.30'
N01°43'17"E

258.32'
N02°24'50"E

37.11'
S72°50'51"W

165.92'
S72°50'51"W

210.21'
S02°45'03"E

FOUND 1/2 INCH
IRON ROD

INTERSTATE 30
(VARIABLE WIDTH RIGHT-OF-WAY)

EXHIBIT SHOWING
PARCEL 01
279,192 SQUARE FEET (6.409 ACRES)
PROPOSED 205 BYPASS
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
1200 SUMMIT AVENUE, SUITE 600
FORT WORTH, TEXAS 76102 (817) 698-6770

SCALE: 1" = 300'	JOB #: 60004383
DATE: JUNE 2007	F.B. #:
DRAWN BY: R.D.J.	CAD DATE: JULY 2007
CHECKED BY: S.M.P. \ J.T.M.	CAD FILE: 60004383 P01.DWG

S:\survcon\Project\60004383\Drawing\Exhibit A.mxd 7/19/2007 4:47:26 PM CDT

EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Drainage Easement

Page 1 of 3
07/20/07

Description of Parcel 1DE1

BEING 68,873 square feet of land situated in the J. LOCKHART SURVEY, ABSTRACT 134, Rockwall County, Texas and in that certain tract of land conveyed to Petar Temunovic & Cvijeta Temunovic by instrument recorded in Volume 930, Page 190, Deed Records, Rockwall County, Texas and further described as follows:

COMMENCING at a 1/2-inch iron rod found for the common westerly corner of said Temunovi tract and that certain tract of land conveyed to F. B. Athey by instrument recorded in Volume 111, Page 91, said Deed Records;

THENCE North 89°51'12" East along the common line of said tracts, 143.05 feet to being the **POINT OF BEGINNING**;

THENCE North 89°51'12" East continuing along said common line, 152.90 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of 205 Bypass;

THENCE along the proposed westerly right-of-way line of the 205 Bypass the following three (3) calls:

1. South 30°27'27" East, 178.14 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. South 59°32'33" West, 48.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
3. South 30°27'27" East, 300.59 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;

THENCE over and across said Temunovic tract the following four (4) calls;

1. South 59°32'33" West, 133.96 feet;
2. North 30°27'27" West, 300.59 feet;
3. North 59°32'33' East, 50.00 feet;
4. North 30°27'27" West, 255.30 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 68,873 square feet or 1.581 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

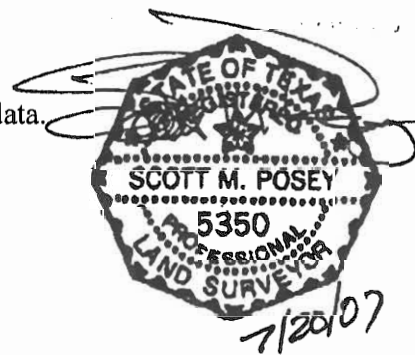


EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Drainage Easement

Page 2 of 3
07/20/07

Description of Parcel 1DE2

BEING 47,717 square feet of land situated in the J. LOCKHART SURVEY, ABSTRACT 134, Rockwall County, Texas and in that certain tract of land conveyed to Petar Temunovic & Cvijeta Temunovic by instrument recorded in Volume 930, Page 190, Deed Records, Rockwall County, Texas and further described as follows:

COMMENCING at a 1/2-inch iron rod with cap found for the common westerly corner of said Temunovi tract and that certain tract of land conveyed to F. B. Athey by instrument recorded in Volume 111, Page 91, said Deed Records;

THENCE North 89°51'12" East along the common line of said tracts, 434.95 feet a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of 205 Bypass, being the **POINT OF BEGINNING**;

THENCE North 89°51'12" East continuing along said common line, 69.50 feet;

THENCE South 30°27'27" East, 212.17 feet;

THENCE North 59°32'33" East, 100.00 feet;

THENCE South 30°27'27" East, 302.28 feet;

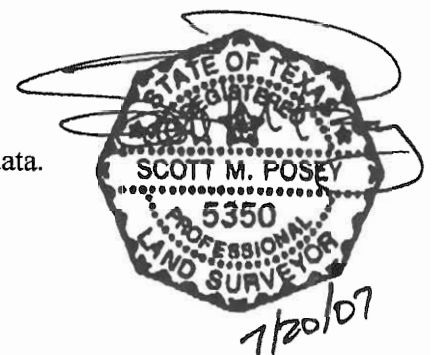
THENCE South 59°32'33" West, 112.03 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the aforesaid easterly right-of-way line of the 205 Bypass;

THENCE along the proposed easterly right-of-way line of the 205 Bypass the following three (3) calls:

1. North 30°27'27" West, 300.84 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
2. South 59°32'33" West, 47.97 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set;
3. North 30°27'27" West, 248.68 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 47,717 square feet or 1.095 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.



**N. BUTLER
SURVEY
ABSTRACT 20**

EXHIBIT "A"

SHEET 3 OF 3

F.B. ATHEY
VOLUME 111 PAGE 91
D.R.R.C.T.

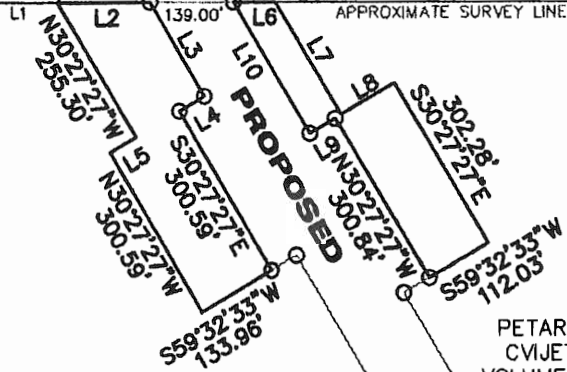
**D. HARR SURVEY
ABSTRACT 102**

P.O.C.
DE1 & DE2

P.O.B.
DE1

P.O.B.
DE2

FOUND 1/2 INCH
IRON ROD



ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 4168 PAGE 0317
D.R.R.C.T.

PETAR TEMUNOVIC &
CVIJETA TEMUNOVIC
VOLUME 930, PAGE 190
D.R.R.C.T.

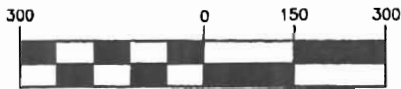
**A. HANNA SURVEY
ABSTRACT 99**

**J. LOCKHART
SURVEY
ABSTRACT 134**

PETAR TEMUNOVIC &
CVIJETA TEMUNOVIC
VOLUME 930, PAGE 190
D.R.R.C.T.



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

LINE	BEARING	DISTANCE
L1	N89°51'12"E	143.05'
L2	N89°51'12"E	152.90'
L3	S30°27'27"E	178.14'
L4	S59°32'33"W	48.04'
L5	N59°32'33"E	50.00'
L6	N89°51'12"E	69.50'
L7	S30°27'27"E	212.17'
L8	N59°32'33"E	100.00'
L9	S59°32'33"W	47.97'
L10	N30°27'27"W	248.68'

FOUND 1/2 INCH
IRON ROD

FOUND 1/2 INCH
IRON ROD

FOUND TxDOT
MONUMENT

INTERSTATE 30
(VARIABLE WIDTH RIGHT-OF-WAY)

EXHIBIT SHOWING
PARCEL 01 DRAINAGE EASEMENT 1
68,873 SQUARE FEET (1.581 ACRES)
PARCEL 01 DRAINAGE EASEMENT 2
47,717 SQUARE FEET (1.095 ACRES)
PROPOSED 205 BYPASS
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVCON INC.
PROFESSIONAL SURVEYORS
1200 SUMMIT AVENUE, SUITE 600
FORT WORTH, TEXAS 76102 (817) 698-6770

SCALE: 1" = 300'	JOB #: 60004383
DATE: JUNE 2007	F.B. #:
DRAWN BY: R.D.J.	CAD DATE: JULY 2007
CHECKED BY: S.M.P. \ J.T.M.	CAD FILE: 60004383 PO1DE.DWG

○ FOUND 5/8 INCH IRON ROD
W/CAP STAMPED "SURVCON INC"
BEARINGS BASED ON STATE
PLANE NAD 1983 DATA

EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Temporary Easement

Page 1 of 5
07/24/07

Description of Parcel 1TE1

BEING 24,453 square feet of land situated in the J. LOCKHART SURVEY, ABSTRACT 134, Rockwall County, Texas and in that certain tract of land conveyed to Petar Temunovic & Cvijeta Temunovic by instrument recorded in Volume 930, Page 190, Deed Records, Rockwall County, Texas and further described as follows:

COMMENCING at a 1/2-inch iron rod with found for the common southerly corner of said Temunovic tract and that certain Lot 1, Block A, Rockwall Commercial Park Phase Two, an addition to the City of Rockwall, as shown on map recorded in Cabinet B, Slide 206, of the Plat Records, Rockwall County, Texas and being on the northerly right-of-way line of Interstate 30 (a variable width right-of-way);

THENCE South 72°50'51" West along said northerly right-of-way line, 409.51 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" set on the proposed westerly right-of-way line of the 205 Bypass, being the **POINT OF BEGINNING**;

THENCE South 72°50'51" West continuing along said northerly right-of-way line, 37.11 feet to a concrete highway marker with TxDOT cap;

THENCE South 79°37'54" West continuing along said northerly right-of-way line, 53.31 feet;

THENCE over and across said Temunovic tract the following seven (7) calls:

1. North 00°20'19" West, 125.90 feet;
2. South 87°35'10" East, 86.71 feet;
3. North 00°20'18" West, 85.53 feet;
4. North 02°26'16" East, 260.96 feet to the beginning of a curve to the left whose center bears South 83°10'48" West;
5. Northerly along said curve to the left having a radius of 1682.00 feet, a central angle of 23°38'15" and an arc length of 693.91 feet;
6. North 30°09'23" West, 213.17 feet;
7. North 36°49'49" West, 205.08 feet the aforesaid proposed westerly right-of-way line of the 205 Bypass;

EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Temporary Easement

Page 2 of 5
07/24/07

Description of Parcel 1TE1

THENCE along the proposed westerly right-of-way line of the 205 Bypass the following five (5) calls:

1. North 59°32'33" East, 29.64 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found;
2. South 30°27'27" East, 416.98 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found for the beginning of a curve to the right whose center bears South 59°32'33" West;
3. Southerly along said curve to the right having a radius of 1690.00 feet, a central angle of 23°39'28" and an arc length of 697.81 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found;
4. South 01°43'17" West, 190.30 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found;
5. South 02°24'50" West, 258.32 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 24,453 square feet or 0.561 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

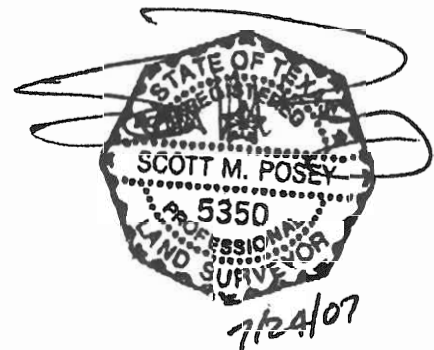


EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Temporary Easement

Page 3 of 5
07/24/07

Description of Parcel 1TE2

BEING 22,813 square feet of land situated in the J. LOCKHART SURVEY, ABSTRACT 134, Rockwall County, Texas and in that certain tract of land conveyed to Petar Temunovic & Cvijeta Temunovic by instrument recorded in Volume 930, Page 190, Deed Records, Rockwall County, Texas and further described as follows:

COMMENCING at a 1/2-inch iron rod with found for the common southerly corner of said Temunovic tract and that certain Lot 1, Block A, Rockwall Commercial Park Phase Two, an addition to the City of Rockwall, as shown on map recorded in Cabinet B, Slide 206, of the Plat Records, Rockwall County, Texas and being on the northerly right-of-way line of Interstate 30 (a variable width right-of-way);

THENCE South 72°50'51" West along said northerly right-of-way line, 117.03 feet to the **POINT OF BEGINNING**;

THENCE South 72°50'51" West continuing along said northerly right-of-way line, 126.56 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found on the proposed easterly right-of-way line of the 205 Bypass;

THENCE along the proposed easterly right-of-way line of the 205 Bypass the following four (1) calls:

1. North 02°45'03" West, 210.21 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found for the beginning of a curve to the left whose center bears South 89°39'42" West;
2. Northerly along said curve to the left having a radius of 1810.00 feet, a central angle of 30°07'09" and an arc length of 951.47 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found;
3. North 30°27'27" West, 276.04 feet to a 5/8 inch iron rod with a cap stamped "SURVCON INC" found;
4. North 59°32'33" East, 15.73 feet;

THENCE over and across said Temunovic tract the following five (5) calls:

1. South 29°16'06" East, 276.10 feet to the beginning of a curve to the right whose center bears South 59°32'33" West;
2. Southerly along said curve to the right having a radius of 1820.00 feet, a central angle of 30°07'09" and an arc length of 956.73 feet;

EXHIBIT "A"

County: Rockwall
Highway: 205 Bypass
Temporary Easement

Page 4 of 5
07/24/07

Description of Parcel 1TE2

3. South 02°45'18" East, 125.48 feet;
4. North 87°14'57" East, 114.81 feet;
5. South 00°20'18" East, 52.88 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 22,813 square feet or 0.524 acres.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

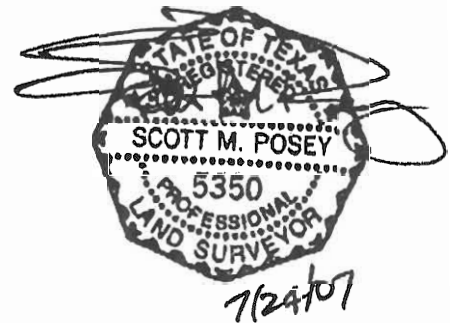


EXHIBIT "A"

SHEET 5 OF 5

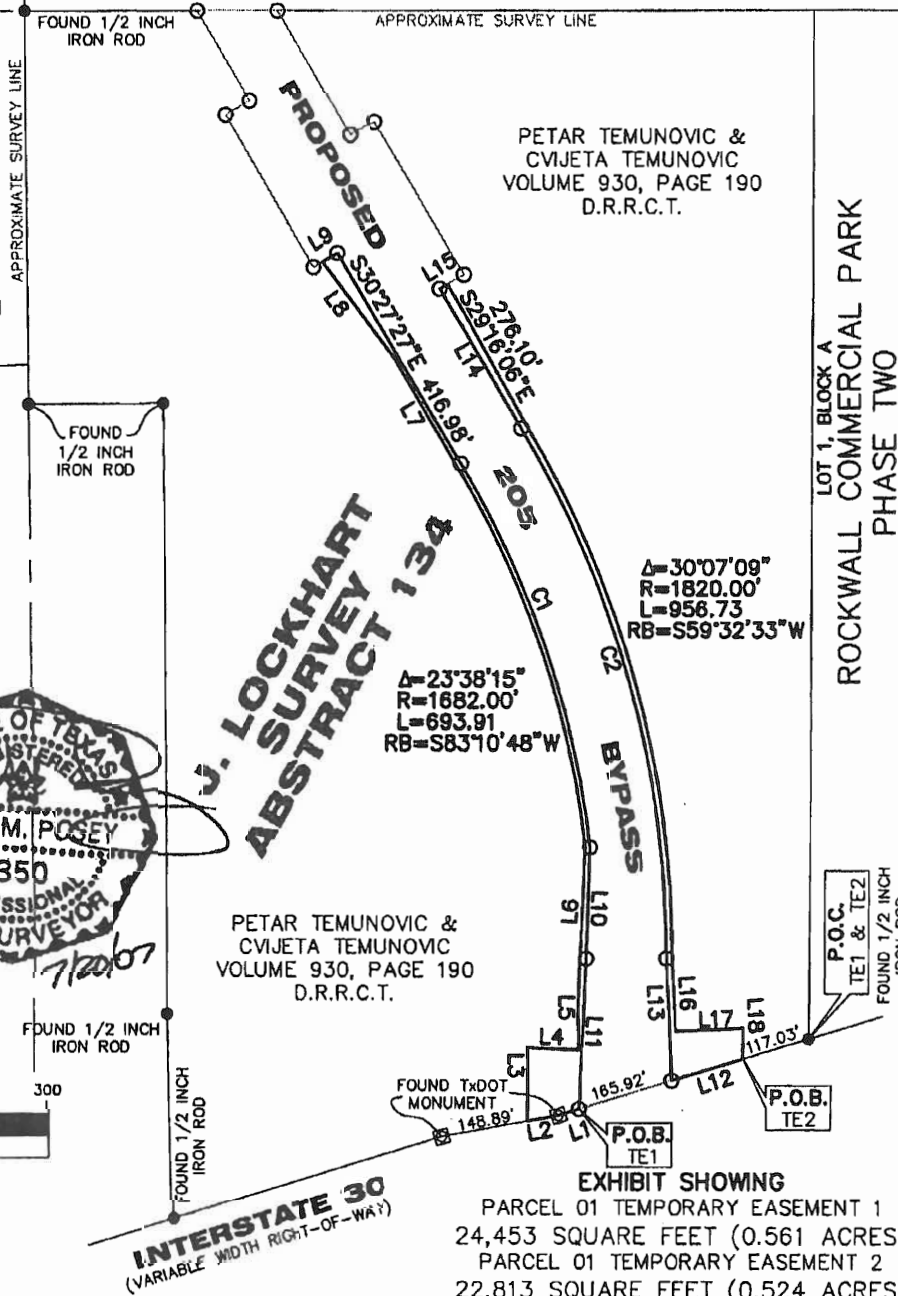
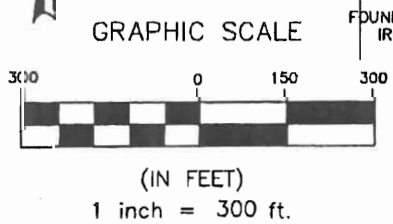
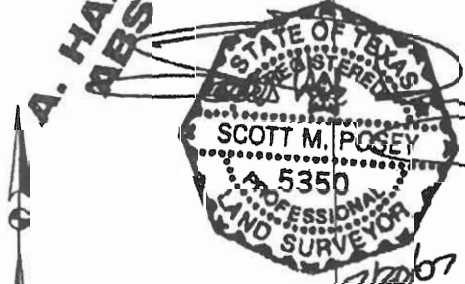
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°50'51"W	37.11'
L2	S79°37'54"W	53.31'
L3	N00°20'19"W	125.90'
L4	S87°35'10"E	86.71'
L5	N00°20'18"W	85.53'
L6	N02°26'16"E	260.96'
L7	N30°09'23"W	213.17'
L8	N36°49'49"W	205.08'
L9	N59°32'33"E	29.64'
L10	S01°43'17"W	190.30'
L11	S02°24'50"W	258.32'
L12	S72°50'51"W	126.56'
L13	N02°45'03"W	210.21'
L14	N30°27'27"W	276.04'
L15	N59°32'33"E	15.73'
L16	S02°45'18"E	125.48'
L17	N87°14'57"E	114.81'
L18	S00°20'18"E	52.88'

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
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**A. HANNA SURVEY
ABSTRACT 99**

**J. LOCKHART
SURVEY
ABSTRACT 134**

LOT 1, BLOCK A
**ROCKWALL COMMERCIAL PARK
PHASE TWO
CABINET B, SLIDE 206
P.R.R.C.T.**



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$\Delta = 30°07'09''$
 $R = 1820.00'$
 $L = 956.73$
 $RB = S59°32'33''W$

$\Delta = 23°38'15''$
 $R = 1682.00'$
 $L = 693.91$
 $RB = S83°10'48''W$

EXHIBIT SHOWING
PARCEL 01 TEMPORARY EASEMENT 1
24,453 SQUARE FEET (0.561 ACRES)
PARCEL 01 TEMPORARY EASEMENT 2
22,813 SQUARE FEET (0.524 ACRES)
PROPOSED 205 BYPASS
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	RADIAL BEARING
C1	697.81'	23°39'28"	1690.00'	S59°32'33"W
C2	951.47'	30°07'09"	1810.00'	S89°39'42"W

○ FOUND 5/8 INCH IRON ROD
W/CAP STAMPED "SURVCON INC"
BEARINGS BASED ON STATE
PLANE NAD 1983 DATA

SURVCON INC.
PROFESSIONAL SURVEYORS
1200 SUMMIT AVENUE, SUITE 600
FORT WORTH, TEXAS 76102 (817) 698-6770

SCALE: 1" = 300'	JOB #: 60004383
DATE: JUNE 2007	F.B. #:
DRAWN BY: R.D.J.	CAD DATE: JULY 2007
CHECKED BY: S.M.P. \ J.T.M.	CAD FILE: 60004383.PRTLE.DWG

Inst #

Filed for Record in: Rockwall County
On: Jan 18, 2008 at 09:52A

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