

AIRPORT ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 CAUSE NO. 1-10-471; DISTRICT COURT
 ROCKWALL COUNTY, TEXAS
 382ND JUDICIAL DISTRICT
 DATED JUNE 21, 2011



100 50 0 100 200
 SCALE IN FEET
 1" = 100'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	1°29'02"	732.50'	9.49'	18.97'	N 87°40'30" E	18.97'
C2	39°05'55"	26.71'	9.48'	18.22'	S 15°54'55" W	17.87'
C3	30°14'21"	29.00'	7.84'	15.31'	S 16°01'41" E	15.13'
C4	30°23'17"	26.94'	7.32'	14.29'	S 15°58'11" E	14.12'
C5	85°35'56"	27.13'	25.12'	40.53'	S 45°18'51" W	36.87'
C6	89°53'53"	28.00'	27.95'	43.93'	S 44°07'09" W	39.56'
C7	80°47'31"	28.00'	23.83'	39.48'	S 42°16'57" E	36.29'
C8	89°08'53"	27.93'	27.52'	43.46'	N 43°36'14" E	39.20'
C9	88°56'36"	28.00'	27.49'	43.47'	N 43°38'31" E	39.23'
C10	86°10'36"	27.15'	25.40'	40.84'	N 38°24'14" E	37.09'
C11	30°11'05"	28.00'	7.55'	14.75'	N 15°50'31" W	14.58'
C12	29°54'31"	56.00'	14.96'	29.23'	N 15°50'31" W	28.90'
C13	42°58'47"	27.60'	10.87'	20.70'	N 21°17'35" W	20.22'
C14	90°09'23"	20.50'	20.56'	32.26'	N 46°48'03" W	29.03'
C15	78°43'18"	5.61'	4.60'	7.71'	N 48°46'14" E	7.12'
C16	28°23'46"	29.91'	7.57'	14.83'	S 16°53'51" W	14.67'
C17	40°10'47"	55.95'	20.46'	39.24'	S 17°35'53" W	38.44'

SURVEY NOTES:

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. Coordinates shown hereon are grid coordinates. All distances are surface distances with a surface to grid scale factor of 0.999853886.

All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.

GENERAL NOTES:

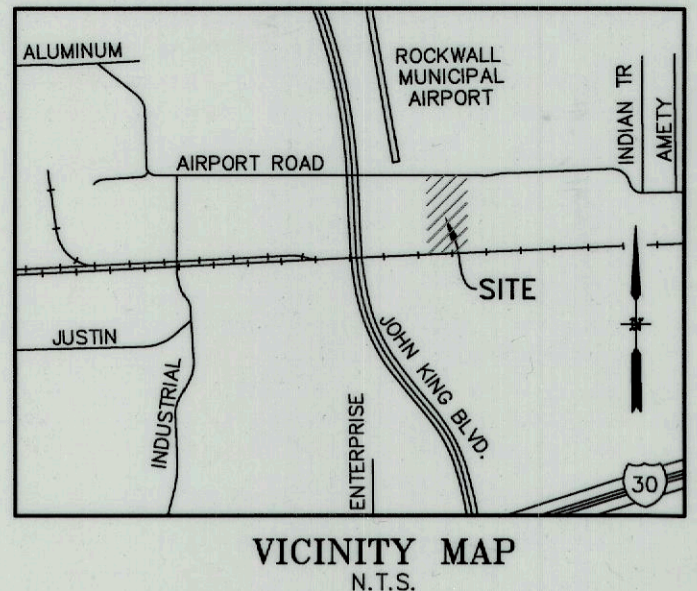
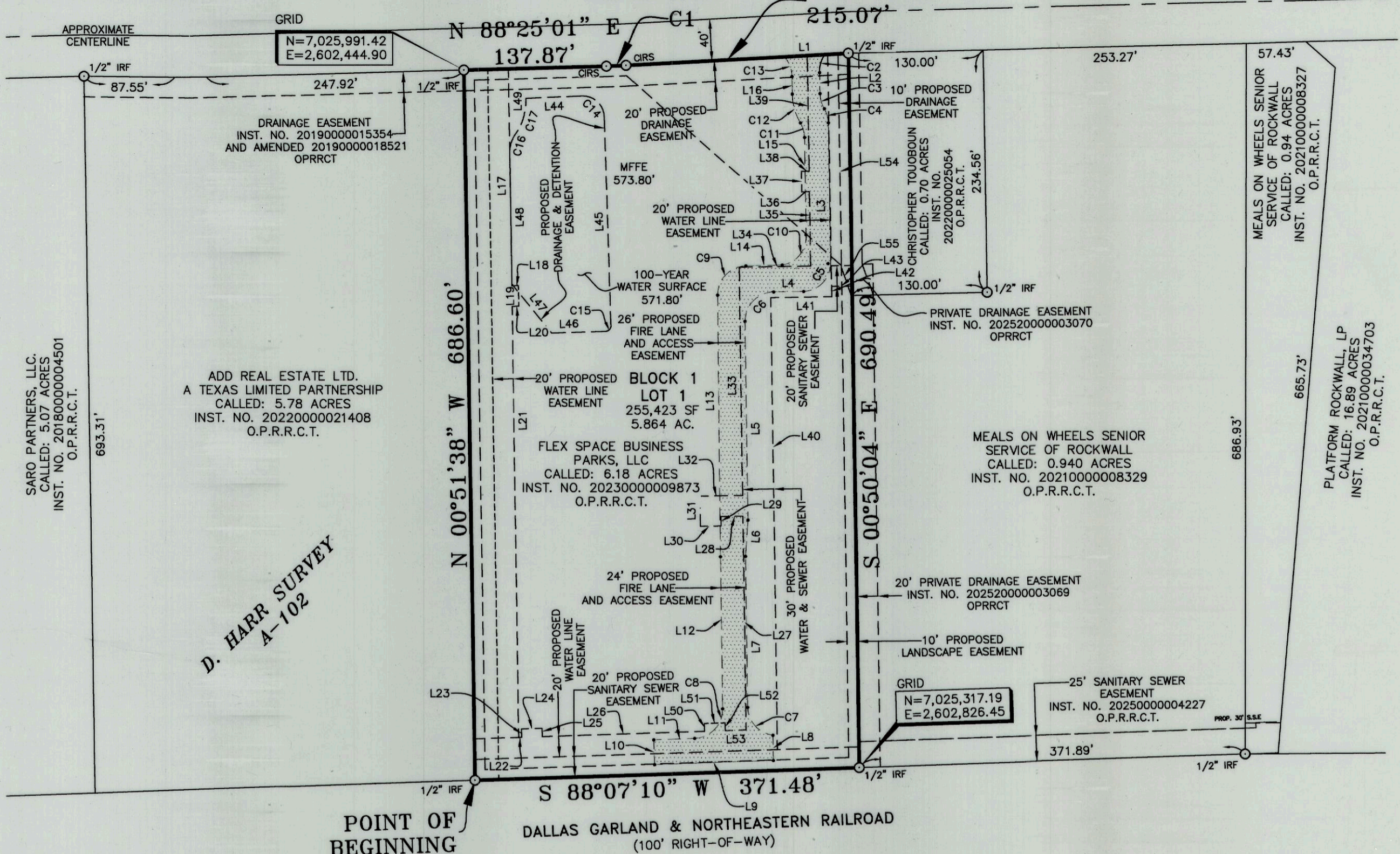
(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) The purpose of this plat is to subdivide this tract of land into one (1) for development.



LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
WE	WATER LINE ESMT. DIMENSION
FL	FIRE LANE DIMENSION
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
MFFE	MINIMUM FINISH FLOOR ELEVATION

BENCHMARKS:

- CP 1
 X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
 +/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
 NORTHING: 7025991.71
 EASTING: 2602124.66
 ELEV: 560.75
- CP 2
 X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.
 +/- 1050' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.
 +/- 200' EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.
 NORTHING: 7026005.28
 EASTING: 2602651.92
 ELEV: 571.25

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 86°55'58" E	39.22'
L2	S 00°50'02" E	20.24'
L3	S 00°48'21" E	137.85'
L4	S 89°03'38" W	29.08'
L5	S 00°49'47" E	191.23'
L6	S 04°04'13" W	35.47'
L7	S 00°49'54" E	146.25'
L8	S 00°49'48" E	24.37'
L9	S 88°02'16" W	114.76'
L10	N 01°53'11" W	24.00'
L11	N 88°02'16" E	39.71'
L12	N 00°49'48" W	147.32'
L13	N 00°35'46" W	252.32'
L14	N 88°45'51" E	35.21'
L15	N 00°45'21" W	94.94'
L16	N 00°44'33" W	16.90'
L17	N 00°51'42" W	210.22'
L18	S 88°06'50" W	6.50'
L19	N 00°51'42" W	20.00'
L20	N 88°06'50" E	6.50'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L21	N 00°51'43" W	416.15'
L22	S 88°07'10" W	2.94'
L23	N 01°53'10" W	7.97'
L24	S 88°06'50" W	20.00'
L25	N 01°53'10" W	7.97'
L26	S 88°07'10" W	156.47'
L27	N 00°49'49" W	207.03'
L28	N 89°10'13" E	21.05'
L29	S 00°45'43" E	9.28'
L30	N 89°11'58" E	20.00'
L31	S 00°45'43" E	29.27'
L32	N 89°10'13" E	41.03'
L33	N 00°49'47" W	220.02'
L34	N 89°10'13" E	68.97'
L35	N 00°49'43" W	72.21'
L36	S 89°10'17" W	7.50'
L37	N 00°49'43" W	20.00'
L38	N 89°10'17" E	7.50'
L39	N 00°49'43" W	111.67'
L40	N 00°49'48" W	436.50'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L41	N 89°10'13" E	59.07'
L42	N 00°52'06" W	10.00'
L43	N 89°10'13" E	19.91'
L44	S 87°33'39" W	54.53'
L45	N 01°43'29" W	203.78'
L46	N 88°07'41" E	51.78'
L47	S 39°03'54" E	61.28'
L48	S 00°51'42" E	129.38'
L49	N 00°51'42" W	210.22'
L50	S 01°52'50" E	7.50'
L51	S 88°07'10" W	20.00'
L52	S 01°52'50" E	7.50'
L53	N 88°07'10" E	20.02'
L54	S 00°50'04" E	206.84'
L55	S 19°06'29" E	31.89'

OWNER/DEVELOPER
FLEXSPACE BUSINESS PARKS, LLC.
 835 TILLMAN DRIVE
 ALLEN, TEXAS 75013
 PHONE:

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
 TBPELS FIRM REGISTRATION
 ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
 1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080
 201 WINDCO CIRCLE, SUITE 100, WYLLIE, TX 75098

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, Flexspace Business Parks LLC. being the sole owner of a 5.864-acre tract of land situated in the D. Harr Survey, Abstract Number 102, City of Rockwall, Rockwall County, Texas, and being part of a called 6.18-acre tract of land described in deed to Flexspace Business Parks, LLC. recorded in Instrument Number 2023000009873, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Flexspace tract and the southeast corner of a called 5.78-acre tract of land described in deed to Add Real Estate Ltd., recorded in Instrument Number 20220000021408, (O.P.R.R.C.T.), and being in the north line of Dallas Garland & Northeastern Railroad (a 100-foot-wide right-of-way);

THENCE North 00 degrees 51 minutes 38 seconds West with the common line of said called Add Real Estate tract and said Flexspace tract, a distance of 686.60 feet to a 1/2-inch iron rod found for the northwest corner of said Flexspace tract, also being the northeast corner of said Add Real Estate tract, and being in the south right-of-way line of Airport Road (a dedicated public right-of-way) as described in Cause No. 1-10-471 in the District Court Rockwall County, Texas 382ND Judicial District, dated June 21, 2011;

THENCE North 88 degrees 25 minutes 01 second East with the south right-of-way line of said Airport Road, a distance of 137.87 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for the beginning of a tangent curve to the left;

THENCE northeasterly continuing with the south right-of-way line of said Airport Road and said curve which has a central angle of 1 degree 29 minutes 02 seconds, a radius of 732.50 feet, a chord that bears North 87 degrees 40 minutes 30 seconds East with a chord length of 18.97 feet, and an arc length of 18.97 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for the end of said curve;

THENCE North 86 degrees 55 minutes 58 seconds East continuing with the south right-of-way line of said Airport Road, a distance of 215.07 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for the northeast corner of said Flexspace tract and the northwest corner of a called 0.70 acre tract of land described in deed to Christopher Touoboun recorded in Instrument Number 20220000025054, (O.P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 04 seconds East departing the south right-of-way line of said Airport Road with the common line of said Flexspace tract and said Touoboun and a called 0.940-acre tract of land described in deed to Meals on Wheels Senior Service of Rockwall recorded in Instrument Number 20210000008327, (O.P.R.R.C.T.) a distance of 690.49 feet to a 1/2-inch iron rod found for the southeast corner of said Flexspace tract, also being the southwest corner of said Meals on Wheels Senior Service of Rockwall tract and being in the north line of said Dallas Garland & Northern Railroad;

THENCE South 88 degrees 07 minutes 10 seconds West, with the north line of said Dallas Garland & Northern Railroad, a distance of 371.48 feet to the POINT OF BEGINNING and containing 5.864 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

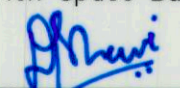
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the FLEXSPACE CENTER ROCKWALL ADDITION subdivision to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the FLEXSPACE CENTER ROCKWALL ADDITION subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- (1) No buildings shall be constructed or placed upon, over, or across the 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 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 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; 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.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: Flex Space Business Parks, LLC.

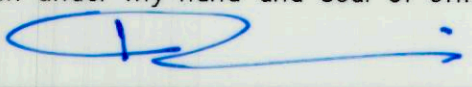

Deepak Bhavi, Founder and Principal



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Deepak Bhavi, 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.

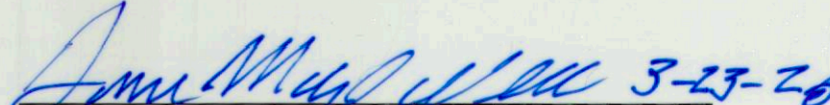
Given under my hand and seal of office this 13TH day of APRIL, 2026.

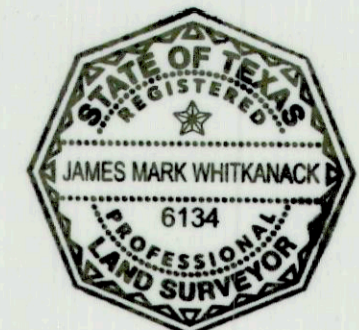

Notary Public in and for the State of Texas
My Commission Expires: 12/19/26

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:


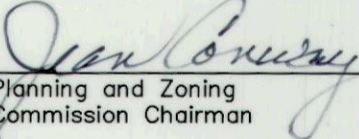
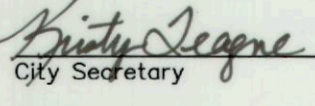
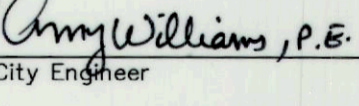
THAT I, JAMES MARK WHITKANACK, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

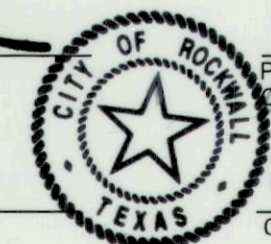

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134



APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing subdivision plat FLEXSPACE CENTER ROCKWALL ADDITION being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the 5 day of March 2026.


Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer



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.

2026000008322 PLAT
05/04/2026 02:38:40 PM Total Fees: \$98.00

Jennifer Fagg, County Clerk
Rockwall County, TX



FINAL PLAT
LOT 1, BLOCK 1
FLEXSPACE CENTER
ROCKWALL ADDITION

BEING
ONE (1) LOT
5.864 ACRES OR 255,423 SF

SITUATED IN THE
D. HARR SURVEY, A-102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD

OWNER/DEVELOPER
FLEXSPACE BUSINESS
PARKS, LLC.
835 TILLMAN DRIVE
ALLEN, TEXAS 75013
PHONE:

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098