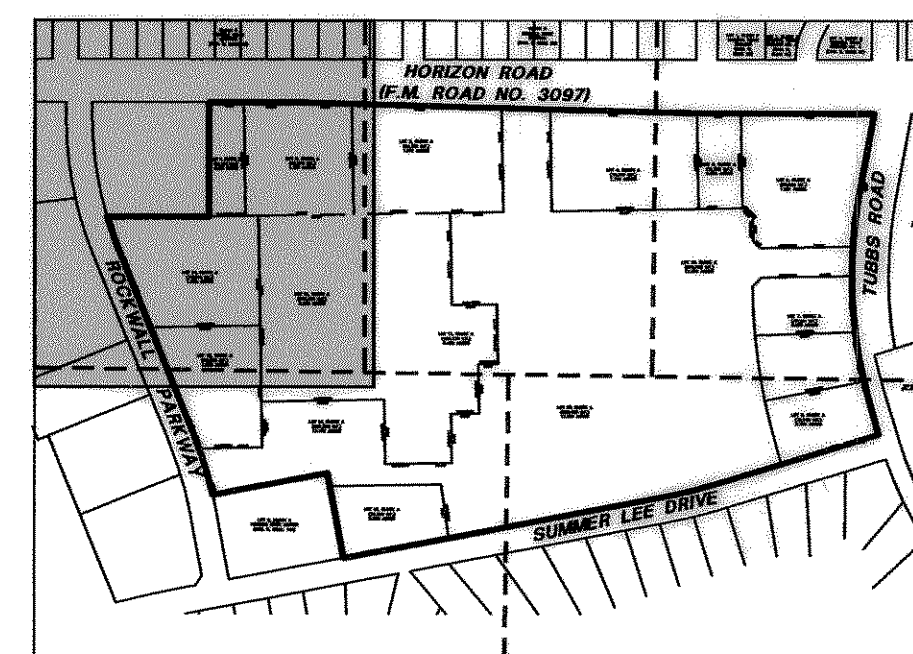



VICINITY MAP
(NOT TO SCALE)

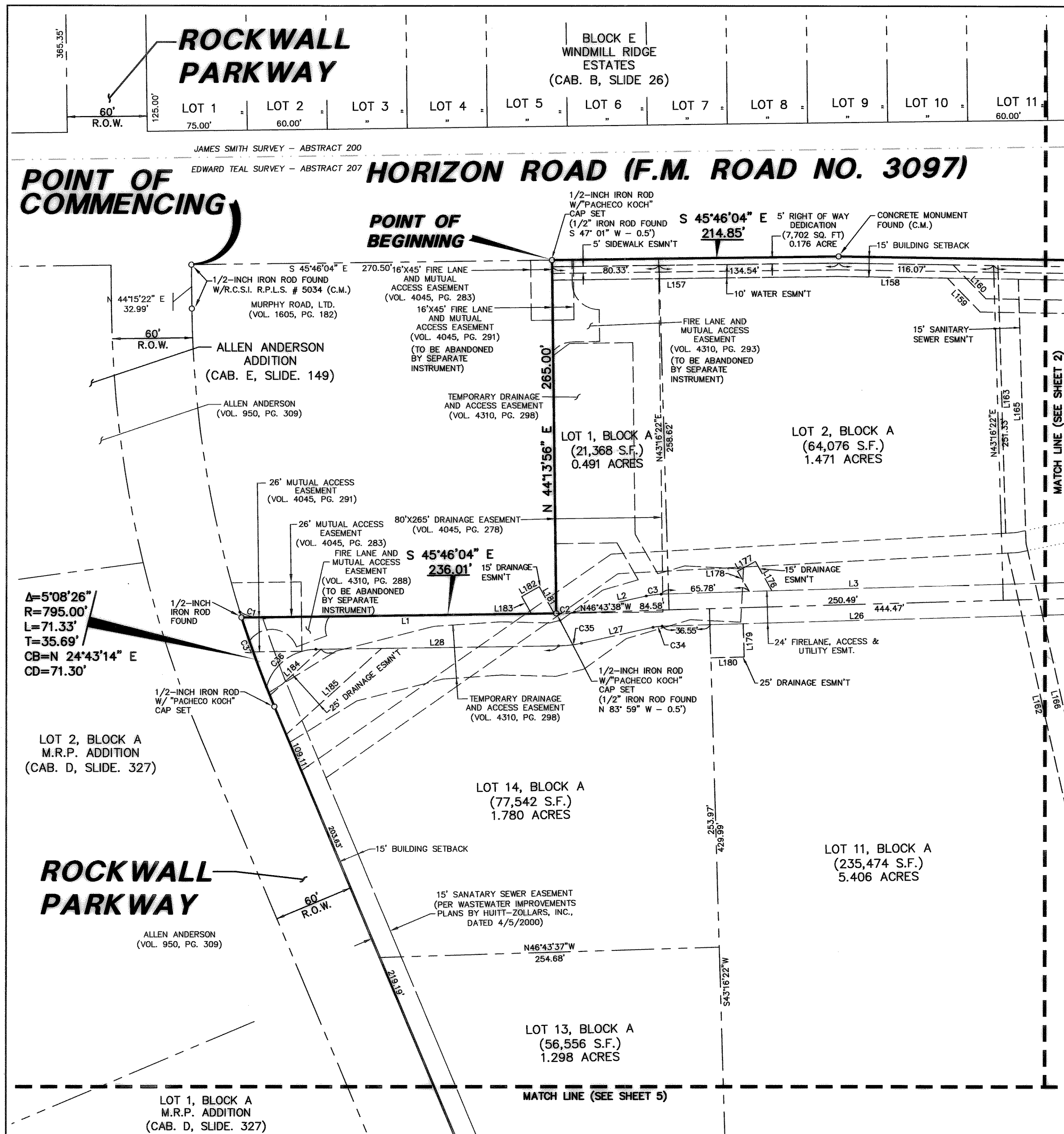


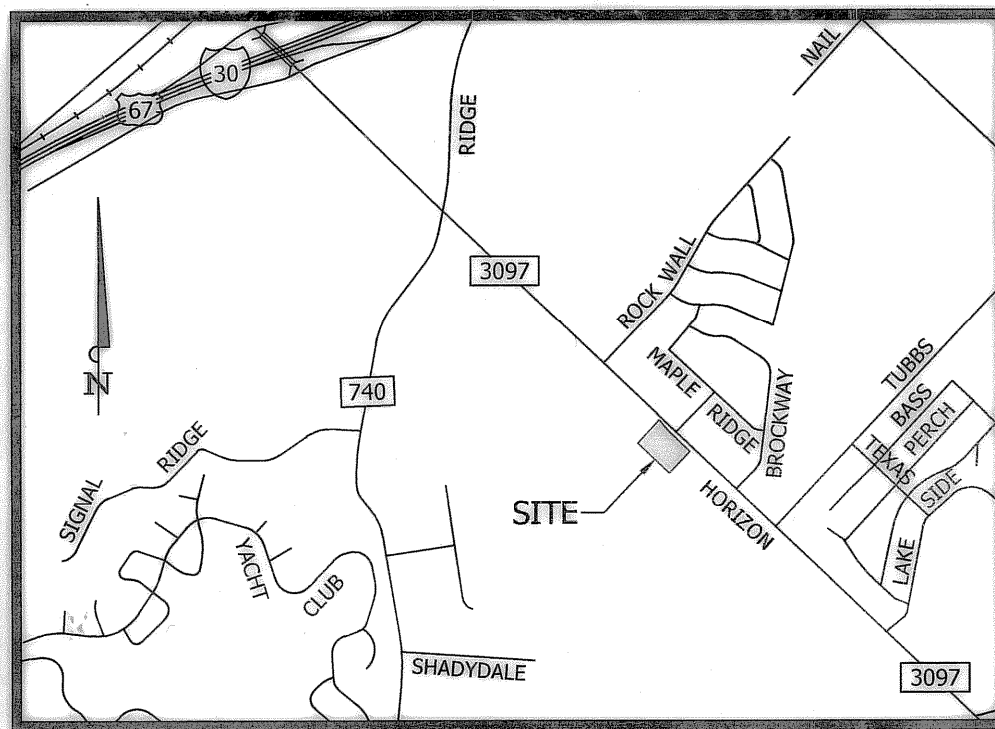
KEY MAP
SHEET 1 OF 5

SHEET 1 OF 7
FINAL PLAT

33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

 <b style="font-size: 1.2em; vertical-align: middle;">Pacheco Koch Consulting Engineers				
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031				
<i>DRAWN BY</i> RRL	<i>CHECKED BY</i> EMH	<i>SCALE</i> 1"=50'	<i>DATE</i> 09/06/2006	<i>JOB NUMBER</i> 1567-06.023





VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

RIGHT-OF-WAY DEDICATION
INSTRUMENT NUMBER
20130000501869, D.R.R.C.T.

REMAINDER OF LOT 18, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET G, SLIDE 297, P.R.R.C.T.

OWNER: GA HC REIT II ROCKWALL
MOB, LLC.

15' SANITARY SEWER
EASEMENT
CABINET G, SLIDE 297
P.R.R.C.T.

$\Delta=90^{\circ}30'07''$
 $R=20.00'$
 $L=31.59'$
 $CB=S88^{\circ}31'25''W$
 $CL=28.41'$

24' FIRE LANE, ACCESS &
UTILITY EASEMENT
VOLUME 5450, PAGE 83
D.R.R.C.T.

15' SANITARY SEWER EASEMENT
CABINET G, SLIDE 43, P.R.R.C.T.

10' WATER EASEMENT
CABINET G, SLIDE 43, P.R.R.C.T.

LOT 21, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET G, SLIDE 43, P.R.R.C.T.

1.888 ACRES OR
82231 SQUARE FEET

PORTION OF LOT 3, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET G, SLIDE 43, P.R.R.C.T.

ROCKWALL REGIONAL HOSPITAL, LLP
VOLUME 4415, PAGE 214
D.R.R.C.T.

24' FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET G, SLIDE 43, P.R.R.C.T.

REMAINDER OF LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET G, SLIDE 275, P.R.R.C.T.

OWNER: ROCKWALL REGIONAL
HOSPITAL, LLP

$\Delta=89^{\circ}29'54''$
 $R=20.00'$
 $L=31.24'$
 $CB=N88^{\circ}31'26''E$
 $CL=28.16'$

$\Delta=90^{\circ}30'06''$
 $R=20.00'$
 $L=31.59'$
 $CB=S1^{\circ}28'34''E$
 $CL=28.41'$

REMAINDER OF LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET G, SLIDE 275, P.R.R.C.T.

OWNER: ROCKWALL REGIONAL
HOSPITAL, LLP

LOT 20, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CABINET H, SLIDE 63, P.R.R.C.T.

OWNER: MODERN PYRAMIDS,
INC.

OWNER/DEVELOPER
ROCKWALL REGIONAL HOSPITAL, LLP
14131 MIDWAY ROAD, SUITE 1050
ADDITSON, TEXAS 75001

GENERAL NOTES:

1. 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.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48397C0040 L, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

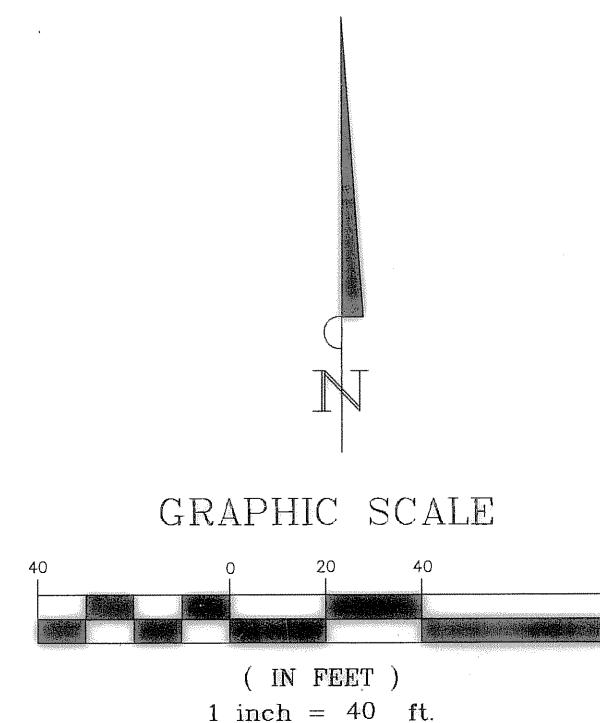
3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838".

5. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

6. **SOURCE BENCHMARK:** City of Rockwall GPS monument Number Reset #1.

ELEVATION = 567.704'



REPLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 21, BLOCK A

BEING A REPLAT OF A PORTION LOT 3, BLOCK A,
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION, AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AND BEING 1.888 ACRES OUT OF
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2014-019

SHEET 1 OF 2

PREPARED BY:

PROJECT NO. 112-14-02

BANNISTER
ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

I 87

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
• DEGREES
• MINUTES/FEET
• SECONDS
D.R.R.C.T.
DEED RECORDS
ROCKWALL COUNTY, TEXAS
P.R.R.C.T.
PLAT RECORDS
ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **ROCKWALL REGIONAL HOSPITAL, LLP**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 1.888 acres (82,231 square feet) of land in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas; said 1.888 acres (82,231 square feet) of land being a portion of that certain described Lot 3, Block A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION (hereinafter referred to as Lot 3), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas (P.R.R.C.T.); said Lot 3 being more particularly described, by metes and bounds, as follows:

BEGINNING at a TXDOT monument found for the Northerly corner of the remainder of said Lot 3, same being the Easterly corner of the remainder of that certain described Lot 18, Block A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION (hereinafter referred to as Lot 18), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 297, P.R.R.C.T., same also being the existing Southwesterly right-of-way line of Horizon Road also known as F.M. 3097 (variable width right-of-way), as recorded in Instrument Number 2014000002243, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 40 degrees 42 minutes 26 seconds East with the common line between the remainder of said Lot 3 and the existing Southwesterly right-of-way line of said Horizon Road, a distance of 106.26 feet to a TXDOT monument found for an angle point;

THENCE South 45 degrees 45 minutes 36 seconds East continue with the common line between the remainder of said Lot 3 and the existing Southwesterly right-of-way line of said Horizon Road, a distance of 241.18 feet to a TXDOT monument found for the Easterly corner of said Lot 3, same being an Northeasterly come rof that certain tract of land described as Lot 15, Block A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION (hereinafter referred to as Lot 15), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 297, P.R.R.C.T.;

THENCE South 43 degrees 16 minutes 22 seconds West, departing the existing Southwesterly right-of-way line of said Horizon Road and with the common line between said Lot 3 and said Lot 15, a distance of 232.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly corner of said Lot 3, same being an inner-ell corner of said Lot 15;

THENCE North 46 degrees 43 minutes 37 seconds West continue with the common line between said Lot 3 and said Lot 15, a distance of 346.82 feet to an X-cut in concrete found to the Westerly corner of said Lot 3, same being the Southerly corner of the aforesaid Lot 18;

THENCE North 43 degrees 16 minutes 22 seconds East, departing a Northeasterly line of said Lot 15 and with the common line between said Lot 3 and said Lot 18, a distance of 247.96 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.888 acres (82,231 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL 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 **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision 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. 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.

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; 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.

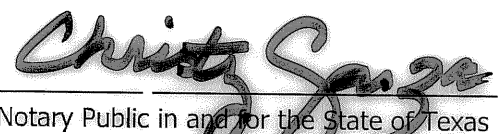
Rockwall Regional Hospital, LLC, a Texas limited liability company


Cindy Paris, President

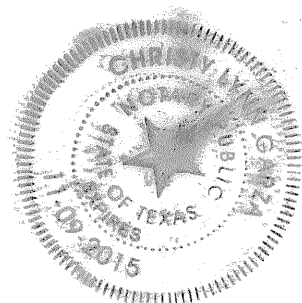
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **Cindy Paris**, 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 9th day of Sept, 2014.


Notary Public in and for the State of Texas

11/9/2015
My Commission Expires

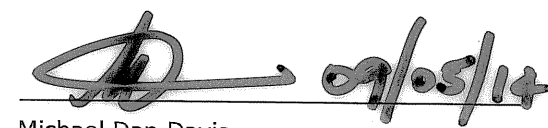


SURVEYOR'S CERTIFICATE

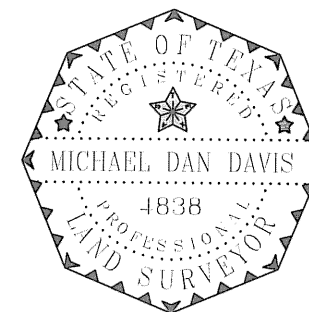
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Michael Dan Davis**, 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.

For: Bannister Engineering LLC


Michael Dan Davis

Registered Professional Land Surveyor
Texas Registration No. 4838



STANDARD CITY SIGNATURE BLOCK


Planning & Zoning Commission, Chairman Date 8/26/2014


APPROVED:


I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the

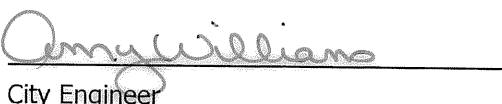
City Council of the City of Rockwall on the 2nd day of September, 2014.

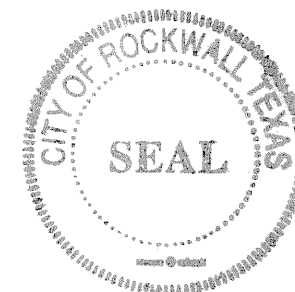
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 18th day of October, 2014.


Mayor, City of Rockwall


City Secretary


City Engineer



REPLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 21, BLOCK A

BEING A REPLAT OF A PORTION LOT 3, BLOCK A,
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION, AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AND BEING 1.888 ACRES OUT OF
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2014-019

SHEET 2 OF 2

PREPARED BY:

PROJECT NO. 112-14-02

OWNER/DEVELOPER
ROCKWALL REGIONAL HOSPITAL, LLP
14131 MIDWAY ROAD, SUITE 1050
ADDITISON, TEXAS 75001

 **BANNISTER**
ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/02/2014 01:03:29 PM
\$100.00
20140000014355





I 88

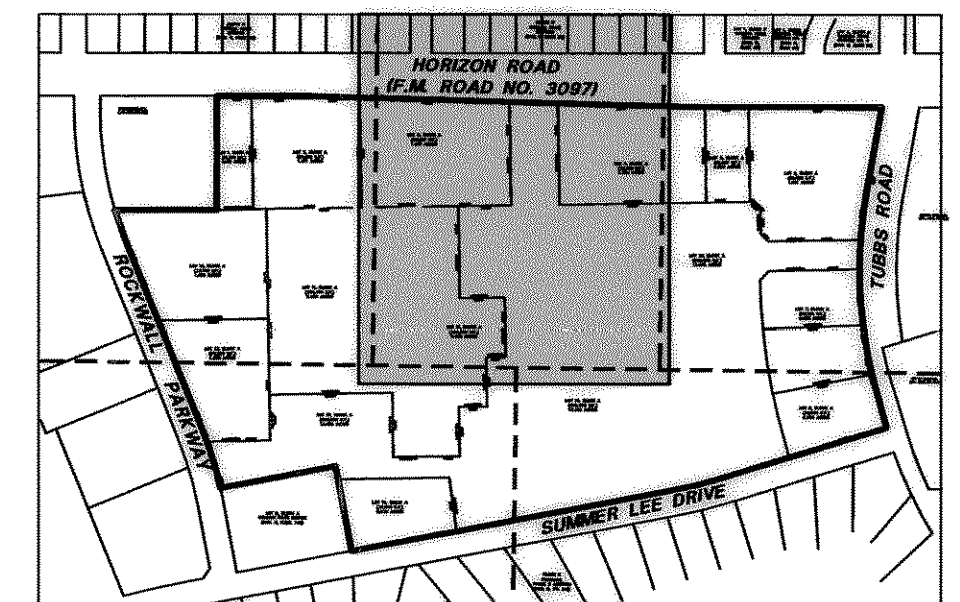
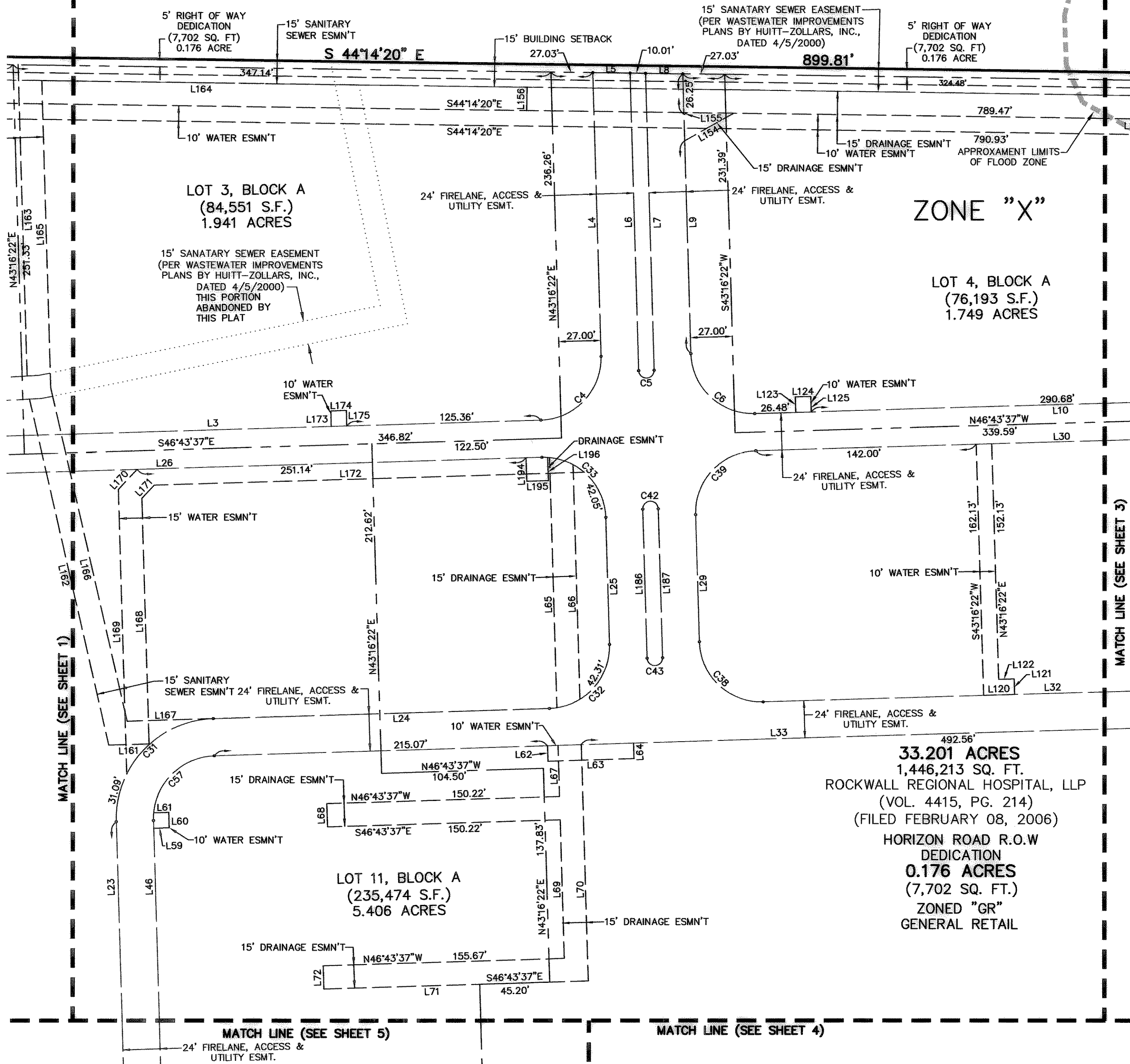
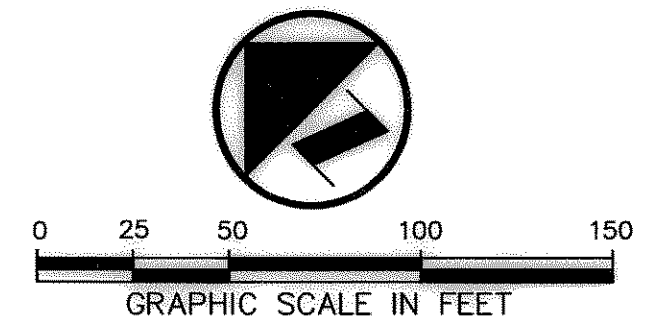
HOLLAND COURT

WINDMILL RIDGE ESTATES
(CAB. B, SLIDE 26)

LOT 11 60.00' LOT 12 75.00' LOT 1 75.00' LOT 2 60.00' LOT 3 " LOT 4 " LOT 5 " LOT 6 " LOT 7 " LOT 8 " LOT 9 60.00'

JAMES SMITH SURVEY - ABSTRACT 200
EDWARD TEAL SURVEY - ABSTRACT 207

HORIZON ROAD (F.M. ROAD NO. 3097)



KEY MAP
SHEET 2 OF 5

SHEET 2 OF 7
FINAL PLAT

LOT'S 1 THRU 14, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

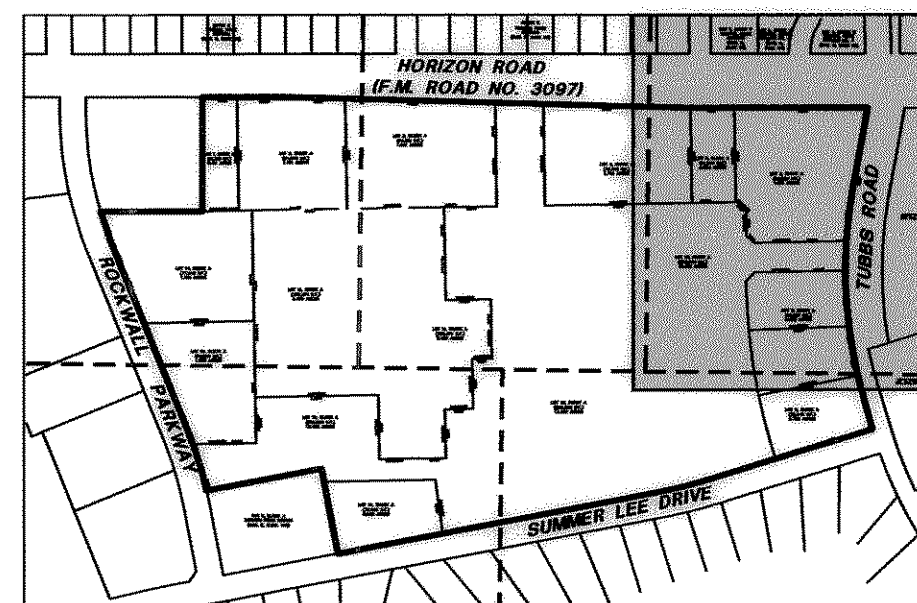
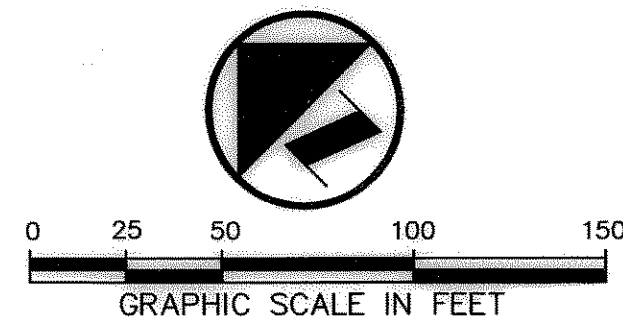
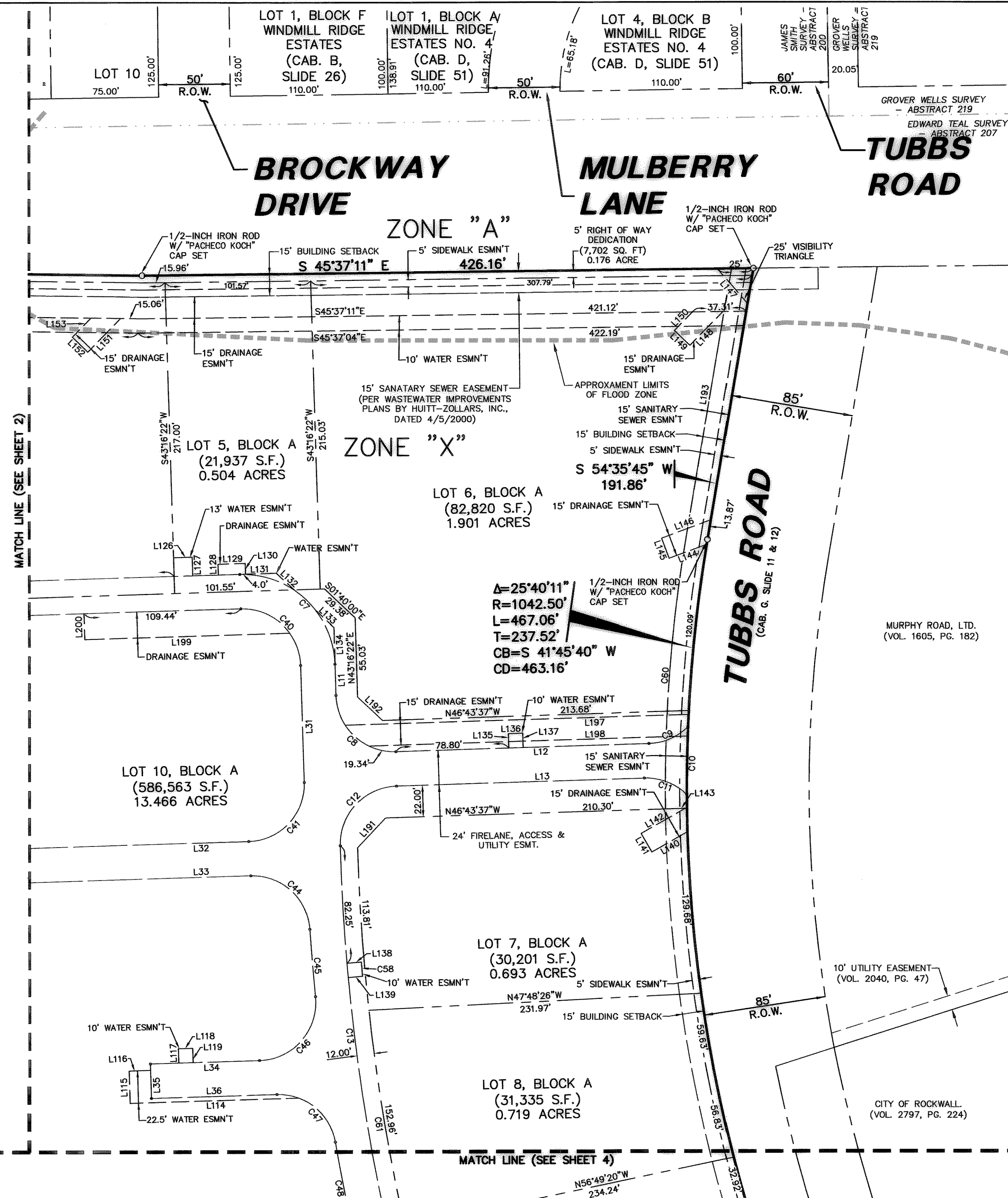
33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers				
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031				
DRAWN BY RRL	CHECKED BY EMH	SCALE 1"=50'	DATE 09/06/2006	JOB NUMBER 1567-06.023

G43

DWG FILE: 1567-06-023PP.DWG

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KEY MAP
SHEET 3 OF 5

SHEET 3 OF 7
FINAL PLAT
**LOT'S 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031			
DRAWN BY RRL	CHECKED BY EMH	SCALE 1"=50'	DATE 09/06/2006
		JOB NUMBER 1567-06.023	

944

DWG FILE: 1567-06-023PP.DWG



**LOT'S 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**

33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

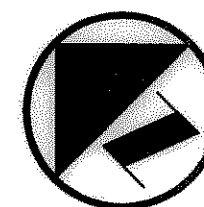


Pacheco Koch Consulting Engineers

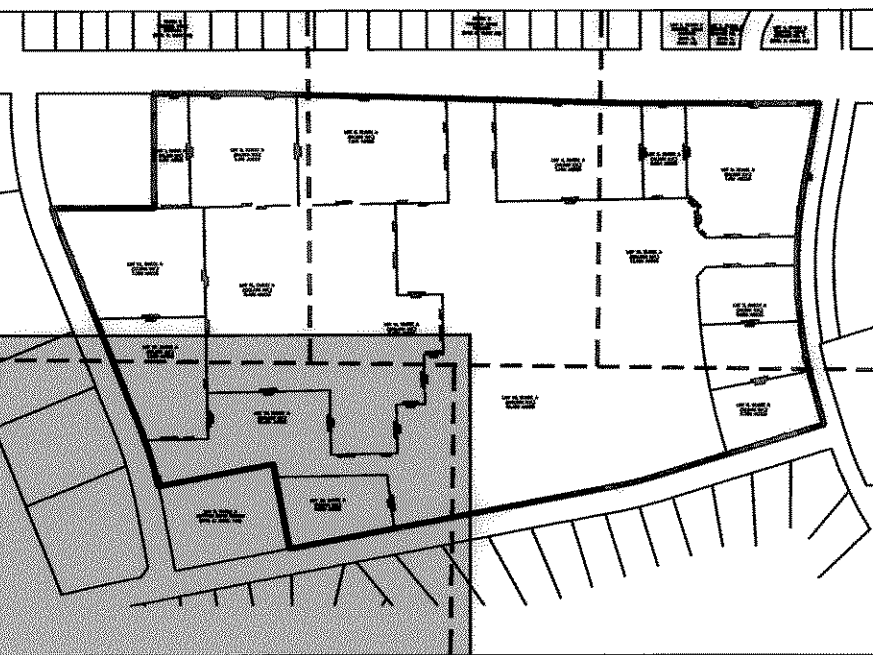
DRAWN BY RRL	CHECKED BY EMH	SCALE 1"=50'	DATE 09/06/2006	JOB NUMBER 1567-06.023
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SHEET 4 OF 5



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KEY MAP
SHEET 5 OF 5

LOT 1, BLOCK A
M.R.P. ADDITION
(CAB. D, SLIDE. 327)

ALLEN ANDERSON
(VOL. 950, PG. 309)

**ROCKWALL
PARKWAY**
(CAB. E, SLIDE. 149)

LOT 4, BLOCK B
HORIZON RIDGE ADDITION
(CAB. F, SLIDE. 130)

GAIL C. PARKHILL, ET AL
(VOL. 3649, PG. 232)

$\Delta=9^{\circ}10'15''$
 $R=915.00'$
 $L=146.46'$
 $T=73.38'$
 $CB=N\ 26^{\circ}44'10''\ E$
 $CD=146.30'$

LOT 5, BLOCK B
HORIZON RIDGE ADDITION
(CAB. F, SLIDE. 130)

ARKOMA REALTY LTD.
(VOL. 1753, PG. 263)

LOT 13, BLOCK A
(56,556 S.F.)
1.298 ACRES

$N\ 22^{\circ}09'01''\ E$
471.78'

15' BUILDING SETBACK

1/2-INCH IRON ROD
W/"PACHECO KOCH"
CAP SET
N 7011299.393
E 2592097.148

L55 10' WATER ESMN'T

C27 $N46^{\circ}43'37''W$ 146.22'

C26

C25

C24

C23

C22

C21

C20

C19

C18

C17

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LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 45°48'32" W	220.08'	L67	N 43°16'22" E	32.97'	L133	N 01°40'00" W	17.18'
L2	S 57°35'17" E	55.03'	L68	S 43°16'22" W	14.98'	L134	N 43°16'22" E	25.50'
L3	N 46°43'37" W	589.76'	L69	N 43°16'22" E	89.36'	L135	N 43°16'22" E	10.00'
L4	N 43°16'22" E	183.08'	L70	S 43°16'22" W	152.33'	L136	N 46°43'37" W	10.00'
L5	S 44°14'20" E	24.02'	L71	S 46°43'37" E	170.67'	L137	N 43°16'22" E	10.00'
L6	N 43°16'22" E	192.04'	L72	S 43°16'22" W	14.98'	L138	N 50°02'21" W	10.00'
L7	S 43°16'22" W	191.61'	L73	N 46°43'37" W	15.00'	L139	N 50°02'21" W	10.00'
L8	S 44°14'20" E	24.02'	L74	N 43°13'30" E	9.23'	L140	N 74°36'32" W	28.61'
L9	S 43°16'22" W	180.56'	L75	S 46°46'30" E	10.00'	L141	N 15°07'38" E	15.00'
L10	S 46°43'37" E	372.94'	L76	N 43°13'30" E	6.76'	L142	N 74°36'32" W	36.80'
L11	S 43°16'22" W	21.72'	L77	N 46°43'37" W	172.11'	L143	S 46°43'37" E	15.00'
L12	S 46°43'37" E	176.55'	L78	S 01°43'37" E	20.49'	L144	S 65°24'15" E	27.93'
L13	N 46°43'37" W	172.92'	L79	N 43°16'22" E	37.98'	L145	N 24°35'45" E	15.00'
L14	N 62°45'02" W	56.66'	L80	N 43°16'22" E	31.76'	L146	S 65°24'15" E	36.58'
L15	N 27°49'15" E	6.50'	L81	S 01°43'37" E	8.07'	L147	S 04°29'17" W	32.07'
L16	N 46°43'37" W	125.24'	L82	N 46°43'37" W	162.20'	L148	S 89°22'49" W	32.89'
L17	S 43°16'23" W	4.50'	L83	N 56°34'45" W	15.22'	L149	N 00°37'11" W	15.00'
L18	N 56°34'45" W	117.63'	L84	N 43°16'22" E	34.61'	L150	S 89°22'49" W	17.89'
L19	N 46°43'37" W	173.70'	L85	S 46°43'37" E	19.81'	L151	S 89°22'49" W	32.79'
L20	N 46°43'37" W	267.92'	L86	N 76°43'37" W	11.50'	L152	N 00°37'11" W	15.00'
L21	N 46°43'37" W	236.93'	L87	S 46°43'37" E	19.01'	L153	S 89°22'49" W	18.49'
L22	N 46°43'37" W	266.85'	L88	N 43°16'22" E	15.00'	L154	S 74°11'26" E	36.28'
L23	N 43°16'22" E	300.25'	L89	S 46°43'37" E	14.99'	L155	S 74°11'26" E	2.45'
L24	S 46°43'37" E	217.00'	L90	N 76°43'37" W	21.69'	L156	N 45°45'40" E	15.00'
L25	N 43°16'22" E	82.13'	L91	N 43°16'22" E	11.91'	L157	S 45°46'04" E	214.65'
L26	N 46°43'37" W	589.76'	L92	N 43°13'30" E	9.39'	L158	S 44°14'20" E	81.36'
L27	S 57°35'17" E	55.03'	L93	N 46°46'30" W	10.00'	L159	S 00°45'40" W	35.41'
L28	N 45°48'32" W	182.03'	L94	N 43°13'30" E	7.69'	L160	S 00°45'40" W	35.36'
L29	S 43°16'22" W	82.13'	L95	S 62°45'02" E	54.59'	L161	S 46°43'37" E	26.60'
L30	N 46°43'37" W	372.94'	L96	N 27°14'58" E	62.58'	L162	N 32°03'33" E	228.87'
L31	N 43°16'22" E	81.63'	L97	S 27°14'58" W	60.98'	L163	N 43°16'22" E	200.98'
L32	S 46°43'37" E	373.44'	L98	S 62°45'02" E	147.09'	L164	S 44°14'20" E	204.65'
L33	S 46°43'37" E	729.15'	L99	N 62°45'02" W	244.66'	L165	N 43°16'22" E	198.12'
L34	N 46°43'37" W	76.20'	L100	N 32°45'02" W	30.99'	L166	N 32°03'33" E	220.75'
L35	S 43°16'23" W	24.00'	L101	S 62°45'02" E	14.99'	L167	S 46°43'37" E	55.64'
L36	S 46°43'37" E	87.65'	L102	S 27°14'58" W	15.00'	L168	N 43°16'22" E	158.94'
L37	N 46°43'37" W	100.39'	L103	S 62°45'02" E	19.01'	L169	N 43°16'22" E	183.81'
L38	S 43°16'23" W	4.50'	L104	N 32°45'02" W	37.51'	L170	N 88°18'55" E	17.58'
L39	N 56°34'45" W	117.63'	L105	S 27°14'58" W	37.14'	L171	N 88°18'55" E	11.53'
L40	N 46°43'37" W	174.11'	L106	S 62°16'27" E	15.00'	L172	N 46°43'37" W	277.75'
L41	N 29°26'35" E	29.91'	L107	S 27°14'58" W	48.76'	L173	N 43°16'22" E	10.00'
L42	N 43°16'22" E	134.61'	L108	N 60°26'14" W	10.00'	L174	N 46°43'37" W	10.00'
L43	N 46°43'37" W	24.00'	L109	N 60°26'14" W	10.00'	L175	N 43°16'22" E	10.00'
L44	N 43°16'22" E	92.82'	L110	S 73°05'16" W	35.87'	L176	S 15°45'40" W	25.27'
L45	N 46°43'37" W	149.35'	L111	N 02°45'02" W	23.72'	L177	N 74°14'20" W	15.00'
L46	N 43°16'22" E	300.26'	L112	N 87°14'58" E	15.00'	L178	S 15°45'40" W	17.46'
L47	S 46°43'38" E	19.72'	L113	N 02°45'02" W	32.38'	L179	S 43°16'22" W	25.00'
L48	N 43°16'22" E	17.15'	L114	N 46°43'37" W	117.85'	L180	N 46°43'37" W	25.00'
L49	S 46°43'38" E	20.00'	L115	S 43°16'23" W	22.50'	L181	S 15°45'40" W	22.82'
L50	N 43°16'22" E	25.00'	L116	S 46°43'37" E	15.00'	L182	N 74°14'20" W	15.00'
L51	S 46°43'38" E	41.80'	L117	N 43°16'22" E	10.00'	L183	S 15°45'40" W	14.68'
L52	N 43°16'22" E	10.00'	L118	N 46°43'37" W	10.00'	L184	N 87°06'21" W	51.78'
L53	N 46°43'37" W	10.00'	L119	N 43°16'22" E	10.00'	L185	N 87°06'21" W	96.46'
L54	N 43°16'22" E	10.00'	L120	S 46°43'37" E	20.00'	L186	S 43°16'22" W	96.17'
L55	S 46°43'35" E	10.61'	L121	S 43°16'22" W	10.00'	L187	N 43°16'22" E	96.17'
L56	N 46°43'37" W	9.71'	L122	S 46°43'37" E	10.00'	L188	S 01°43'37" E	40.04'
L57	N 43°16'22" E	10.00'	L123	N 43°16'22" E	10.00'	L189	N 88°16'23" E	15.00'
L58	N 46°43'37" W	10.00'	L124	N 46°43'37" W	10.00'	L190	S 01°43'37" E	29.48'
L59	N 46°35'24" W	10.00'	L125	N 43°16'22" E	10.00'	L191	S 88°16'25" W	28.49'
L60	N 43°16'23" E	10.00'	L126	S 46°43'37" E	13.00'	L192	N 01°43'35" W	23.89'
L61	N 46°35'24" W	9.69'	L127	S 43°16'22" W	13.00'	L193	S 54°35'45" W	189.16'
L62	S 43°16'23" W	10.00'	L128	N 43°16'23" E	7.50'	L194	S 43°16'23" W	15.13'
L63	S 46°43'37" E	55.50'	L129	S 46°43'37" E	19.00'	L195	N 46°43'37" W	14.00'
L64	N 43°16'23" E	10.00'	L130	N 43°16'23" E	7.50'	L196	S 43°16'23" W	14.96'
L65	N 43°16'22" E	161.53'	L131	N 46°43'37" W	25.58'	L197	S 46°40'00" E	239.51'
L66	S 43°16'22" W	151.57'	L132	N 01°40'00" W	17.26'	L198	N 46°40'00" W	222.37'
						L199	N 46°43'37" W	143.03'
						L200	S 43°16'23" W	17.88'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	28°18'28"	39.00'	19.27'	9.84'	S 31°39'18" E	19.07'
C2	11°49'13"	60.50'	12.48'	6.26'	S 51°40'40" E	12.46'
C3	10°51'40"	60.00'	11.37'	5.70'	N 52°09'27" W	11.36'
C4	90°00'00"	40.00'	62.83'	40.00'	N 88°16'23" E	56.57'
C5	180°00'00"	5.00'	15.71'	INFINITE'	S 46°41'22" E	10.00'
C6	90°00'00"	40.00'	62.83'	40.00'	S 01°43'37" E	56.57'
C7	89°59'59"	64.50'	101.32'	64.50'	N 01°43'37" W	91.22'
C8	89°59'59"	40.50'	63.62'	40.50'	S 01°43'38" E	57.28'
C9	43°04'23"	40.50'	30.45'	15.98'	S 68°15'49" E	29.73'
C10	2°36'27"	1042.50'	47.44'	23.73'	S 46°05'29" W	47.44'
C11	46°11'47"	40.50'	32.65'	17.27'	N 23°37'44" W	31.78'
C12	89°48'01"	40.50'	63.48'	40.36'	S 88°22'22" W	57.18'
C13	15°44'49"	1423.52'	391.24'	196.86'	S 35°35'57" W	390.00'
C14	53°49'59"	40.50'	38.05'	20.56'	S 00°48'33" W	36.67'
C15	52°54'51"	40.50'	37.40'	20.15'	N 54°08'57" E	36.09'
C16	74°40'36"	40.50'	52.79'	30.90'	N 09°23'20" W	49.13'
C17	90°00'00"	40.50'	63.62'	40.50'	S 88°16'22" W	57.28'
C18	80°08'52"	64.50'	90.23'	54.26'	N 83°20'49" E	83.05'
C19	9°51'08"	74.50'	12.81'	6.42'	S 51°39'11" E	12.79'
C20	67°35'16"	64.00'	75.50'	42.83'	S 13°20'31" E	71.19'
C21	67°10'45"	40.00'	46.90'	26.57'	N 13°08'15" W	44.26'
C22	21°19'20"	124.50'	46.33'	23.44'	S 36°04'09" E	46.06'
C23	21°20'00"	100.50'	37.42'	18.93'	N 36°03'39" W	37.20'
C24	66°24'33"	40.50'	46.94'	26.51'	N 79°55'52" W	44.36'
C25	3°36'49"	915.00'	57.71'	28.86'	N 27°26'48" E	57.70'
C26	34°44'26"	40.50'	24.56'	12.67'	S 29°21'26" E	24.18'
C27	0°39'19"	925.00'	10.58'	5.29'	N 24°13'31" E	10.58'
C28	21°20'00"	124.50'	46.36'	23.45'	N 36°03'39" W	46.09'
C29	22°01'03"	100.01'	38.43'	19.46'	S 36°24'12" E	38.20'
C30	89°18'54"	40.00'	62.35'	39.52'	N 87°55'49" E	56.23'
C31	90°00'00"	64.50'	101.32'	64.50'	S 88°16'23" W	91.22'
C32	90°00'00"	40.00'	62.83'	40.00'	N 88°16'23" E	56.57'
C33	90°00'00"	40.00'	62.83'	40.00'	N 01°43'37" W	56.57'
C34	10°51'40"	36.00'	6.82'	3.42'	N 52°09'27" W	6.81'
C35	11°46'45"	84.50'	17.37'	8.72'	S 51°41'54" E	17.34'
C36	73°28'19"	39.00'	50.01'	29.11'	N 82°32'41" W	46.65'
C37	3°59'50"	795.00'	55.46'	27.74'	S 25°17'01" W	55.45'
C38	89°59'59"	40.00'	62.83'	40.00'	S 01°43'37" E	56.57'
C39	90°00'00"	40.00'	62.83'	40.00'	S 88°16'23" W	56.57'
C40	90°00'00"	40.50'	63.62'	40.50'	N 01°43'38" W	57.28'
C41	90°00'01"	40.00'	62.83'	40.00'	N 88°16'23" E	56.57'
C42	180°00'00"	5.00'	15.71'	INFINITE'	N 46°43'38" W	10.00'
C43	180°00'00"	5.00'	15.71'	INFINITE'	S 46°41'22" E	10.00'
C44	87°54'58"	40.00'	61.38'	38.57'	N 02°46'08" W	55.53'
C45	1°52'11"	1447.52'	47.24'	23.62'	S 40°15'15" W	47.23'
C46	93°56'41"	40.50'	66.41'	43.39'	N 86°18'02" E	59.21'
C47	81°59'51"	40.00'	57.24'	34.77'	N 05°43'42" W	52.48'
C48	3°09'59"	1447.52'	80.00'	40.01'	S 33°41'14" W	79.99'
C49	101°10'08"	40.50'	71.51'	49.28'	N 82°41'18" E	62.58'
C50	90°00'00"	64.50'	101.32'	64.50'	S 88°16'22" W	91.22'
C51	80°08'52"	40.50'	56.65'	34.07'	N 83°20'49" E	52.15'
C52	9°51'08"	50.50'	8.68'	4.35'	S 51°39'11" E	8.67'
C53	76°10'12"	40.00'	53.18'	31.35'	S 08°38'31" E	49.35'
C54	13°49'47"	10.00'	2.41'	1.21'	S 36°21'24" W	2.41'
C55	89°26'42"	40.00'	62.44'	39.61'	N 87°59'43" E	56.29'
C56	90°00'00"	40.00'	62.83'	40.00'	S 01°43'38" E	56.57'
C57	90°00'00"	40.50'	63.62'	40.50'	S 88°16'23" W	57.28'
C58	0°24'19"	1413.52'	10.00'	5.00'	S 39°57'39" W	10.00'
C59	0°24'19"	1413.52'	10.00'	5.00'	S 29°33'46" W	10.00'
C60	10°20'46"	1057.50'	190.96'	95.74'	S 49°25'21" W	190.70'
C61	15°40'34"	1411.52'	386.19'	194.31'	S 35°33'50" W	384.99'

SHEET 6 OF 7
FINAL PLAT

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STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Regional Hospital, LLP is the owner of a 33.201 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, said tract being all of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital, LLP, recorded in Volume 4415, Page 214, of the Deed Records of Rockwall County, Texas; said 33.201 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "RCSI R.P.L.S. 5034" cap found on the southeast right-of-way line of Rockwall Parkway (a variable width right-of-way), said point being at the intersection of said southeast right-of-way line with the south west right-of-way line of Horizon Road (F.M. 3097) (a variable width right-of-way); said point also being the northeasterly most corner of a tract of land described in a Special Warranty Deed to Murphy Road, LTD., recorded in Volume 1605, Page 182, of the Deed Records of Rockwall County, Texas;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along said southwest right-of-way of Horizon Road a distance of 270.50 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the POINT OF BEGINNING; from said point a 1/2-inch iron rod found bears South 47 degrees, 01 minutes West a distance of 0.50 feet;

THENCE, along said southwest right-of-way of Horizon Road the following three (3) calls:

South 45 degrees, 46 minutes, 04 seconds East, a distance of 214.85 feet to a concrete monument found for corner;

South 44 degrees, 14 minutes, 20 seconds East, a distance of 899.81 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 45 degrees, 37 minutes, 11 seconds East, a distance of 426.16 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being on the northwest right-of-way line of Tubbs Road (a 85-foot wide right-of-way).

THENCE, leaving said southwest right-of-way line of Horizon Road and along said northwest right-of-way line of Tubbs Road the following three (3) calls:

South 54 degrees, 35 minutes, 45 seconds West, a distance of 191.86 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the left;

Southwesterly, along said curve to the left, having a central angle of 25 degrees, 40 minutes, 11 seconds, a radius of 1042.50 feet, a chord bearing and distance of South 41 degrees, 45 minutes, 40 seconds West, 463.16 feet, an arc distance of 467.06 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

South 28 degrees, 55 minutes, 34 seconds West, a distance of 94.93 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being in the northeast right-of-way line of Summer Lee Drive (a 60-foot wide right-of-way);

THENCE, leaving said northwest right-of-way line of Tubbs Road and along said northeast right-of-way line of Summer Lee Drive the following three (3) calls:

North 62 degrees, 45 minutes, 02 seconds West a distance of 411.89 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the right; from said point a 1/2-inch iron rod found bears North 55 degrees, 44 minutes West a distance of 6.3 feet;

Northwesterly, along said curve to the right, having a central angle of 6 degrees, 10 minutes, 17 seconds, a radius of 825.00 feet, a chord bearing and distance of North 59 degrees, 39 minutes, 53 seconds West, 88.82 feet, an arc distance of 88.86 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

North 56 degrees, 34 minutes, 45 seconds West, a distance of 772.12 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 3/8-inch iron rod bears south 63 degrees, 58 minutes West a distance of 0.6 feet; said point being the south corner of Lot 9, Block A of Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 149, of the Plat records of Rockwall County, Texas; said Lot 9, Block A, being described in a Special Warranty Deed to the City of Rockwall, as recorded in Volume 1738, Page 8 of the Deed Records of Rockwall County, Texas;

THENCE, North 33 degrees, 25 minutes, 38 seconds East, along the southeast property line of said Lot 9, Block A, a distance of 200.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 3/8-inch iron rod bears South 00 degrees, 33 minutes West a distance of 0.4 feet;

THENCE, North 56 degrees, 34 minutes, 45 seconds West, along the northeast property line of said Lot 9, Block A, a distance of 270.62 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being on the said southeast right-of-way line of Rockwall Parkway; said point also being the beginning of a non-tangent curve to the left;

THENCE, along said southeast right-of-way line of Rockwall Parkway the following three (3) calls:

Northeasterly, along said curve to the left, having a central angle of 9 degrees, 10 minutes, 15 seconds, a radius of 915.00 feet, a chord bearing and distance of North 26 degrees, 44 minutes, 10 seconds East, 146.30 feet, an arc distance of 146.46 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

North 22 degrees, 09 minutes, 01 seconds East, a distance of 471.78 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the right;

Northeasterly, along said curve to the right, having a central angle of 5 degrees, 08 minutes, 26 seconds, a radius of 795.00 feet, a chord bearing and distance of North 24 degrees, 43 minutes, 14 seconds East, 71.30 feet, an arc distance of 71.33 feet to a 1/2-inch iron rod found for the end of said curve; said point being the west corner of said Murphy tract;

THENCE, South 45 degrees, 46 minutes, 04 seconds East, along the southwest property line of said Murphy tract, a distance of 236.01 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; from said point a 1/2-inch iron rod found bears North 83 degrees, 59 minutes West a distance of 0.5 feet; said point being the south corner of said Murphy tract;

THENCE, North 44 degrees, 13 minutes, 56 seconds East, along the southeast property line of said Murphy tract, a distance of 265.00 feet to the POINT OF BEGINNING;

CONTAINING: 1,446,213 square feet or 33.201 acres of land, more or less.

NOTES

- 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 the personal use and fire protection within such plat, as required under Ordinance 83-54.
- Bearing system for this survey is based on a bearing of South 45 Degrees, 46 Minutes, 04 Seconds East, for the northeast property line of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital LLP, as recorded in Volume 4415, Page 214 of the Deed Records of Rockwall County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Regional Hospital, LLP , Being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner of the land shown on this plat, and designated herein as the PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, a 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, 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 PRESBYTERIAN HOSPITAL OF ROCKWALL addition 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:

- 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 (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 exaction's made herein.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ken Teel 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 7th day of September, 2006

Ruth P. Vandruff
Notary Public in and for the State of Texas

Mary Frontino
Signature of Party with Mortgage or Lien Interest
MARY FRONTINO
BANK OF AMERICA



OWNER:
Rockwall Regional Hospital, LLP
Bob Wallace
202 E. Market, Suite 103
Lockhart, Texas 78644

ENGINEER:
Pacheco Koch Consulting Engineer's
8350 N. Central Expressway, Suite 1000
Dallas, Texas 75206
Erik Hauglie

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.

[Signature]
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

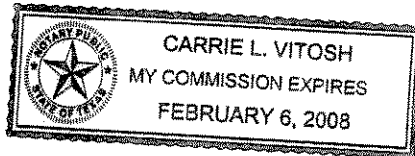


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James A. Koch Jr., 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 7th day of September, 2006

Carrile L. Vitosh
Notary Public in and for the State of Texas
My Commission Expires: 2/4/2008



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

10-2-06
DATE

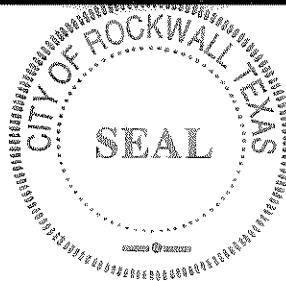
APPROVED

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 September 2006.

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

WITNESS OUR HANDS, this 2nd day of October, 2006

William R. Cress [Signature] [Signature]
Mayor, City of Rockwall City Secretary City Engineer



SHEET 7 OF 7

FINAL PLAT

**LOT'S 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**

33.201 ACRES, ZONED GR

LOCATED IN THE CITY OF ROCKWALL, TEXAS

AND BEING OUT OF THE

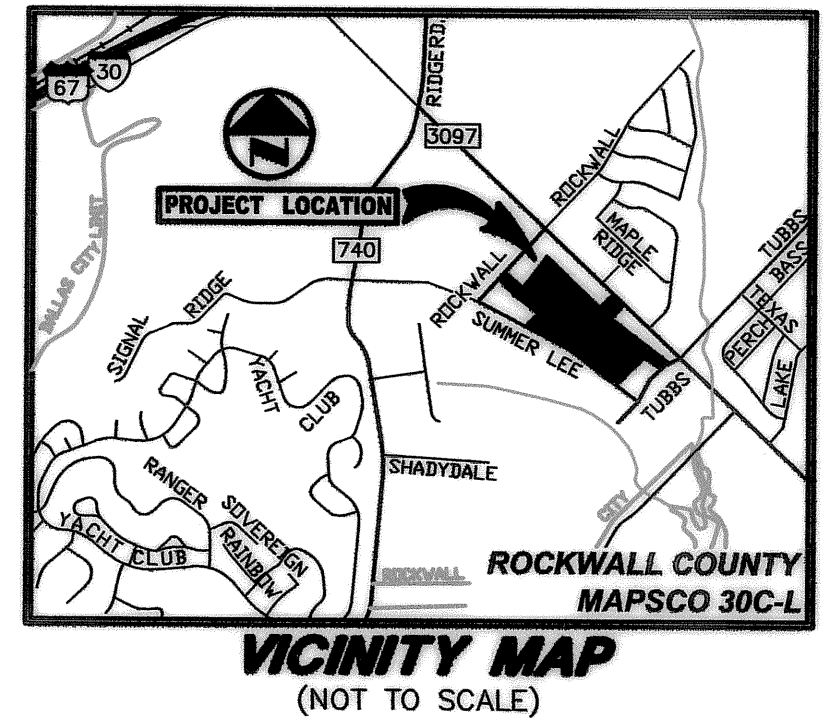
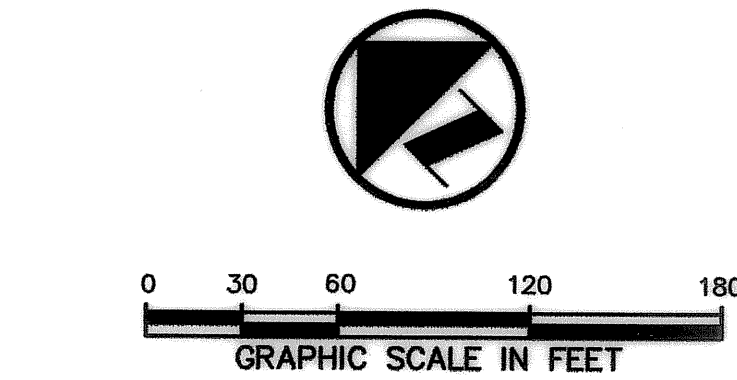
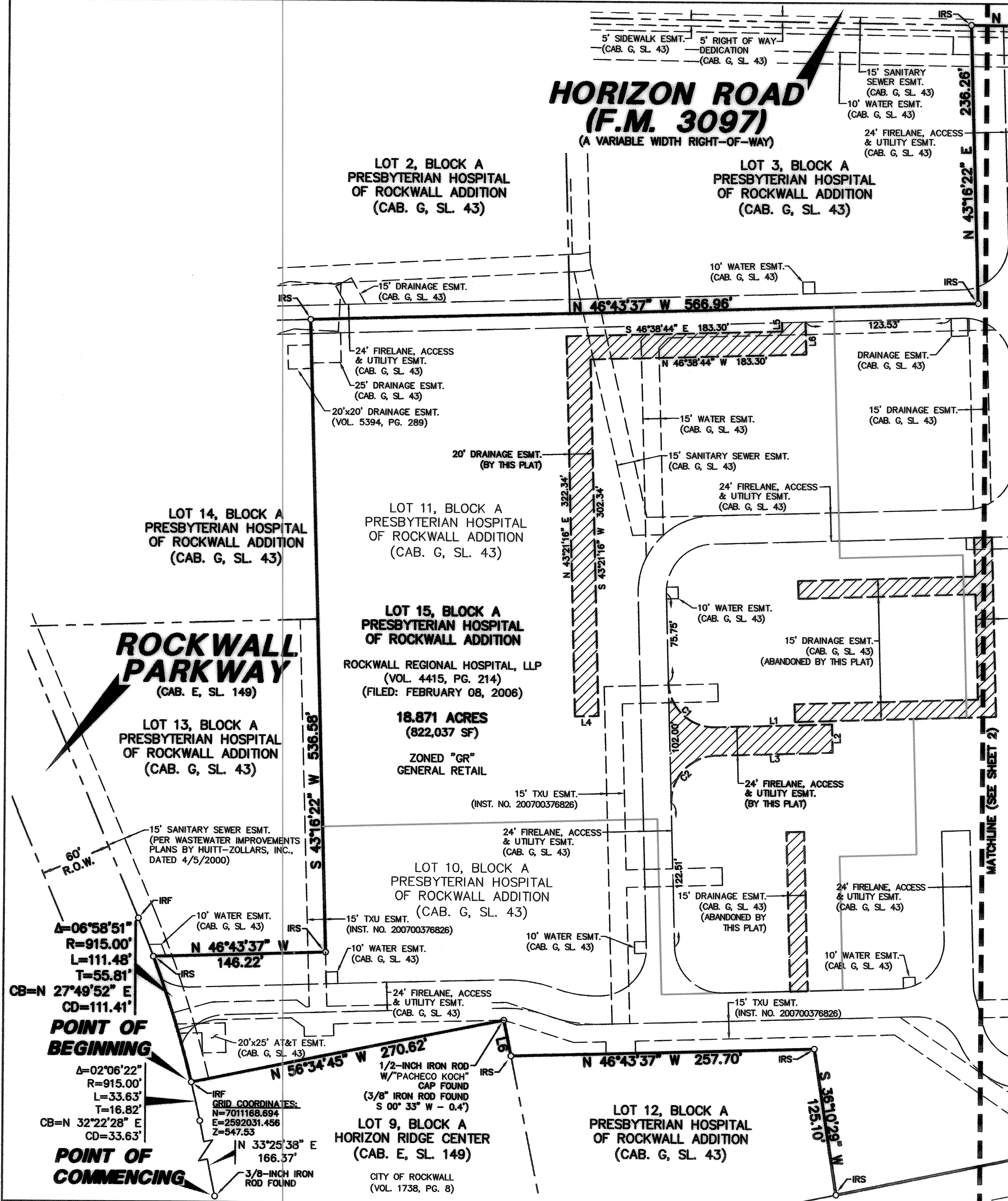
EDWARD TEAL SURVEY, ABSTRACT NO. 207,

ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers				
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031				
DRAWN BY RRL	CHECKED BY EMH	SCALE 1"=50'	DATE 09/06/2006	JOB NUMBER 1567-06.023

648

ASTRINGFELLOW
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LEGEND	
O	POINT FOR CORNER (UNLESS OTHERWISE SPECIFIED)
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
IRF	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N 46°43'38" W	99.01'
L2	S 43°16'22" W	24.00'
L3	N 46°43'38" W	99.01'
L4	N 46°38'44" W	20.00'
L5	N 43°21'16" E	7.36'
L6	S 43°21'16" W	27.39'

LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°40'00" E	29.38'
L2	N 43°16'22" E	55.03'
L3	N 01°43'35" W	23.89'
L4	S 88°16'25" W	28.49'
L5	S 27°14'58" W	32.73'
L6	N 33°25'38" E	30.95'

EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	39.00'	61.26'	39.00'	S 01°43'38" E	55.15'
C2	90°00'00"	39.00'	61.26'	39.00'	S 88°16'22" W	55.15'

SHEET 1 OF 3
REPLAT
OF LOTS 10 & 11, BLOCK A INTO
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
18.871 ACRES
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

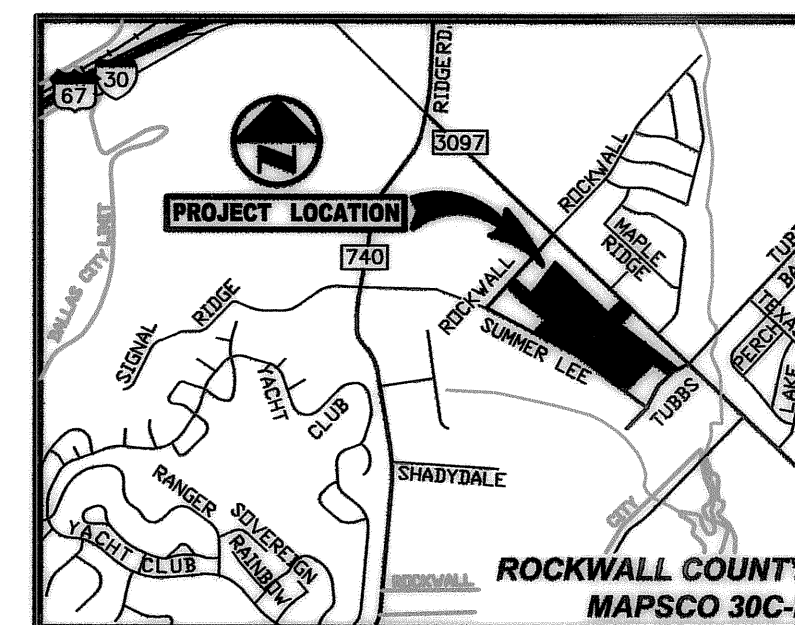
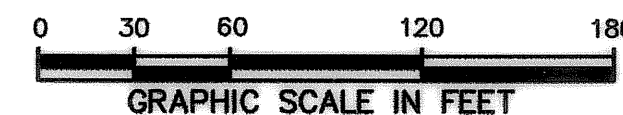
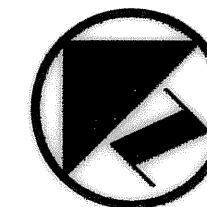
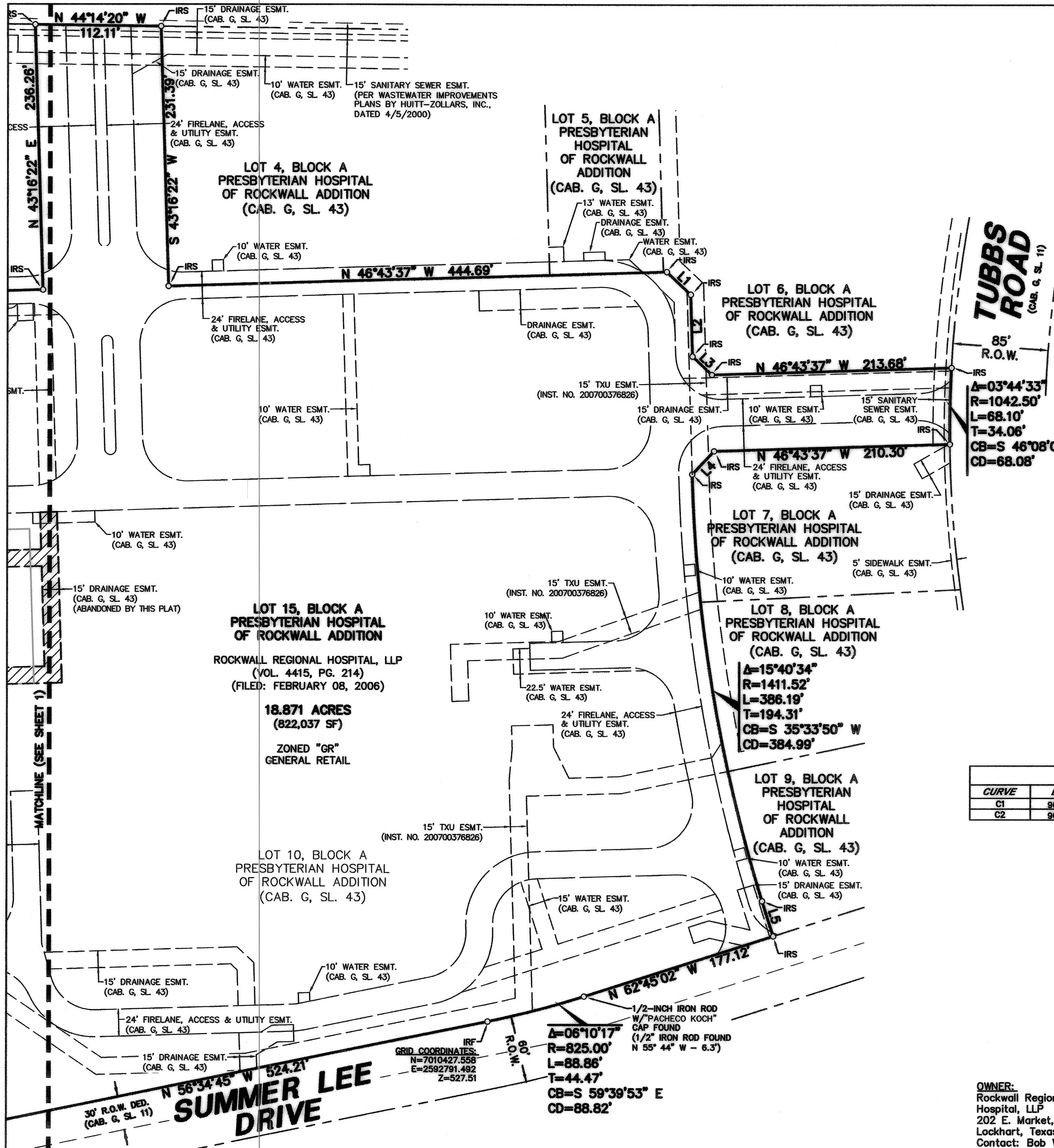
OWNER:
Rockwall Regional
Hospital, LLP
202 E. Market, Suite 103
Lockhart, Texas 78644
Contact: Bob Wallace

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031	
DRAWN BY ALS	CHECKED BY NK
SCALE 1"=60'	DATE FEB 2008
JOB NUMBER 1567E-07.398	

G. 275

DWG FILE: 1567E-07.398RP1.DWG

PRESBYTERIAN HOSPITAL OF ROCKWALL



VICINITY MAP
(NOT TO SCALE)

LEGEND

- O POINT FOR CORNER (UNLESS OTHERWISE SPECIFIED)
- IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- IRF 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 46°43'38" W	99.01'
L2	S 43°16'22" W	24.00'
L3	N 46°43'38" W	99.01'
L4	N 46°38'44" W	20.00'
L5	N 43°21'16" E	7.36'
L6	S 43°21'16" W	27.39'

LOT LINE TABLE

LINE	BEARING	LENGTH
L1	S 01°40'00" E	29.38'
L2	N 43°16'22" E	55.03'
L3	N 01°43'35" W	23.89'
L4	S 88°16'25" W	28.49'
L5	S 27°14'58" W	32.73'
L6	N 33°25'38" E	30.95'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	39.00'	61.26'	39.00'	S 01°43'38" E	55.15'
C2	90°00'00"	39.00'	61.26'	39.00'	S 88°16'22" W	55.15'

**SHEET 2 OF 3
REPLAT
OF LOTS 10 & 11, BLOCK A INTO
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**

18.871 ACRES
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

OWNER:
Rockwall Regional
Hospital, LLP
202 E. Market, Suite 103
Lockhart, Texas 78644
Contact: Bob Wallace

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031					
DRAWN BY ALS	CHECKED BY NK	SCALE 1"=60'	DATE FEB 2008	JOB NUMBER 1567E-07.398	

G-276

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OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, **ROCKWALL REGIONAL HOSPITAL, LLP** is the owner of a 18.871 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas; said tract being all of Lots 10 & 11, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Cabinet G, Slide 43 of the Plat Records of Rockwall County, Texas; said 18.871 acre tract being more particularly described as follows:

COMMENCING, at a 3/8-inch iron rod found for the intersection of the northeast line of Summer Lee Drive (a 60-foot wide right-of-way) with the southeast right-of-way line of Rockwall Parkway (a 60-foot wide right-of-way); said point being the west corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Cabinet E, Slide 149 of said Plat Records;

THENCE, North 33 degrees, 25 minutes, 38 seconds East, along the said southeast right-of-way line of Rockwall Parkway, a distance of 166.37 feet to a point; said point being the beginning of a tangent curve to the left;

THENCE, northeasterly, along said curve, having a central angle of 02 degrees, 06 minutes, 22 seconds, a radius of 915.00 feet, on a chord bearing and distance of North 32 degrees, 22 minutes, 28 seconds East, 33.63 feet, an arc distance of 33.63 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for the POINT OF BEGINNING; said point being the beginning of a compound curve;

THENCE, northeasterly, along said curve, having a central angle of 06 degrees, 58 minutes, 51 seconds, a radius of 915.00 feet, on a chord bearing and distance of North 27 degrees, 49 minutes, 52 seconds East, 111.41 feet, an arc distance of 111.48 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the west corner of Lot 13, Block A of said Presbyterian Hospital of Rockwall Addition;

THENCE, South 46 degrees, 43 minutes, 37 seconds East, departing the said southeast right-of-way line of Rockwall Parkway and along the southwest line of said Lot 13, Block A, a distance of 146.22 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the south corner of said Lot 13, Block A;

THENCE, North 43 degrees, 16 minutes, 22 seconds East, along the southeast line of said Lot 13, Block A and Lot 14, Block A of said Presbyterian Hospital of Rockwall Addition, a distance of 536.58 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of said Lot 14, Block A and in the southwest line of Lot 2, Block A of said Presbyterian Hospital of Rockwall Addition;

THENCE, South 46 degrees, 43 minutes, 37 seconds East, along the said southwest line of Lot 2, Block A and the southwest line of Lot 3, Block A of said Presbyterian Hospital of Rockwall Addition, a distance of 566.96 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the south corner of said Lot 3, Block A;

THENCE, North 43 degrees, 16 minutes, 22 seconds East, along the southeast line of said Lot 3, Block A, a distance of 236.26 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of said Lot 3, Block A and in the southwest right-of-way line of Horizon Road (F.M. 3097) (a variable width right-of-way);

THENCE, South 44 degrees, 14 minutes, 20 seconds East, along the said southwest right-of-way line of Horizon Road, a distance of 112.11 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the north corner of Lot 4, Block A of said Presbyterian Hospital of Rockwall Addition;

THENCE, South 43 degrees, 16 minutes, 22 seconds West, along the northwest line of said Lot 4, Block A, a distance of 231.39 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the west corner of said Lot 4, Block A;

THENCE, South 46 degrees, 43 minutes, 37 seconds East, along the southwest line of said Lot 4, Block A, Lot 5, Block A of said Presbyterian Hospital of Rockwall Addition and the northernmost southwest line of Lot 6, Block A of said Presbyterian Hospital of Rockwall Addition, a distance of 444.69 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, along the west and southwest lines of said Lot 6, Block A, the following four (4) calls:

South 01 degrees, 40 minutes, 00 seconds East, a distance of 29.38 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 43 degrees, 16 minutes, 22 seconds West, a distance of 55.03 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 01 degrees, 43 minutes, 35 seconds East, a distance of 23.89 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 46 degrees, 43 minutes, 37 seconds East, a distance of 213.68 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of said Lot 6, Block A, in the northwest right-of-way line of Tubbs Road (a 85-foot wide right-of-way) and the beginning of a non-tangent curve to the left;

THENCE, southwesterly, along the said northwest right-of-way line of Tubbs Road and along said curve, having a central angle of 03 degrees, 44 minutes, 33 seconds, a radius of 1042.50 feet, on a chord bearing and distance of South 46 degrees, 08 minutes, 05 seconds West, 68.08 feet, an arc distance of 68.10 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve; said point being the east corner of Lot 7, Block A of said Presbyterian Hospital of Rockwall Addition;

THENCE, North 46 degrees, 43 minutes, 37 seconds West, along the northeast line of said Lot 7, Block A, a distance of 210.30 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the easternmost north corner of said Lot 7, Block A;

THENCE, South 88 degrees, 16 minutes, 25 seconds West, along the north line of said Lot 7, Block A, a distance of 28.49 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the westernmost north corner of said Lot 7, Block A; said point being the beginning of a non-tangent curve to the left;

THENCE, southwesterly, along the northwest lines of Lots 7, 8 and 9, Block A all of said Presbyterian Hospital of Rockwall Addition and along said curve, having a central angle of 15 degrees, 40 minutes, 34 seconds, a radius of 1411.52 feet, on a chord bearing and distance of South 35 degrees, 33 minutes, 50 seconds West, 384.99 feet, an arc distance of 386.19 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the end of said curve;

THENCE, South 27 degrees, 14 minutes, 58 seconds West, along the said northwest line of Lot 9, Block A, a distance of 32.73 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the west corner of said Lot 9, Block A and in the said northeast right-of-way line of Summer Lee Drive;

THENCE, along the said northeast right-of-way line of Summer Lee Drive, the following three (3) calls:

North 62 degrees, 45 minutes, 02 seconds West, a distance of 177.12 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; from said point a 1/2-inch iron rod found bears North 55 degrees, 44 minutes West, a distance of 6.3 feet; said point being the beginning of a tangent curve to the right;

Northwesterly, along said curve, having a central angle of 06 degrees, 10 minutes, 17 seconds, a radius of 825.00 feet, a chord bearing and distance of North 59 degrees, 39 minutes, 54 seconds West, 88.82 feet, an arc distance of 88.86 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for the end of said curve;

North 56 degrees, 34 minutes, 45 seconds West, a distance of 524.21 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point being the south corner of Lot 12, Block A of said Presbyterian Hospital of Rockwall Addition;

OWNER'S CERTIFICATE (continued...)

THENCE, North 36 degrees, 10 minutes, 29 seconds East, departing the said northeast right-of-way line of Summer Lee Drive and along the southeast line of said Lot 12, Block A, a distance of 125.10 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of said Lot 12, Block A

THENCE, North 46 degrees, 43 minutes, 37 seconds West, along the northeast line of said Lot 12, Block A, a distance of 257.70 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the north corner of said Lot 12, Block A and in the southeast line of Lot 9, Block A of said Horizon Ridge Addition;

THENCE, North 33 degrees, 25 minutes, 38 seconds East, along the southeast line of said Lot 9, Block A, a distance of 30.95 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; from said point a 3/8-inch iron rod found bears South 00 degrees, 33 minutes West, a distance of 0.4 feet;

THENCE, North 56 degrees, 34 minutes, 45 seconds West, along the northeast line of said Lot 9, Block A, a distance of 270.62 feet to the POINT OF BEGINNING;

CONTAINING: 822,037 square feet or 18.872 acres of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION**, an 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, 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 **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** 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 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 (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.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ken Teel 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 13th day of March, 2008.

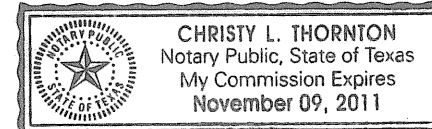
[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 11/9/11
N/A
Signature of Party with Mortgage or Lien Interest

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 _____, 2008.

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, Nijaz Karacic, 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.

[Signature]
Nijaz Karacic
Registered Professional Land Surveyor
No. 5526



STATE OF TEXAS

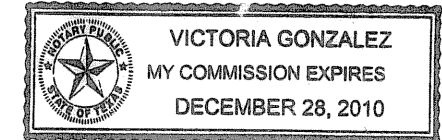
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Nijaz KARACIC, 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 12th day of March, 2008.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: 12/28/2010



NOTES

1. 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 the personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system for this survey is based on a bearing of South 45 Degrees, 46 Minutes, 04 Seconds East, for the northeast property line of a tract of land described in a Special Warranty Deed to Rockwall Regional Hospital LLP, as recorded in Volume 4415, Page 214 of the Deed Records of Rockwall County, Texas.

RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

3/25/08
Date

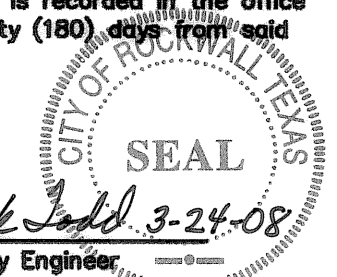
APPROVED

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 22nd day of January, 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.

WITNESS OUR HANDS, this 25th day of March, 2008.

William R. Cecil Kristy Ashberry Chuck Judd
Mayor, City of Rockwall City Secretary City Engineer



SHEET 3 OF 3 REPLAT OF LOTS 10 & 11, BLOCK A INTO LOT 15, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

18.871 ACRES
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers				
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031				
DRAWN BY ALS	CHECKED BY NK	SCALE N/A	DATE FEB 2008	JOB NUMBER 1567E-07.398

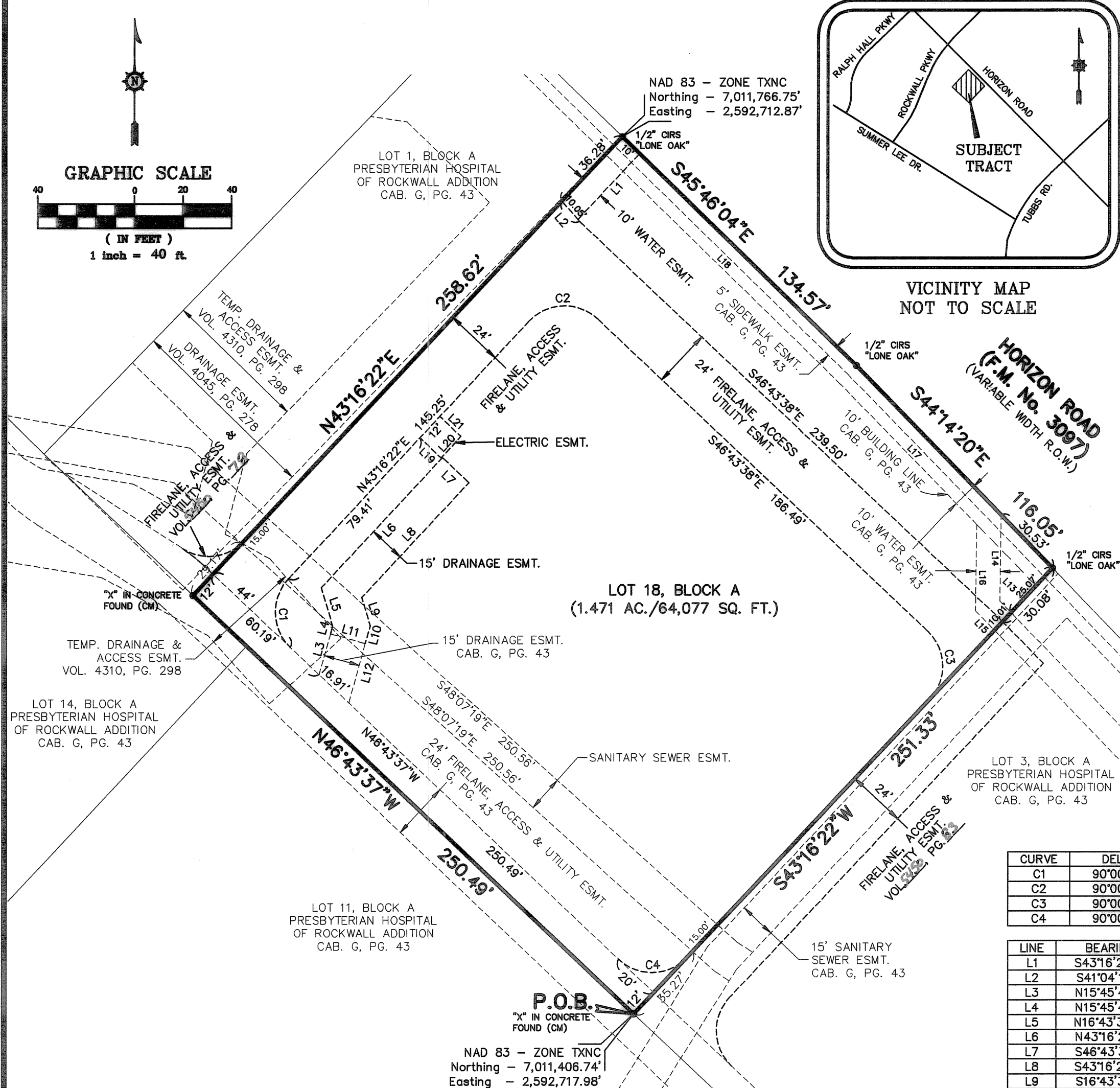
G-277

DWG FILE: 1567E-07.398RP1.DWG

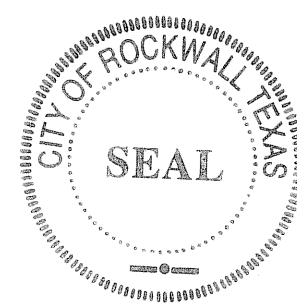
PRESBYTERIAN HOSPITAL OF ROCKWALL

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



VICINITY MAP NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS, ROCKMED PARTNERS LP is the owner of all that tract of land in the City of Rockwall, Rockwall County, Texas, a part of the EDWARD TEAL SURVEY, ABSTRACT No. 207, and being all of Lot 2, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 43, Plat Records of Rockwall County, and being further described as follows:

BEGINNING at an "X" in concrete found at the south corner of said Lot 2, said point being the west corner of Lot 3 of said Block A, said point being in the northeast line of Lot 11 of said Block A;

THENCE North 46 degrees 43 minutes 37 seconds West, 250.49 feet to an "X" in concrete found at the west corner of said Lot 2, said point being the south corner of Lot 1 of said Block A, said point being in the northeast line of Lot 14 of said Block A;

THENCE North 43 degrees 16 minutes 22 seconds East, 258.62 feet to a one-half inch iron rod with "LONEOAK" red cap set at the north corner of said Lot 2, said point being the east corner of said Lot 1, said point being in the southwest line of Horizon Road (variable width right-of-way);

THENCE with the northeast line of said Lot 2 and with the southwest line of Horizon Road as follows:
South 45 degrees 46 minutes 04 seconds East, 134.57 feet to a one-half inch iron rod with "LONEOAK" red cap set for corner;

South 44 degrees 14 minutes 20 seconds East, 116.05 feet to a one-half inch iron rod with "LONEOAK" red cap set at the east corner of said Lot 2, said point being the north corner of said Lot 3;

THENCE South 43 degrees 16 minutes 22 seconds West, 251.33 feet with the southeast line of said Lot 2 and with the northwest line of said Lot 3 to the POINT OF BEGINNING and containing 64,077 square feet or 1.471 acres of land.

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	31.42'	20.00'	N01°43'38"W	28.28'
C2	90°00'00"	31.42'	20.00'	N88°16'22"E	28.28'
C3	90°00'00"	31.42'	20.00'	S01°43'38"E	28.28'
C4	90°00'00"	31.42'	20.00'	S88°16'22"W	28.28'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S43°16'22"W	37.10'	L12	N15°45'40"E	25.27'
L2	S41°04'13"E	11.04'	L13	N44°14'20"W	6.58'
L3	N15°45'40"E	17.46'	L14	N00°45'40"E	35.42'
L4	N15°45'40"E	3.30'	L15	N44°14'20"W	11.16'
L5	N16°43'37"W	16.43'	L16	N00°45'40"E	35.41'
L6	N43°16'23"E	73.28'	L17	N44°14'20"W	81.36'
L7	S46°43'38"E	15.00'	L18	N45°46'04"W	134.15'
L8	S43°16'23"W	64.62'	L19	S46°43'38"E	12.00'
L9	S16°43'37"E	12.14'	L20	N43°16'22"E	12.00'
L10	S15°45'40"W	7.67'	L21	N46°43'38"W	12.00'
L11	N74°14'20"W	15.00'			

GENERAL NOTES:

1. 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, René Silvas, 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 found or properly placed under my personal supervision.

René Silvas, R.P.L.S. 5921



STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared René Silvas, 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 30 day of April, 2008

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

C. W. Bruchm 5-15-08
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 14 day of April, 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.

WITNESS OUR HANDS, this 2nd day of May, 2008

William R. Coss Christy Oakberry Chuck Todd 5-15-08
Mayor, City of Rockwall City Secretary City Engineer

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 Lot 18, Block A, Presbyterian Hospital of Rockwall 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, 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 Lot 18, Block A, Presbyterian Hospital of Rockwall Addition 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 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 engineer 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 (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.

Scott Asbury
Authorized Signature, ROCKMED PARTNERS LP

STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Scott Asbury 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 30th day of April, 2008

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien



FILED FOR RECORD
ROCKWALL COUNTY CLERK
08 MAY 16 PM 2:27
LISA CONSTANT
COUNTY CLERK
DEPUTY

REPLAT

LOT 18, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION

1.471 ACRES OF OF THE
EDWARD TEAL SURVEY, ABST. No. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKMED PARTNERS LP
3010 LBJ Freeway, Suite 1200
Dallas, TX 75234

OWNER/DEVELOPER
(214) 922-9797
attn: Scott Asbury

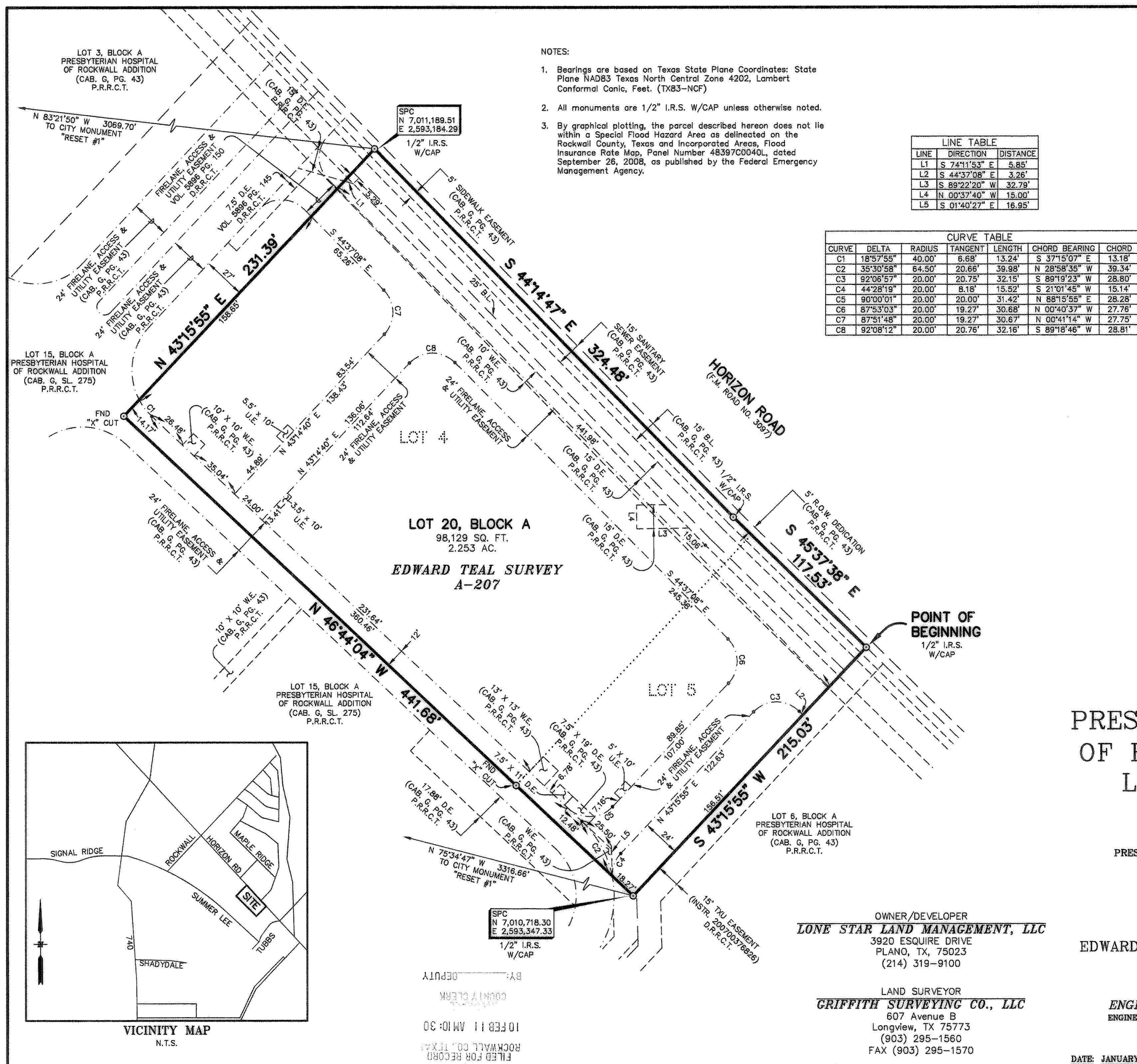
LONE OAK SURVEYING, PLLC
9500 Ray White Rd., Suite 200
Ft. Worth, TX 76248

SURVEYOR
(817) 745-4588

April 29, 2008

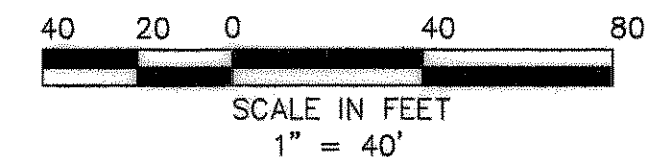
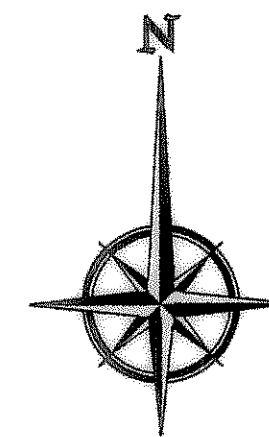
Sheet 1 of 1

G-297



LINE	DIRECTION	DISTANCE
L1	S 74°11'53" E	5.85'
L2	S 44°37'08" E	3.26'
L3	S 89°22'20" W	32.79'
L4	N 00°37'40" W	15.00'
L5	S 01°40'27" E	16.95'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	18°57'55"	40.00'	6.68'	13.24'	S 37°15'07" E	13.18'
C2	35°30'58"	64.50'	20.66'	39.98'	N 28°58'35" W	39.34'
C3	92°06'57"	20.00'	20.75'	32.15'	S 89°19'23" W	28.80'
C4	44°28'19"	20.00'	8.18'	15.52'	S 21°01'45" W	15.14'
C5	90°00'01"	20.00'	20.00'	31.42'	N 88°15'55" E	28.28'
C6	87°53'03"	20.00'	19.27'	30.68'	N 00°40'37" W	27.76'
C7	87°51'48"	20.00'	19.27'	30.67'	N 00°41'14" W	27.75'
C8	92°06'12"	20.00'	20.76'	32.16'	S 89°18'46" W	28.81'



<u>LEGEND</u>	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
SPC	STATE PLANE COORDINATES
W.E.	WATER EASEMENT

REPLAT

PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 20, BLOCK A

BEING A REPLAT OF
LOT 4 AND LOT 5, BLOCK A
OF
LOTS 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
(CAB. G. SL. 43, P.R.R.C.T.)

AND BEING
2.253 ACRES

SITUATED IN
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
2801 CAPITAL STREET, WYLLIE TEXAS 75098
(972) 841-8400 FAX (972) 841-8401

OWNER/DEVELOPER
LONE STAR LAND MANAGEMENT, LLC
3920 ESQUIRE DRIVE
PLANO, TX, 75023
(214) 319-9100

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
607 Avenue B
Longview, TX 75773
(903) 295-1560
FAX (903) 295-1570

DATE: JANUARY 20, 2010

SHEET 1 OF 2

09810 /dwa/9810 Replat.dwg

H-63

STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE & DEDICATION

WHEREAS LONE STAR LAND & PROPERTIES, LP, BEING THE OWNER OF A TRACT of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.253 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, and being all of Lot 4 and Lot 5 of Lots 1 thru 14, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, as recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, said 2.253 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "GRIFFITH 4846" (herein after referred to as "with cap") set for the east corner of said Lot 5 and the north corner of Lot 6 of said Lots 1 thru 14, Block A, Presbyterian Hospital of Rockwall Addition, said corner being in the southwesterly right-of-way line of Horizon Road (Farm to Market Road 3097);

THENCE South 43 degrees 15 minutes 55 seconds West, with the common boundary line of said Lot 5 and Lot 6, a distance of 215.03 feet to a 1/2 inch iron rod with cap set for the south corner of said Lot 5 and a westerly corner of said Lot 6, said corner being in a northeasterly boundary line of Lot 15 of Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, as recorded in Cabinet G, Slide 275 of said Plat Records;

THENCE Northwesterly and northeasterly, with the common boundary lines of said Lots 4, 5 and 15, the following courses and distances:

North 46 degrees 44 minutes 04 seconds West, a distance of 441.68 feet to an "x" cut in concrete pavement found for the west corner of said Lot 4 and an ell corner of said Lot 15;

North 43 degrees 15 minutes 55 seconds East, a distance of 231.39 feet to a 1/2 inch iron rod with cap set for corner in the southwesterly right-of-way line of said Horizon Road;

THENCE South 44 degrees 14 minutes 47 seconds East, with the southwesterly right-of-way of said Horizon Road, and the northeast boundary lines of said Lot 4 and said Lot 5, a distance of 324.48 feet to a 1/2 inch iron rod with cap set for corner;

THENCE South 45 degrees 37 minutes 38 seconds East, with the southwesterly right-of-way of said Horizon Road, and the northeast boundary line of said Lot 5, a distance of 117.53 feet to THE POINT OF BEGINNING AND CONTAINING 98,129 square feet or 2.253 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as the PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOT 20, BLOCK A, an 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, 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 PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOT 20, BLOCK A subdivision 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 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: (a) Such time as the developer and / or owner has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot.) including the actual installation of streets, water, sewer, drainage structures, and storm sewer and alleys, all according to the specifications of the City of Rockwall; or (b) Until the 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 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 (c) 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 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: LONE STAR LAND & PROPERTIES, LP
BY AND THROUGH ITS GENERAL PARTNER: LONE STAR LAND MANAGEMENT, LLC

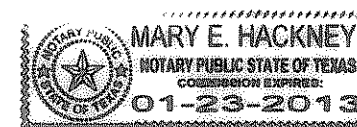
E. Abdon
BY:

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Ethany E. Abdon, 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 purposes and considerations therein stated.

Given upon my hand and seal of office this 2 day of February, 2010.

Mary E. Hackney
Notary Public in and for the State of Texas
My Commission Expires: 2013



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF JANUARY, 2010.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

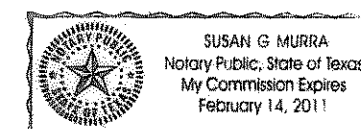


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 20TH DAY OF JANUARY, 2010.

Susan G. Murra
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2011



OWNER/DEVELOPER
LONE STAR LAND MANAGEMENT, LLC
3920 ESQUIRE DRIVE
PLANO, TX, 75023
(214) 319-9100

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
607 Avenue B
Longview, TX 75773
(903) 295-1560
FAX (903) 295-1570

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

08/11/09
Date

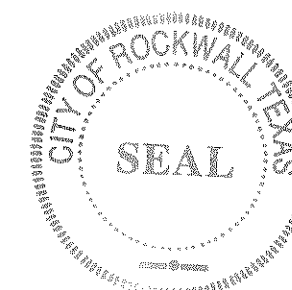
APPROVED

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 11th day of August, 2009.

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 10th day of Feb., 2010.

William R. Cecil Kristy Ashberry Chuck Ladd
Mayor, City of Rockwall City Secretary City Engineer
2-10-2010



REPLAT

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 20, BLOCK A

BEING A REPLAT OF
LOT 4 AND LOT 5, BLOCK A
OF
LOTS 1 THRU 14, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
(CAB. G, SL. 43, P.R.R.C.T.)

AND BEING
2.253 ACRES

SITUATED IN
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

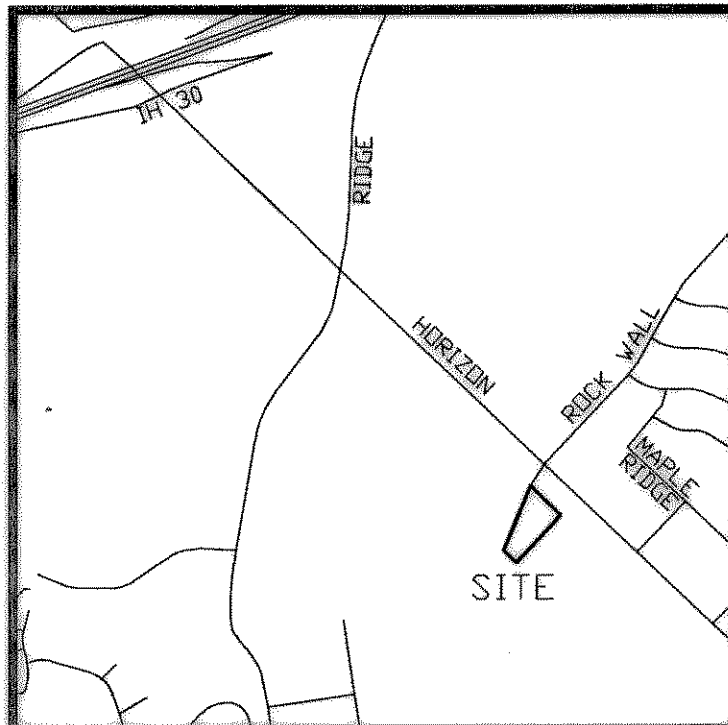
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
2801 CAPITAL STREET, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JANUARY 20, 2010

SHEET 2 OF 2

09810/dwg/9810 Replat.dwg

H-64

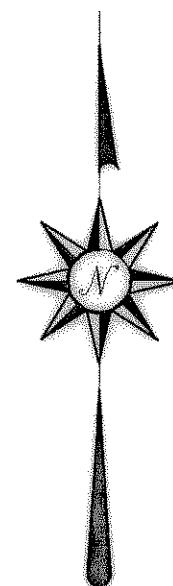


VICINITY MAP
NOT TO SCALE

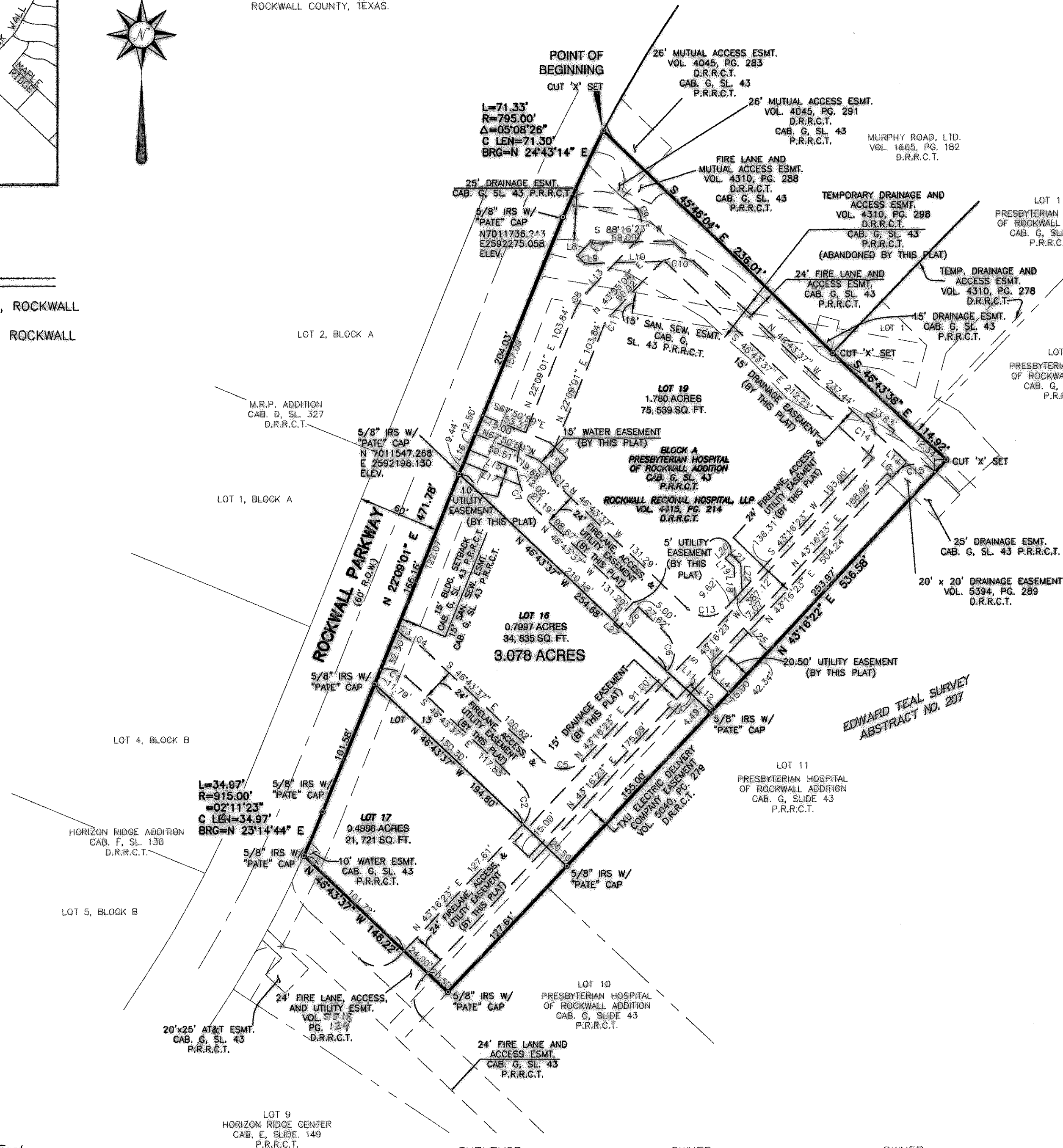
LEGEND

D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
CAB. CABINET
SL. SLIDE
VOL. VOLUME
PG. PAGE
IRS IRON ROD SET

LOT TABLE	
LOT	ACREAGE
LOT 16	0.7997
LOT 17	0.4986
LOT 19	1.780

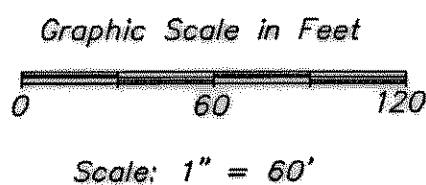


BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE
BASED ON THE RECORD BEARINGS OF
PRESBYTERIAN HOSPITAL OF ROCKWALL
ADDITION, AS RECORDED IN VOLUME G,
SLIDE 43 IN THE PLAT RECORDS OF
ROCKWALL COUNTY, TEXAS.



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	56°37'36"	20.00'	19.77'	S 75°02'21" E	18.97'
C2	90°00'00"	20.00'	31.42'	S 01°43'37" E	28.28'
C3	32°52'43"	20.00'	11.48'	S 49°12'23" E	11.32'
C4	18°55'07"	44.00'	14.53'	S 56°11'10" E	14.46'
C5	90°00'03"	20.00'	31.42'	N 88°16'22" E	28.28'
C6	90°00'00"	20.00'	31.42'	N 01°43'37" W	28.28'
C7	68°52'38"	44.00'	52.89'	N 12°17'18" W	49.77'
C8	21°46'03"	44.00'	16.72'	N 33°02'03" E	16.62'
C9	87°25'35"	20.00'	30.52'	N 00°12'19" E	27.64'
C10	79°59'48"	20.00'	27.92'	S 83°54'59" W	25.71'
C11	21°46'03"	20.00'	7.60'	S 33°02'03" W	7.55'
C12	68°52'42"	20.00'	24.04'	S 12°17'20" E	22.62'
C13	90°00'00"	20.00'	31.42'	N 88°16'23" E	28.28'
C14	94°22'15"	20.00'	32.94'	N 03°54'45" W	29.34'
C15	91°25'37"	20.00'	31.91'	S 88°59'12" W	28.63'

LINE	BEARING	DISTANCE
L1	S 46°43'37" E	16.94'
L2	S 43°16'23" W	15.00'
L3	N 46°43'37" W	14.14'
L4	N 46°41'08" W	16.89'
L5	N 01°41'09" W	11.48'
L6	S 46°43'37" E	5.00'
L7	N 46°04'56" W	2.34'
L8	S 43°55'04" W	15.00'
L9	S 46°04'56" E	8.66'
L10	N 88°16'23" E	58.19'
L11	S 01°41'09" E	2.67'
L12	S 46°41'08" E	23.11'
L13	N 43°55'04" E	50.92'
L14	N 43°16'23" E	16.25'
L15	N 67°50'59" W	38.33'
L16	S 22°09'01" W	10.00'
L17	S 67°50'59" E	44.94'
L18	N 01°43'37" W	22.56'
L19	N 46°43'37" W	8.96'
L20	N 43°16'23" E	5.00'
L21	S 46°43'37" E	11.04'
L22	S 01°43'37" E	19.63'
L23	N 46°43'37" W	5.50'
L24	N 43°16'23" E	61.83'
L25	S 46°43'37" E	25.00'
L26	S 43°16'23" W	21.50'
L27	N 46°43'37" W	5.00'
L28	N 43°16'23" E	21.50'



SURVEYOR:
PATE SURVEYORS
2201 BROOKHOLLOW PLAZA
DR., 445
ARLINGTON, TX 76006
PHONE: 817-695-4994
FAX: 817-695-5888
CONTACT: MARK A. NACE

OWNER:
TRIO PARTNERS, LLC
2611 N. BELTLINE ROAD,
SUITE 105
SUNNYVALE, TX 75182
PHONE: 972-226-4704
FAX: 972-226-6133
CONTACT: PRESTON TEEL

OWNER:
ROCKWALL REGIONAL
HOSPITAL, LLC
3150 HORIZON ROAD
ROCKWALL, TX 75032
PHONE: 972-698-1000
FAX:
CONTACT: KEN TEEL

PATE  SURVEYORS

2201 BROOKHOLLOW PLAZA DR., #445
TEL: (817) 695-4994 FAX (817) 695-5888
JOB NO. 182800100 SHEET 1 OF 2

DATE: JUNE 2008

REPLAT PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOTS 16, 17, AND 19, BLOCK A 3.078 ACRES

BEING A REPLAT OF ALL OF LOT 14 AND ALL OF LOT 13,
BLOCK A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION AS
RECORDED IN CABINET G, SLIDE 43, P.R.R.C.T.
LOCATED IN THE EDWARD TEAL SURVEY ABSTRACT NO. 207 AN
ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
08 JUL 25 PM 2:22
LISA CONSTANT
COUNTY CLERK
DEPUTY

LAND DESCRIPTION

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLC AND TRIO PARTNERS, LLC are the owners of a tract of land out of the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 14 and all of Lot 13, Block A of Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet G, Slide 43 in the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a cut 'X' set for the northerly corner of said Lot 14 and the westerly corner of that certain tract of land described in deed to Murphy Road, Ltd. as recorded in Volume 1605, Page 182 of the Deed Records of Rockwall County, Texas and being on the southeasterly right-of-way line of Rockwall Parkway (60' right-of-way)

THENCE South 45° 46' 04" East, departing the southeasterly right-of-way line of said Rockwall Parkway and along the northeasterly line of said Lot 14 and the southwesterly line of said Murphy Road, Ltd. tract, a distance of 236.01', to a cut 'X' set at the southerly corner of said Murphy Road, Ltd. tract and the westerly corner of Lot 1, Block A of said Presbyterian Hospital of Rockwall Addition and also being on the northeasterly line of said Lot 14;

THENCE South 46° 43' 38" East, along the southwesterly lines of said Lot 1 and Lot 2, Block A of said Presbyterian of Rockwall Addition and the northeasterly line of said Lot 14, a distance of 114.92', to a cut 'X' set at the easterly corner of said Lot 14 on the southerly line of said Lot 2;

THENCE South 43° 16' 22" West, along the southeasterly lines of said Lot 14 and Lot 13 and the northwesterly lines of Lot 10 and Lot 11, Block A of said Presbyterian Hospital of Rockwall Addition, a distance of 536.58', to a 5/8" iron rod with cap stamped "PATE" set for corner at an ell corner of said Lot 10;

THENCE North 46° 43' 37" West, along the southwesterly line of said Lot 13 and northeastly line of said Lot 10, a distance of 146.22', to a 5/8" iron rod with cap stamped "PATE" set for corner on the southeasterly right-of-way line of said Rockwall Parkway; said iron rod also being in a curve to the left having a central angle of 02° 11' 23", a radius of 915.00' and a chord bearing and distance of North 23° 14' 44" East, 34.97';

THENCE continuing along said curve to the left and along the southeasterly right-of-way line of said Rockwall Parkway, an arc distance of 34.97' to a 5/8" iron rod with cap stamped "PATE" set at end of said curve;

THENCE North 22° 09' 01" East, along the southeasterly right-of-way line of said Rockwall Parkway and the northwesterly lines of said Lot 13 and Lot 14, a distance of 471.78' to a 5/8" iron rod with cap stamped "PATE" set at the beginning of a curve to the right having a central angle of 05° 08' 26", a radius of 795.00', and a chord bearing and distance of North 24° 43' 14" East, 71.30';

THENCE, continuing along the southeasterly right-of-way line of said Rockwall Parkway and the northwesterly line of said Lot 14, and along said curve to the right in a northeasterly direction, an arc distance of 71.33' to the **POINT OF BEGINNING** and containing 3.078 acres of land, more or less.

Basis of bearings: All bearings shown hereon are based on the record bearings of aforementioned Presbyterian Hospital of Rockwall Addition.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOTS 16, 17, & 19, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose names 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 PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION, LOTS 16, 17, & 19, BLOCK A, subdivision 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. We also understand the following:

1. No buildings shall be constructed of 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 the 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 drainage 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.

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; 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.

ROCKWALL REGIONAL HOSPITAL LLC
D/B/A PRESBYTERIAN HOSPITAL OF ROCKWALL

By: [Signature]
Name: Ken Teel
Title: PRESIDENT

TRIO PARTNERS, LLC

By: [Signature]
Name: PRESTON TEEL
Title: PARTNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Ken Teel known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this 23 day of June, 2008.

Notary Public in and for the State of Texas

My Commission Expires: 11/9/11

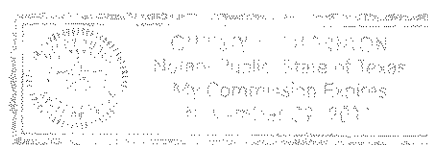


STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Preston Teel known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this 23 day of June, 2008.

Notary Public in and for the State of Texas

My Commission Expires: 11/9/11

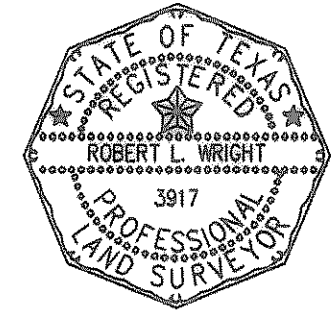


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert L. Wright, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
Robert L. Wright
Registered Professional Land Surveyor No. 3917



STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Wright, 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 25th day of June, 2008.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: 6-16-2009



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

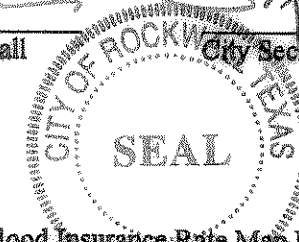
7-15-08
Date

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 16th day of June, 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 approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this 23rd day of July, 2008.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall
[Signature] City Engineer



NOTES

1. According to the Flood Insurance Rate Map No. 480547 0005 C, published by the Federal Emergency Management Agency, dated: June 16, 1992 the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
2. It shall be the policy of the City of Rockwall to withhold issuing building permit until all streets 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 buildings 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.

REPLAT

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

LOTS 16, 17, AND 19, BLOCK A
3.078 ACRES

BEING A REPLAT OF ALL OF LOT 14 AND ALL OF LOT 13, BLOCK A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION AS RECORDED IN CABINET G, SLIDE 43, P.R.R.C.T. LOCATED IN THE EDWARD TEAL SURVEY ABSTRACT NO. 207 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PATE SURVEYORS

2201 BROOKHOLLOW PLAZA DR., #445
TEL: (817) 695-4994 FAX (817) 695-5888
JOB NO. 182800100 SHEET 2 OF 2

DATE: JUNE 2008

SURVEYOR:
PATE SURVEYORS
2201 BROOKHOLLOW PLAZA
DR., 445
ARLINGTON, TX 76006
PHONE: 817-695-4994
FAX: 817-695-5888
CONTACT: MARK A. NACE

OWNER:
TRIO PARTNERS, LLC
2811 N. BELTLINE ROAD,
SUITE 105
SUNNYVALE, TX 75182
PHONE: 972-226-4704
FAX: 972-226-6133
CONTACT: PRESTON TEEL

OWNER:
ROCKWALL REGIONAL
HOSPITAL, LLC
3150 HORIZON ROAD
ROCKWALL, TX 75032
PHONE: 972-698-1000
FAX:
CONTACT: KEN TEEL

Presbyterian Hospital
Rockwall Addition
Lots 16, 17 & 19, Block A

G-316



0' 30' 60' 120'
Scale: 1" = 60'

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

$\Delta = 6^{\circ}58'50''$
 $R = 915.00'$
 $A = 111.48'$
 $CB = N 27^{\circ}49'52'' E$

T.S.P. Coordinates
N:7011575.06
E:2590940.48

City of Rockwall
Volume 1738, Page 8 (OPRRCT)

Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)

$N 33^{\circ}25'38'' E$
30.95'

Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 12, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 43 (MRRCT)

$N 36^{\circ}10'29'' E$
125.10'

$S 79^{\circ}30'56'' E$
91.48'
 $N 46^{\circ}43'38'' W$
74.45'

10' Water Esmt
Cab. G, Pg. 43

15' TXU Esmt
cc# 200700376826

$N 46^{\circ}43'37'' W$
257.70'

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

$N 43^{\circ}16'22'' E$
15.00'
10' Water Esmt
Cab. G, Pg. 43

24' Fire Lane, Access & Utility Easement
Abandon by this plat

$S 46^{\circ}43'38'' E$
74.45'

15' SANITARY SEWER ESMT.
(PER WASTEWATER IMPROVEMENTS
PLANS BY HUITT-ZOLLARS, INC.,
DATED 4/5/2000)

Mac Sports and Rehab LLC
Volume 6749, Page 148
(OPRRCT)

Lot 17, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

BLPT LLC
Volume 6368, Page 303
(OPRRCT)

Lot 16, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

10' Water Esmt
Cab. G, Pg. 43
15' TXU Esmt
cc# 200700376826

Rockwall Regional Hospital, LLP
(OPRRCT)

Part of Lot 15, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 275
(MRRCT)

Lot 22, Block A
18.867 Acres
821,863 Sq. Ft.

10' WATER ESMT.
(CAB. G, SL. 43)

ARHC RMRWLT01 LLC
cc# 2015-0000008533
(OPRRCT)

Lot 19, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

TEMPORARY DRAINAGE
AND ACCESS ESMT.
(VOL. 4310, PG. 298)

20'x20' DRAINAGE ESMT.
(VOL. 5394, PG. 289)

25' DRAINAGE ESMT.
(CAB. G, SL. 43)

24' Fire Lane, Access
& Utility Easement
Cab. G, Sl. 43

20' Drainage Easement
Cab. G, Sl. 275

15' Sanitary
Sewer Esmt
Cab. G, Pg. 43

10' Water Esmt
Cab. G, Pg. 43

15' Water Esmt
Cab. G, Pg. 43

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

DRAINAGE ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

Rockwall Regional Hospital, LLP
(OPRRCT)

Part of Lot 1, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 43
(MRRCT)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

TEMPORARY DRAINAGE
AND ACCESS ESMT.
(VOL. 4310, PG. 298)

80'x265' DRAINAGE ESMT.
(VOL. 4045, PG. 278)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

GA HC Reit II Rockwall MOB LLC
Volume 7237, Page 143 (OPRRCT)

Lot 18, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 297
(MRRCT)

Heath Building Group LLC
cc# 2014-0000015533 (OPRRCT)

Lot 21, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet I, Slide 87
(MRRCT)

10' WATER ESMT.
(CAB. G, SL. 43)

566.96'

$N 43^{\circ}16'22'' E$

J 089
Case No.: P2016-049

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 22, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'
Date: October 10, 2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: Rockwall Hospital RP 10-10-16
Job. No. 552-114
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

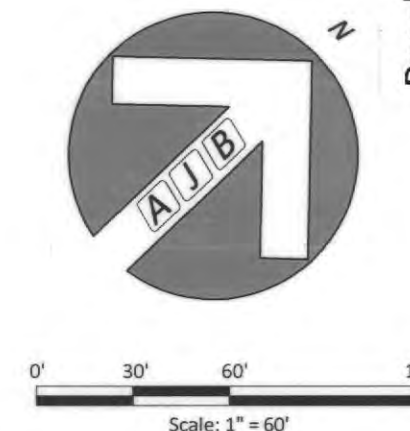
Sheet:
1
Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Presbyterian Hospital
Lot 22, Block A
Replat

Horizon Road (FM 3097)
(Variable width ROW)



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



J 090
Case No.: P2016-049

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 22, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer: Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'
Date: October 10, 2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: Rockwall Hospital RP 10-10-16
Job No. 552-114
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
2
of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Lot 22, Block A
18.867 Acres
821,863 Sq. Ft.

Rockwall Regional Hospital, LLP
(OPRRCT)

Part of Lot 15, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 275
(MRRCT)

$\Delta = 6^{\circ}10'17''$
 $R = 825.00'$
 $A = 88.86'$
 $CB = N 59^{\circ}39'54'' W$

$\Delta = 15^{\circ}40'34''$
 $R = 1411.52'$
 $A = 386.19'$
 $CB = S 35^{\circ}33'50'' W$

$\Delta = 3^{\circ}44'34''$
 $R = 1042.50'$
 $A = 68.10'$
 $CB = S 46^{\circ}08'05'' W$

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

T.S.P. Coordinates
N: 7010906.84
E: 2592355.24

Tubbs Road
(85' ROW) Cabinet G, Slide 11

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB PRESBYTERIAN\ROCKWALL HOSPITAL RP 10-10-16.dwg RP-3, 11/29/2016 1:01:18 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLP, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING an 18.867 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a portion of Lot 15, Block A of Presbyterian Hospital of Rockwall Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 275, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the easterly line of Rockwall Parkway a 60 feet wide right of way as dedicated in Cabinet E, Slide 149 (MRRCT), and being the westerly corner of Lot 17, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 315 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 17, SOUTH 46°43'37" EAST a distance of 146.22 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 43°16'22" EAST a distance of 536.58 feet to a capped iron rod found for corner in the southwest line of lot 18, Block A of Presbyterian Hospital of Rockwall Addition as recorded in Cabinet G, Slide 297 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 18, SOUTH 46°43'37" EAST a distance of 566.96 feet to a capped iron rod found for corner at the southerly corner of Lot 21, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet I, Slide 87 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 21, NORTH 43°16'22" EAST a distance of 233.23 feet to a capped iron rod found for corner in the southwest line of Horizon Road (FM 3097) a variable width right of way as dedicated to the State of Texas by deed recorded in County Clerk's File No. 2014000002244, Official Public Records, Rockwall County, Texas (OPRRCT);

THENCE along the south line of said Horizon Road (FM 3097), SOUTH 45°47'15" EAST a distance of 112.01 feet to a capped iron rod found for corner at the northerly corner of Lot 20, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet H, Slide 63 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 20, SOUTH 43°16'22" WEST a distance of 231.39 feet to a capped iron rod found for corner;

THENCE continuing along said common line, SOUTH 46°43'37" EAST a distance of 444.69 feet to a point for corner at an ell corner of Lot 6, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 6 as follows:

SOUTH 01°40'00" EAST a distance of 29.38 feet to a capped iron rod found for corner;

SOUTH 43°16'22" WEST a distance of 55.03 feet to a capped iron rod found for corner;

SOUTH 01°43'35" EAST a distance of 23.89 feet to a capped iron rod found for corner;

SOUTH 46°43'37" EAST a distance of 213.68 feet to a capped iron rod found for corner in the northwesterly line of Tubbs Road an 85 feet wide right of way dedicated by Cabinet G, Slide 11 (MRRCT) and being the beginning of a non-tangent curve to the left having a radius of 1042.50 feet and a chord bearing of SOUTH 46°08'05" WEST;

THENCE along the northwesterly line of said Tubbs Road and along said non-tangent curve to the left through a central angle of 03°44'34" for an arc length of 68.10 feet to a capped iron rod found for corner at the easterly corner of Lot 7, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 7 as follows:

NORTH 46°43'37" WEST a distance of 210.30 feet to a capped iron rod found for corner;

SOUTH 88°16'25" WEST a distance of 28.49 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the left having a radius of 1411.52 feet and a chord bearing of SOUTH 35°33'50" WEST;

Along said non-tangent curve to the left through a central angle of 15°40'34" for an arc length of 386.19 feet to a capped iron rod found for corner in the northwest line of Lot 9, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, SOUTH 27°14'58" WEST a distance of 32.73 feet to a capped iron rod found for corner in the northeasterly line of Summer Lee Drive a variable width right of way;

THENCE along said Summer Lee drive as follows:

NORTH 62°45'02" WEST a distance of 177.12 feet to a capped iron rod found for corner and being the beginning of a curve to the right having a radius of 825.00 feet and a chord bearing of NORTH 59°39'54" WEST;

Along said curve to the right through a central angle of 06°10'17" for an arc length of 88.86 feet to a capped iron rod found for corner;

NORTH 56°34'45" WEST a distance of 524.21 feet to a capped iron rod found for corner at the southerly corner of Lot 12, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 12, NORTH 36°10'29" EAST a distance of 125.10 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 46°43'37" WEST a distance of 257.70 feet to a capped iron rod found for corner in the southeast line of Lot 9, Block A of Horizon Ridge Center an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 149 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, NORTH 33°25'38" EAST a distance of 30.95 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 56°34'45" WEST a distance of 270.62 feet to a capped iron rod found for corner in the southeast line of said Rockwall Parkway and being the beginning of a non-tangent curve to the left having a radius of 915.00 feet and a chord bearing of NORTH 27°49'52" EAST;

THENCE along the southeast line of said Rockwall Parkway and along said non-tangent curve to the left through a central angle of 06°58'50" for an arc length of 111.48 feet to the POINT OF BEGINNING;

CONTAINING 18.867 acres or 821,863 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL REGIONAL HOSPITAL, LLP**, the undersigned owner of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL 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 **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision 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. 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;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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.

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; We, my (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.

ROCKWALL REGIONAL HOSPITAL, LLP

Cindy Paris
Name: **Cindy Paris**
Title: **President**

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **Cindy Paris**, 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 **1st** day of **DECEMBER**, 2016

Christy L. Garcia
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Lang R. Rouse *11/15/16*
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 **22** day of **NOVEMBER**, 2016.

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 **20th** day of **Dec.**, 2016.

Lang R. Rouse *Christy Cole* *Amey Williams*
Mayor, City of Rockwall City Secretary City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/31/2017 02:45:56 PM
\$150.00
20170000001813



Shelli Miller

COPY

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



J 091
Case No.: P2016-049

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 22, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011
Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'
Date: October 10, 2016
Technician: Spradling/Elam
Drawn By: Spradling/Elam
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: Rockwall Hospital RP 10-10-16
Job No. 552-114
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
3
Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Presbyterian Hospital
Lot 22, Block A
Replat

The location of utilities shown hereon are from observed evidence of above ground appearances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

TRPLS REG#10118200



0' 30' 60' 120'
Scale: 1" = 60'

Horizon Road (FM 3097)
(Variable width ROW)

Lot 23, Block A
18.867 Acres
821,863 Sq. Ft.

PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
Lot 22, Block A
Cabinet J, Page 89
(MRRCT)

Rockwall Regional Hospital, LLP
(OPRRCT)

Summer Lee Drive
(Variable width ROW)

$\Delta = 6^{\circ}10'17''$
 $R = 825.00'$
 $A = 88.86'$
 $CB = N 59^{\circ}39'54'' W$

$N 62^{\circ}45'02'' W$
177.32'

$S 27^{\circ}14'58'' W$
32.73'
Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 9, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 43
(MRRCT)

$\Delta = 15^{\circ}40'34''$
 $R = 1411.52'$
 $A = 386.19'$
 $CB = S 35^{\circ}33'50'' W$

Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 8, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 43
(MRRCT)

$S 88^{\circ}16'25'' W$
28.49'
Lakeside Surgery Land
Holdings LLC
Volume 7304, Page 110
(OPRRCT)

Lot 7, Block A
Presbyterian Hospital of
Rockwall Addition
Cabinet G, Slide 43
(MRRCT)

5' Sidewalk ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

T.S.P. Coordinates
N:7010906.84
E:2592355.24

Tubbs Road
(85' ROW) Cabinet G, Slide 11

$\Delta = 3^{\circ}44'34''$
 $R = 1042.50'$
 $A = 68.10'$
 $CB = S 46^{\circ}08'05'' W$

Lot 6, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet G, Slide 43
(MRRCT)

$S 01^{\circ}40'00'' E$
29.38'

$S 43^{\circ}16'22'' W$
55.03'

$S 01^{\circ}43'35'' E$
23.89'

Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 20, Block A
Presbyterian Hospital of Rockwall
Addition
Cabinet H, Slide 63
(MRRCT)

Modern Pyramids Inc.
cc# 20130000498025 (OPRRCT)

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

15' Sanitary
Sewer Esmt
Cab. G, Pg. 43

GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard

area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

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J 326
Case No.: P2017.036

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'
Date: July 11, 2017
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: ROCKWALL HOSPITAL LOT 22 RP
Job No. 552-114
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
2
Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
DRRCT Deed Records Rockwall County, Texas
PRRCT Plat Records Rockwall County, Texas
RPRRCT Real Property Records Rockwall County, Texas
OPRRCT Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLP, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING an 18.867 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 22, Block A of Presbyterian Hospital of Rockwall Addition an addition to the City of Rockwall according to the plat recorded in Cabinet J, Slide 89, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the easterly line of Rockwall Parkway a 60 feet wide right of way as dedicated in Cabinet E, Slide 149 (MRRCT), and being the westerly corner of Lot 17, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 315 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 17, SOUTH 46°43'37" EAST a distance of 146.22 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 43°16'22" EAST a distance of 536.58 feet to a capped iron rod found for corner in the southwest line of lot 18, Block A of Presbyterian Hospital of Rockwall Addition as recorded in Cabinet G, Slide 297 (MRRCT);

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Along said curve to the right through a central angle of 06°10'17" for an arc length of 88.86 feet to a capped iron rod found for corner;

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
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COUNTY OF ROCKWALL

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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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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.

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; We, my (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.

ROCKWALL REGIONAL HOSPITAL, LLP

Cynthia Paris
Name: **CYNTHIA PARIS**
Title: **PRESIDENT**

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **CYNTHIA PARIS**, 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 18th day of December, 2017

[Signature]
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

[Signature]
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 1 day of August, 2017.

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 22 day of March, 2017.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/17/2018 12:26:25 PM
\$150.00
20180000008518

COPY

*[Signature]*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

[Signature]
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



J 327
Case No.: P2017.036

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011
Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: July 11, 2017	P.C.: Cryer/Spradling
Technician: Bedford	File: ROCKWALL HOSPITAL LOT 22 RP
Drawn By: Bedford	Job. No. 552-114
	GF No.

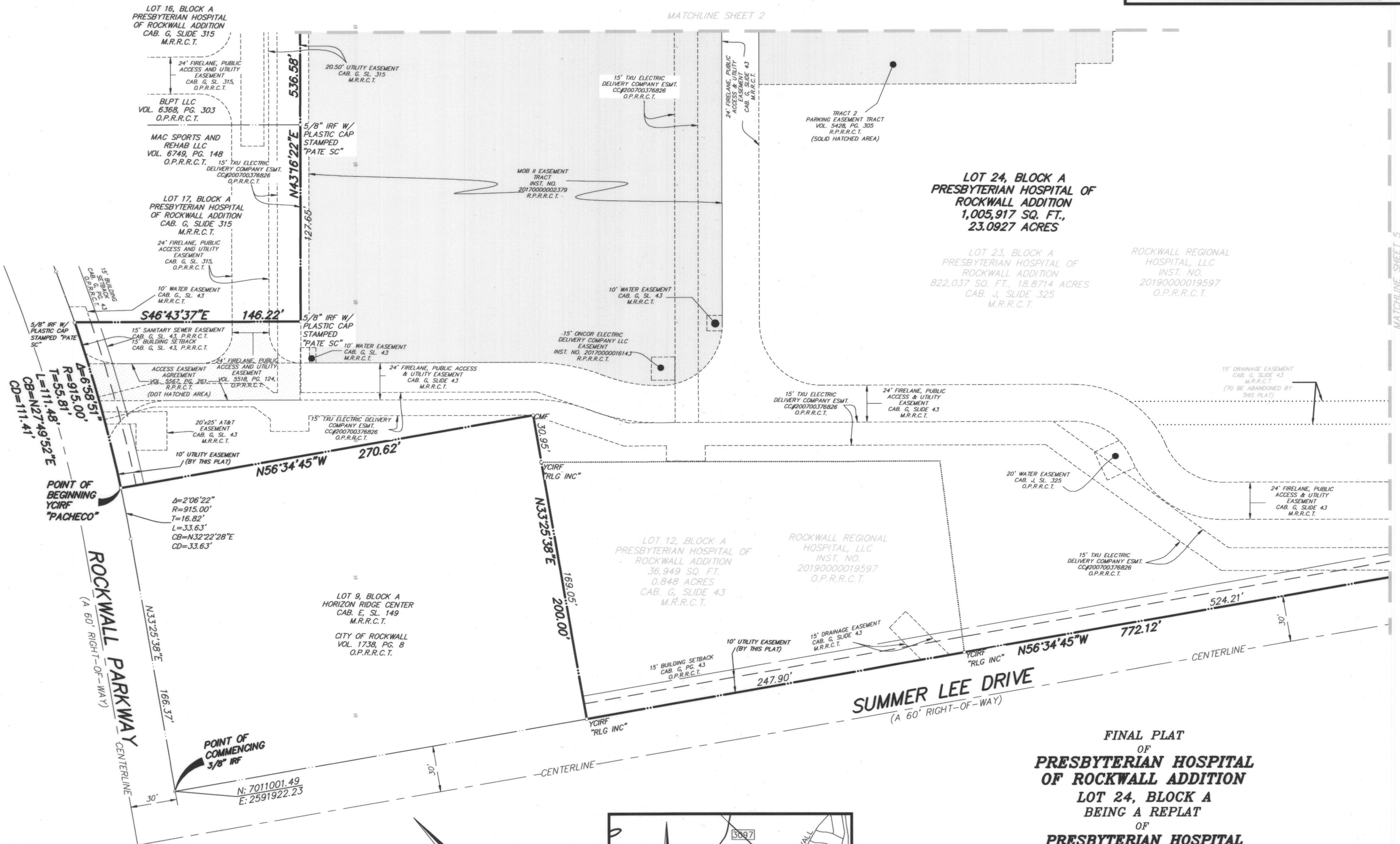
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
3
Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

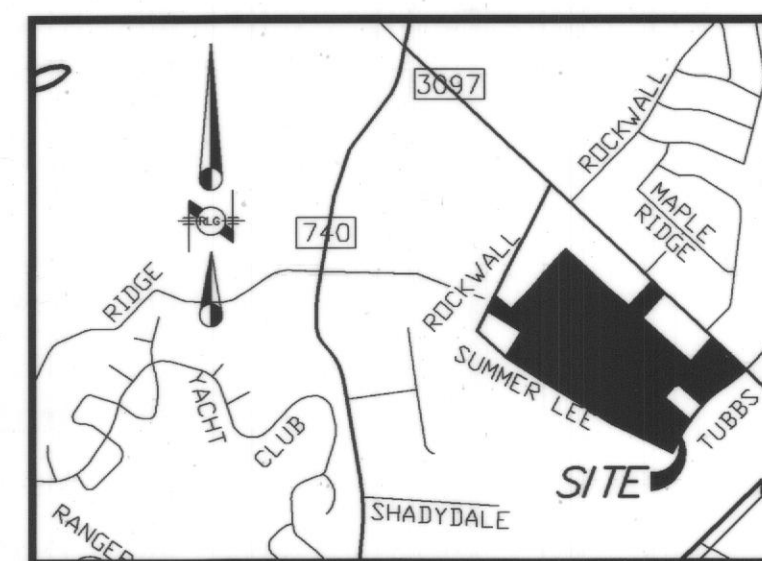
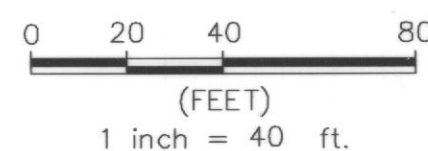
TBPLS REG#10118200

MATCHLINE SHEET 2



LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
YORF	1/2\"
IRF	IRON ROD FOUND
CMS / CMF	CHISELED \"X\" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOTS 6, 8, 9, 12 & 23, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1\"

DATE: 03-19-2020

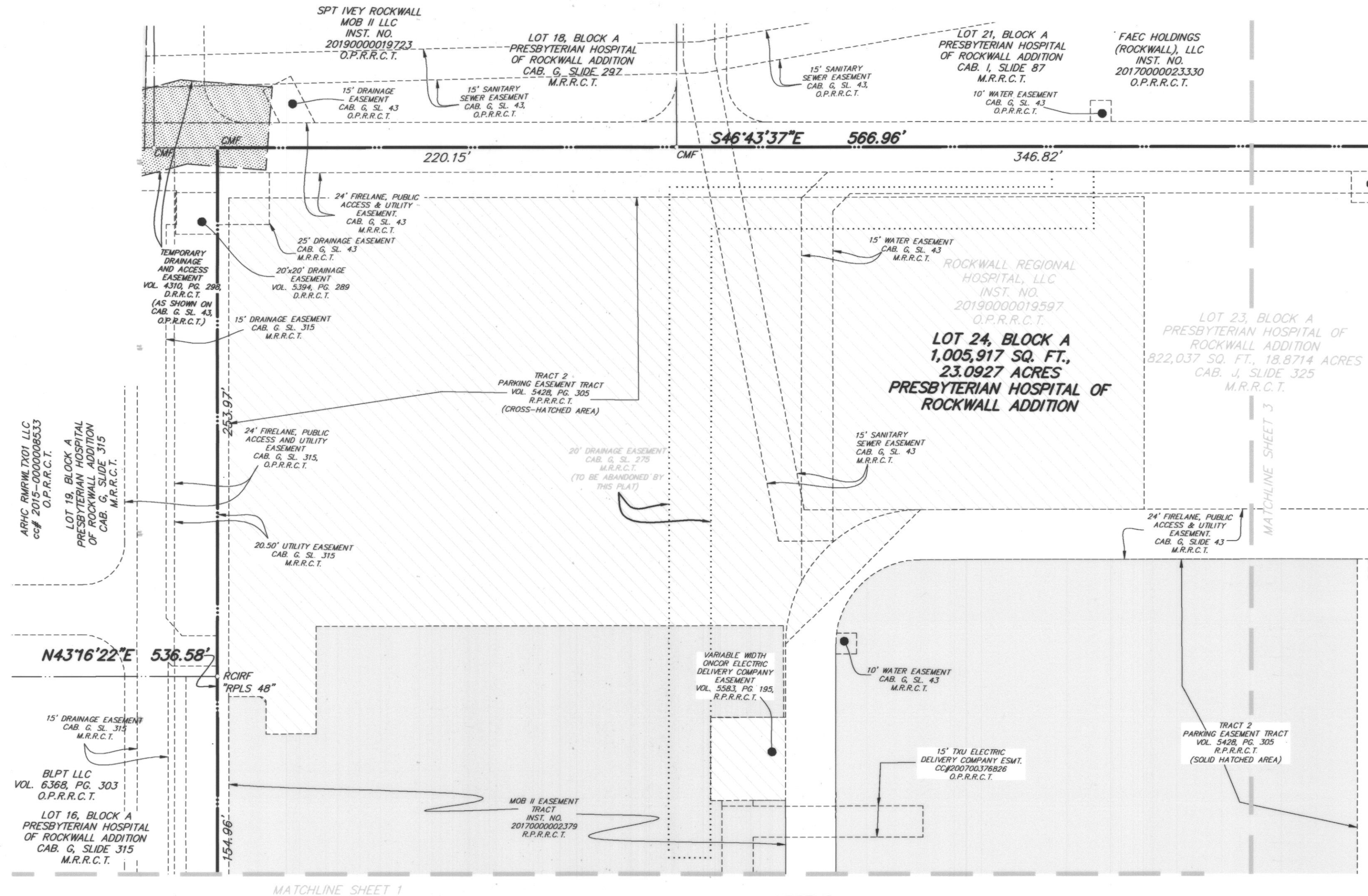
OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #F-493
TBPLS REG #100341-00

CASE NUMBER: P2020-015

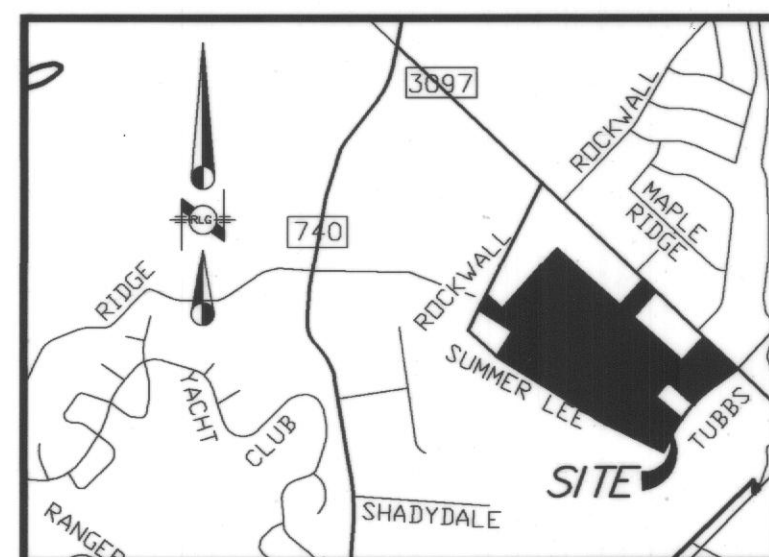
SHEET 1 OF 7

RECORDED	INST.#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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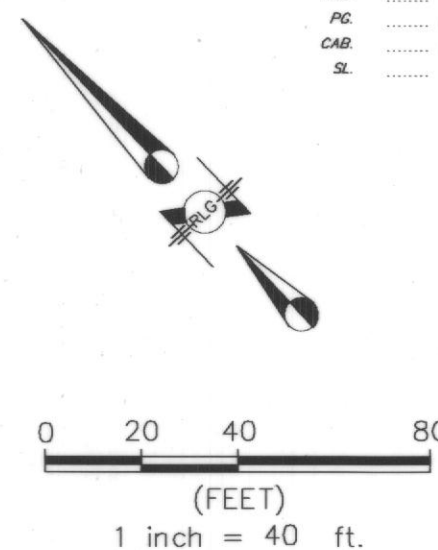


LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
CMF	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE



VICINITY MAP
NOT TO SCALE



FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOTS 6, 8, 9, 12 & 23, BLOCK A
TOTAL 23.0927 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40'
DATE: 03-19-2020

OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@originc.com
TX PE REG #F-493
TBPLS REG #100341-00

CASE NUMBER: P2020-015

SHEET 2 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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HORIZON ROAD

(F.M. ROAD NO. 3097)

(A VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

S45°47'10"E
112.02'

RIGHT-OF-WAY DEDICATION
STATE OF TEXAS
C/2014000002244
O.P.R.R.C.T.

5' RIGHT-OF-WAY DEDICATION
CAB. G. SL. 43
O.P.R.R.C.T.

PORTION OF 15' DRAINAGE
EASEMENT AND PORTION OF
10' WATER EASEMENT
(TO BE ABANDONED BY THIS
PLAT)

5' SIDEWALK
EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

15' SANITARY
SEWER EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

10' UTILITY EASEMENT
(BY THIS PLAT)

15' DRAINAGE EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

FIRELANE, ACCESS &
UTILITY EASEMENT
VOL. 5896, PG. 150
O.P.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS & UTILITY
EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS & UTILITY
EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS & UTILITY
EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

S46°43'37"E 441.68'

24' FIRELANE, PUBLIC
ACCESS & UTILITY
EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

15' DRAINAGE EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS & UTILITY
EASEMENT
CAB. G. SL. 43
M.R.R.C.T.

10' WATER EASEMENT
CAB. G. SL. 43
M.R.R.C.T.

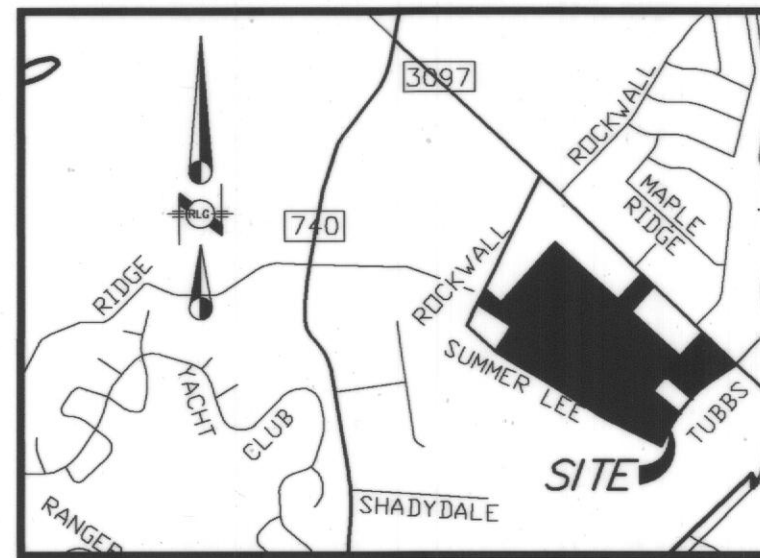
TRACT 2
PARKING EASEMENT TRACT
VOL. 5428, PG. 305
R.P.R.R.C.T.
(SOLID HATCHED AREA)

ROCKWALL REGIONAL
HOSPITAL, LLC
INST. NO.
20190000019597
O.P.R.R.C.T.

LOT 23, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
822,037 SQ. FT., 18.8714 ACRES
CAB. J. SLIDE 325
M.R.R.C.T.

15' TXU ELECTRIC DELIVERY
COMPANY ESMI
C/200700176686
O.P.R.R.C.T.

22.5' WATER EASEMENT
CAB. G. SL. 43
O.P.R.R.C.T.
(TO BE ABANDONED BY
THIS PLAT)



VICINITY MAP
NOT TO SCALE

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
YCRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
IRF	IRON ROD FOUND
CMF / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

LOT 20, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
CAB. H. SLIDE 63
M.R.R.C.T.

NOTES:

BASIS OF BEARINGS: BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST
RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE
PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G,
SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON
THE GROUND

CONTROLLING MONUMENTS: AS SHOWN

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION
APPROVAL.

EXISTING BUILDINGS TO REMAIN

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE
RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS
DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY
SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY
ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY
THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR
FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD
HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR
RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

FINAL PLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

LOT 24, BLOCK A
BEING A REPLAT

OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOTS 6, 8, 9, 12 & 23, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY FERRIN

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPLS REG #100341-00

CASE NUMBER: P2020-015

SHEET 3 OF 7

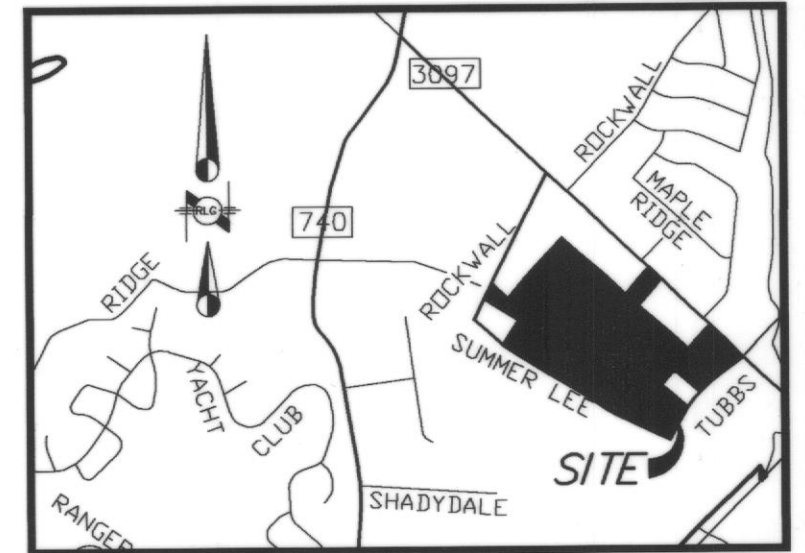
RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

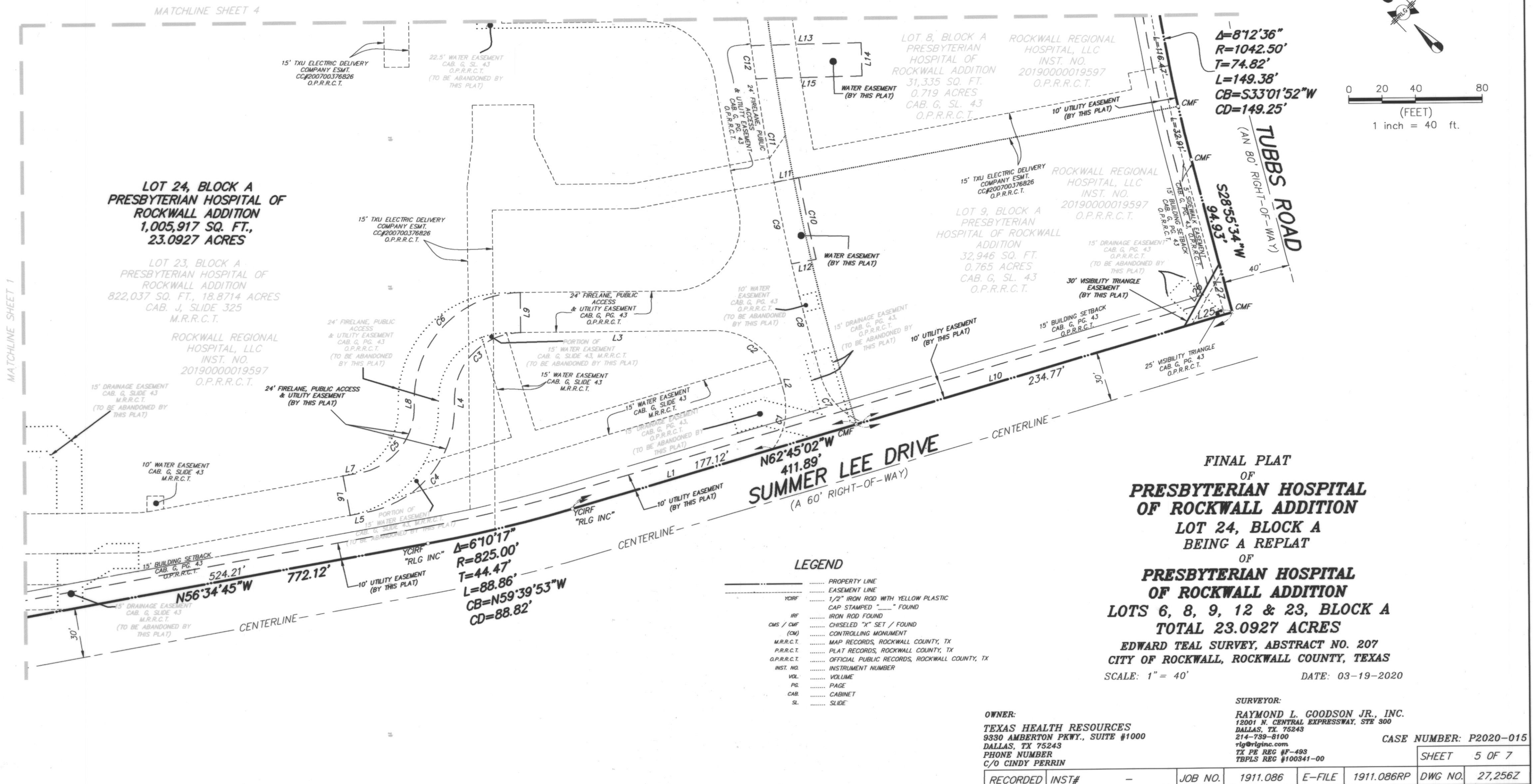
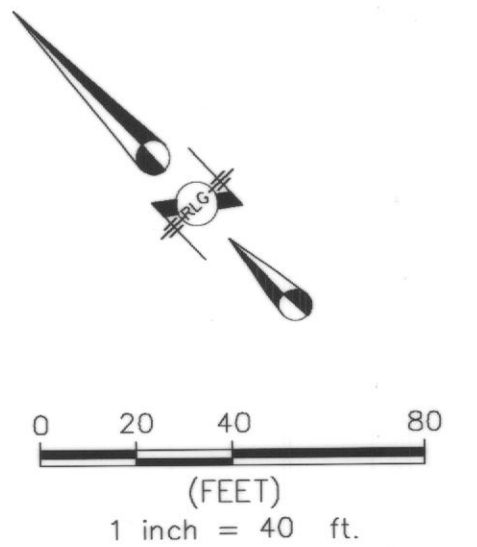
LINE TABLE		
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.97'
L14	S42°11'34"W	20.00'
L15	N47°48'26"W	63.63'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°32'03"	1423.52'	31.49'	62.96'	N33°50'42"E	62.96'
C12	0°48'38"	1423.52'	10.07'	20.14'	N35°31'03"E	20.14'



VICINITY MAP
NOT TO SCALE



Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20180000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

THENCE along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

South 46° 43' 37" East along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet 1, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22' East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

THENCE South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

THENCE North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

THENCE South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

THENCE along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

THENCE along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

THENCE North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

THENCE North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rig@rlginc.com
TX PE REG #F-493
TBPLS REG #100341-00

CASE NUMBER: P2020-015

SHEET 6 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF 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 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

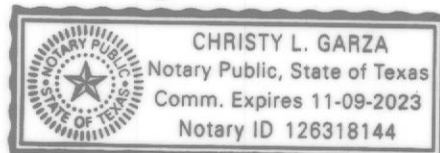
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby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

Cynthia Perrin 19 May 2020
Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **ROCKWALL REGIONAL HOSPITAL, LLC**, 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 19th day of May, 2020
Christy L. Garza
Notary Public in and for the State of Texas
My Commission Expires 11/9/2023



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

B.R. Wade 5/17/2020
BRIAN R. WADE, RPLS NO. 6098



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **ROCKWALL REGIONAL HOSPITAL, LLC**, 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 17th day of May, 2020
Tina L. Stewart
Notary Public in and for the State of Texas
My Commission Expires 02-14-2023



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 _____.

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:

Jim Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary

Amy Williams, P.E.
City Engineer



05/27/20
DATE

05/27/20
DATE

05/28/20
DATE

Date

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/04/2020 10:15:19 AM
\$350.00
20200000011578



Shelli

FINAL PLAT

OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
BEING A REPLAT

OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOTS 6, 8, 9, 12 & 23, BLOCK A
TOTAL 23.0927 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40' DATE: 03-19-2020

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

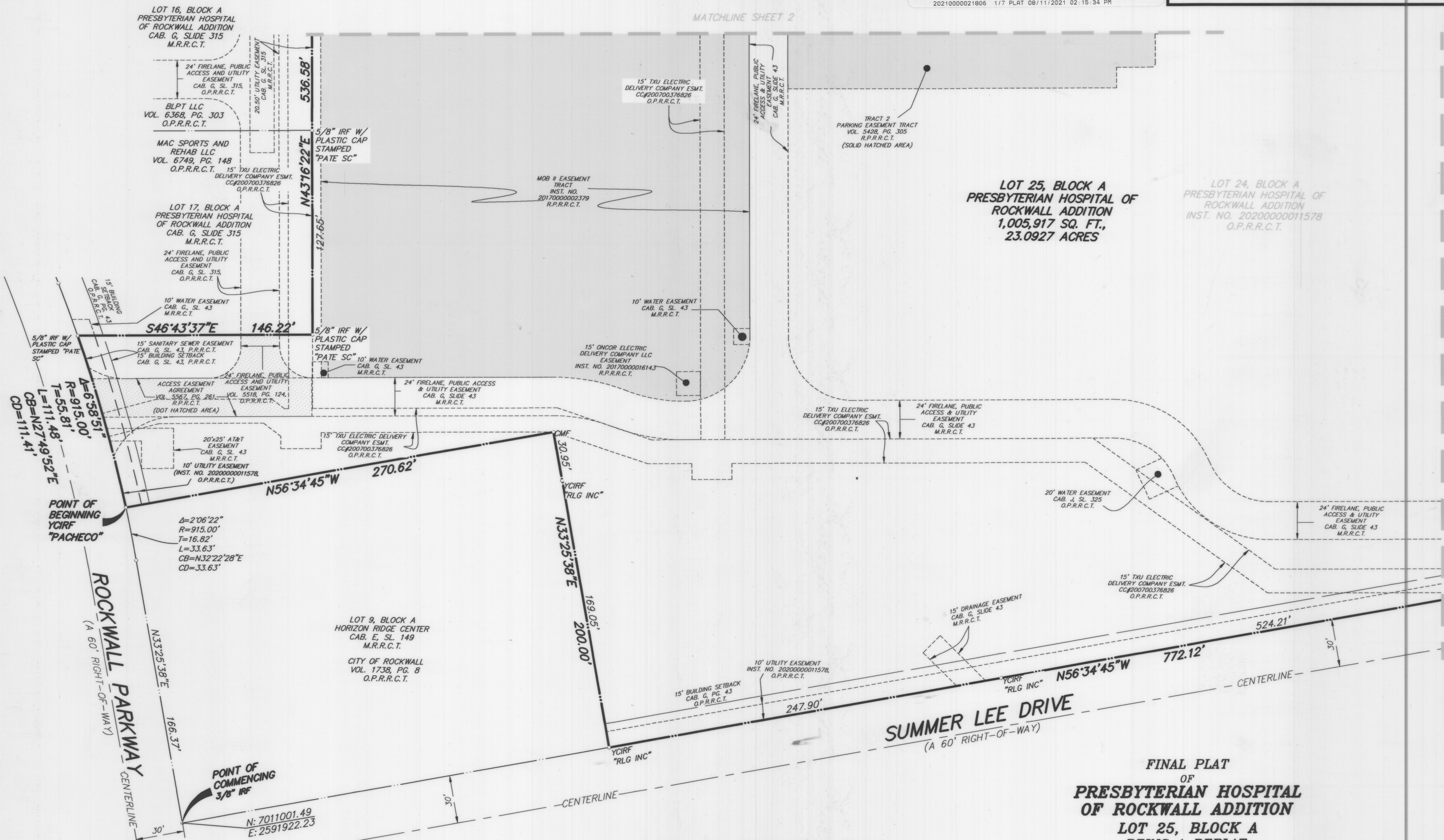
SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlgtnc.com
TX PE REG #F-493
TBPLS REG #100341-00

CASE NUMBER: P2020-015

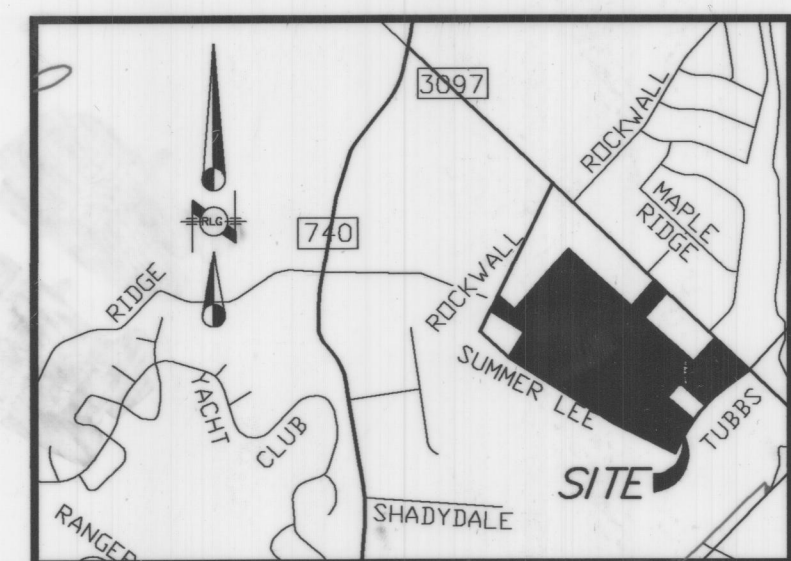
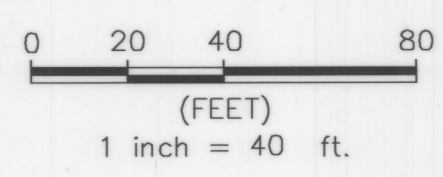
RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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MATCHLINE SHEET 2



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCIWF
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
- IRF
- IRON ROD FOUND
- CMS / CMF
- CHISELED "X" SET / FOUND
- (CM)
- CONTROLLING MONUMENT
- M.R.R.C.T.
- MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T.
- PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T.
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO.
- INSTRUMENT NUMBER
- VOL.
- VOLUME
- PG.
- PAGE
- CAB.
- CABINET
- SL.
- SLIDE



VICINITY MAP
NOT TO SCALE

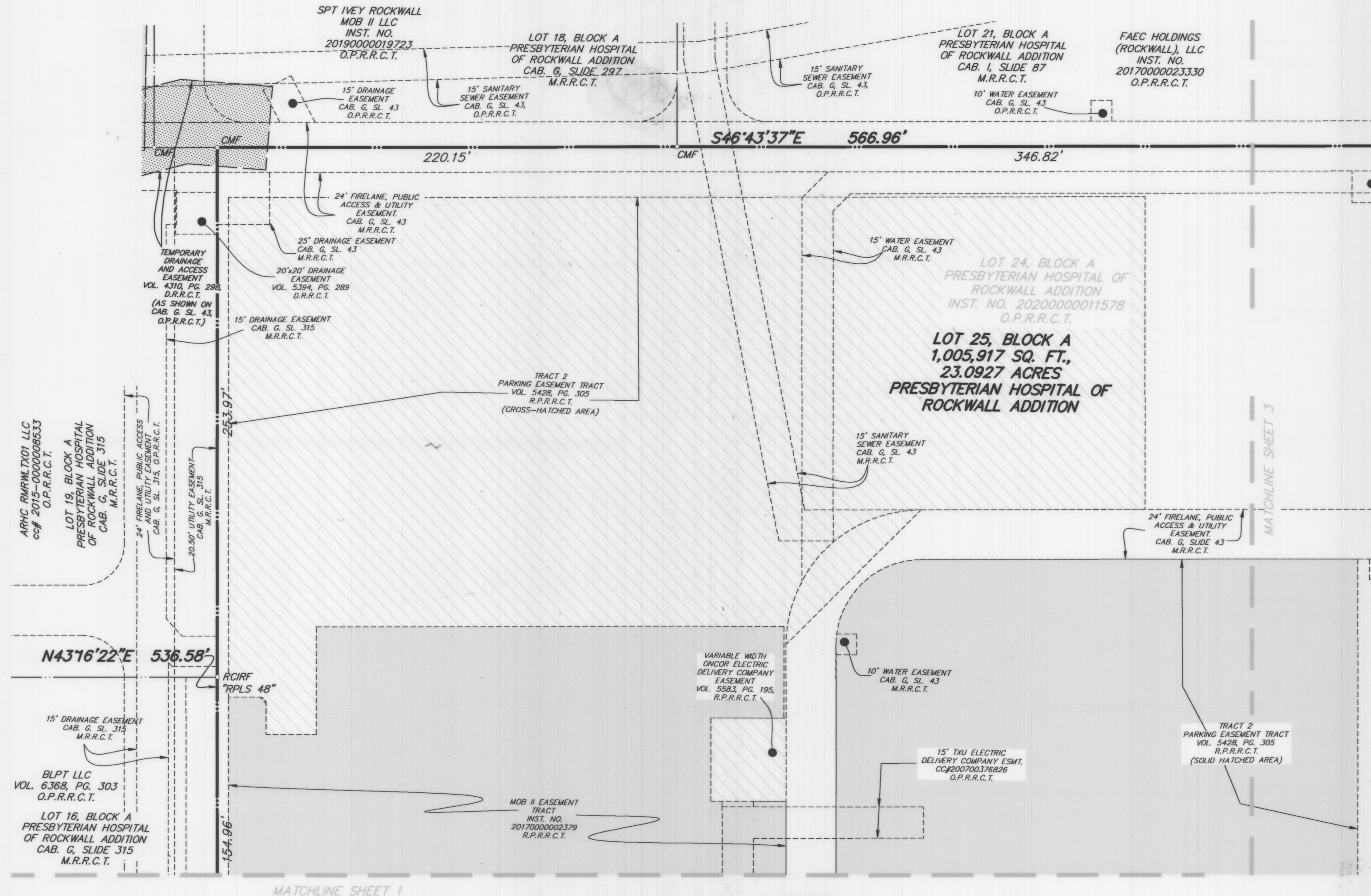
FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 25, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
TOTAL 23.0927 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40'
DATE: 01-15-2021

OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
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214-739-8100
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TX PE REG #F-493
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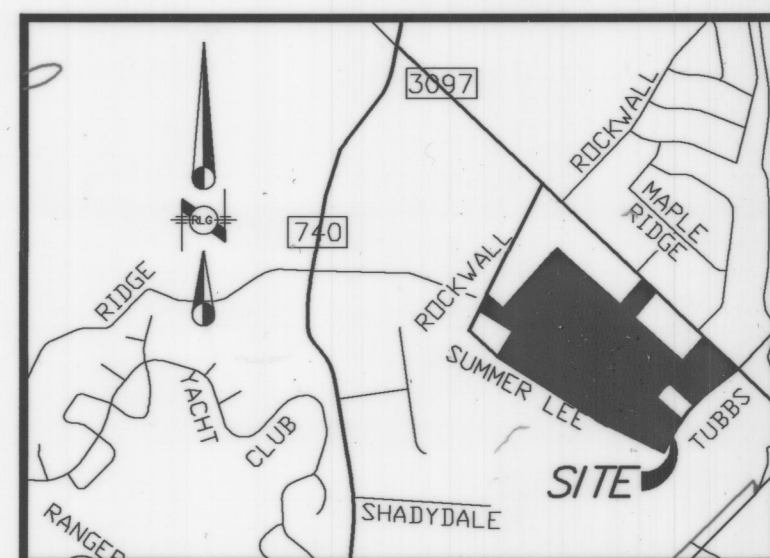
CASE NUMBER: P2021-017

RECORDED	INST#	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
YCRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE



VICINITY MAP
NOT TO SCALE

FINAL PLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 25, BLOCK A BEING A REPLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

CASE NUMBER: P2021-017

SHEET 2 OF 7

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

RECORDED	INST#	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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HORIZON ROAD

(F.M. ROAD NO. 3097)

(A VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

S45°47'10"E
112.02'

RIGHT-OF-WAY DEDICATION
STATE OF TEXAS
CC#2014000002244
O.P.R.R.C.T.

5' RIGHT-OF-WAY DEDICATION
CAB. G, SL. 43
O.P.R.R.C.T.

5' SIDEWALK EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

15' SANITARY SEWER EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

10' UTILITY EASEMENT
INST. NO. 2020000011578
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

15' DRAINAGE EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

15' DRAINAGE EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

FIRELANE, ACCESS & UTILITY EASEMENT
VOL. 5896, PG. 150
O.P.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

DRAINAGE EASEMENT
VOL. 5896, PG. 145
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

DRAINAGE EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

LOT 24, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
INST. NO. 2020000011578
O.P.R.R.C.T.

LOT 25, BLOCK A
1,005,917 SQ. FT.,
23.0927 ACRES
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

10' WATER EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

15' DRAINAGE EASEMENT
CAB. G, SL. 43
O.P.R.R.C.T.

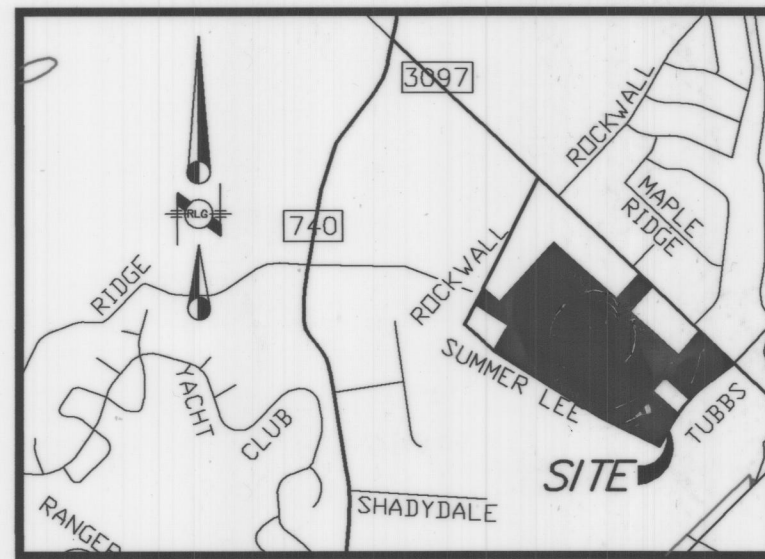
24' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
CAB. G, SLIDE 43
M.R.R.C.T.

10' WATER EASEMENT
CAB. G, SLIDE 43
M.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS & UTILITY EASEMENT
CAB. G, SLIDE 43
M.R.R.C.T.

TRACT 2
PARKING EASEMENT TRACT
VOL. 5428, PG. 305
R.P.R.R.C.T.
(SOLID HATCHED AREA)

15' TXU ELECTRIC DELIVERY
COMPANY ESMT
CC#200700378826
O.P.R.R.C.T.



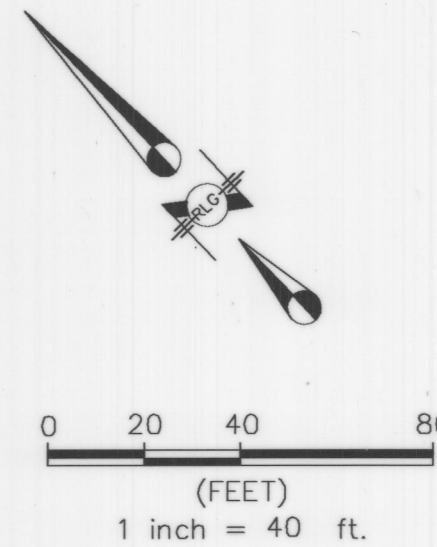
VICINITY MAP
NOT TO SCALE

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

LOT 20, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
CAB. H, SLIDE 63
M.R.R.C.T.

S46°43'37"E 441.68'



NOTES:

BASIS OF BEARINGS: BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

CONTROLLING MONUMENTS: AS SHOWN

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

EXISTING BUILDINGS TO REMAIN

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

FINAL PLAT OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 25, BLOCK A BEING A REPLAT

OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

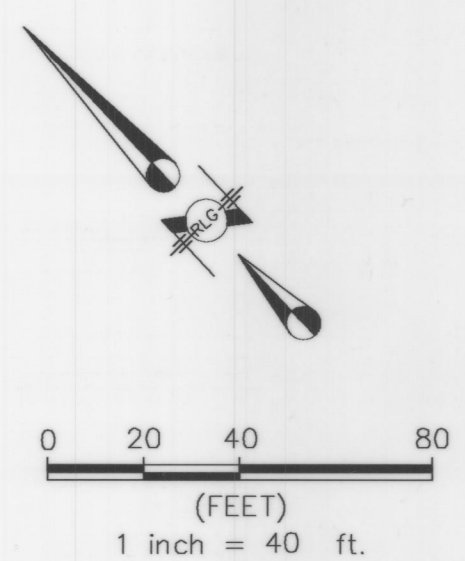
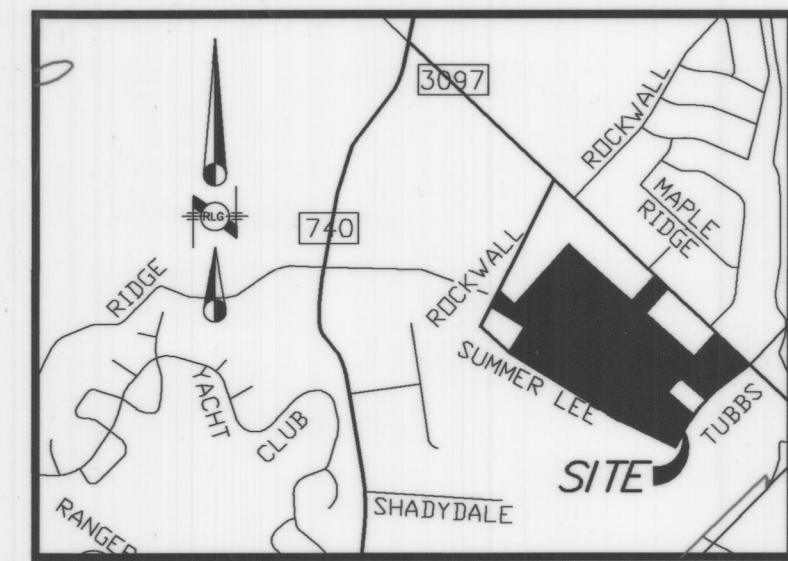
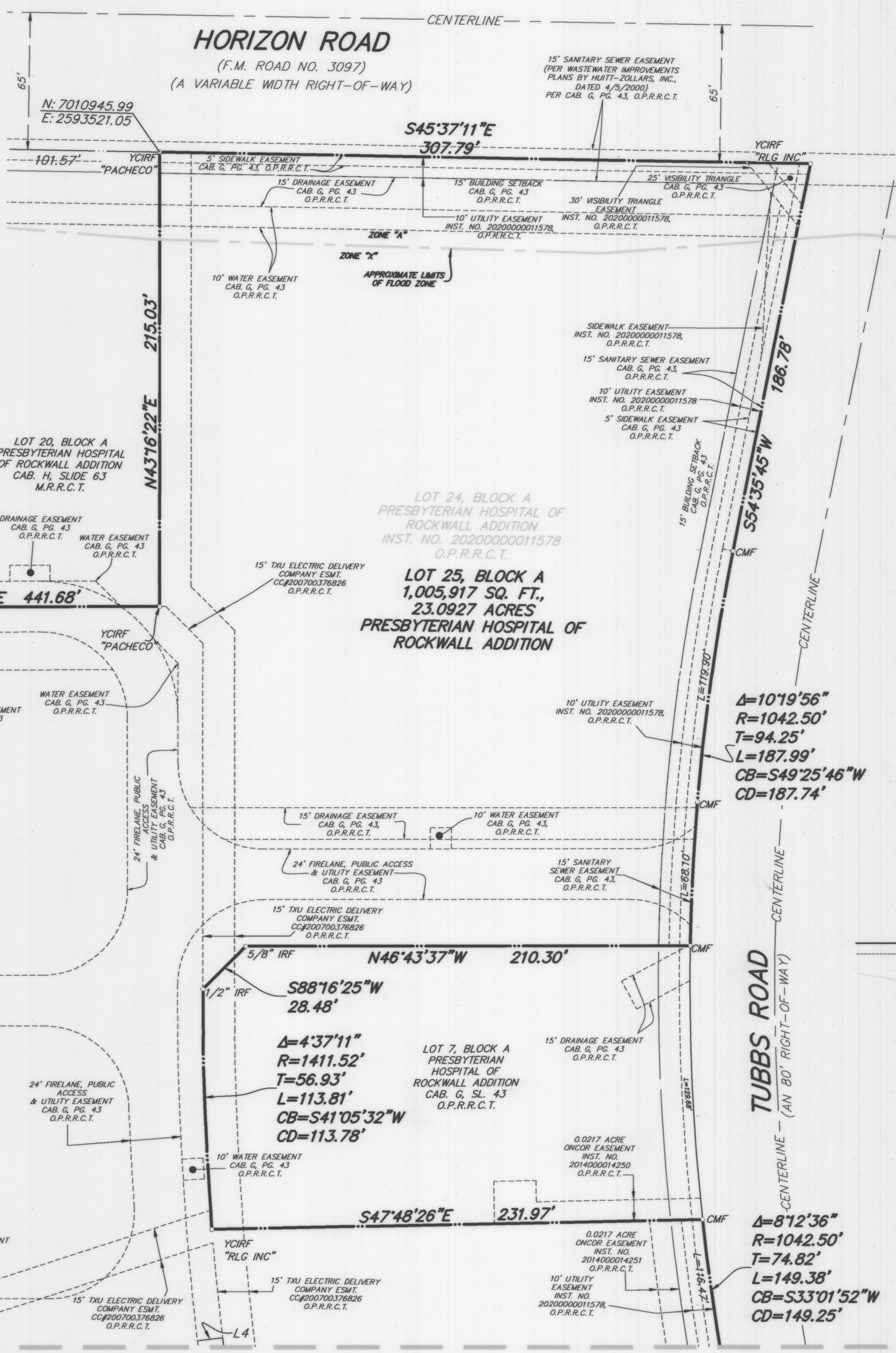
SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #F-493
TBPELS REG #100341-00

CASE NUMBER: P2021-017

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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SHEET 3 OF 7



LEGEND

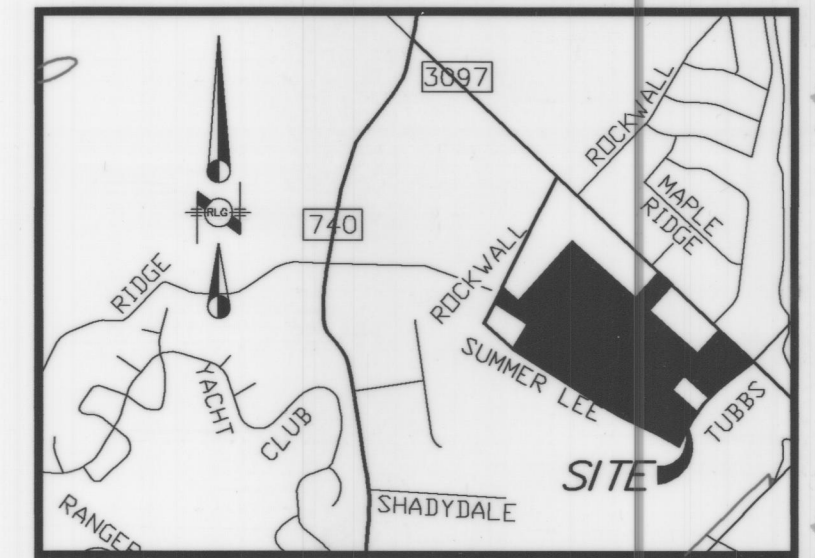
-----	PROPERTY LINE
-----	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
IRF	IRON ROD FOUND
CMF / CM	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40'
DATE: 01-15-2021

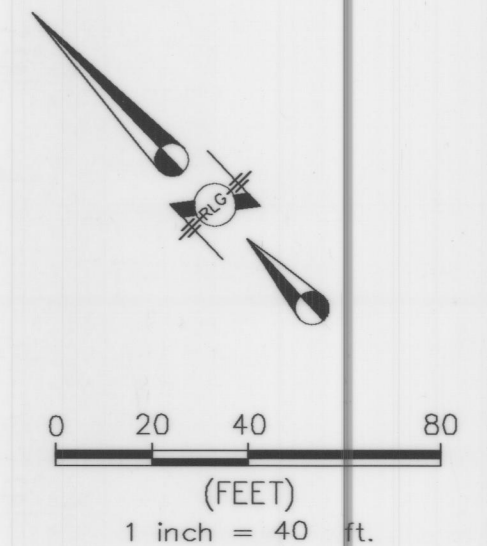
OWNER:		SURVEYOR:		CASE NUMBER: P2021-017	
TEXAS HEALTH RESOURCES		RAYMOND L. GOODSON JR., INC.		SHEET 4 OF 7	
9330 AMBERTON PKWY., SUITE #1000		12001 N. CENTRAL EXPRESSWAY, STE 300		DWG NO. 27,503Z	
DALLAS, TX 75243		DALLAS, TX 75243			
PHONE NUMBER		214-739-8100			
C/O CINDY PERRIN		rlg@rlginc.com			
		TX PE REC #F-493			
		TBPELS REC #100341-00			
RECORDED	INST#	JOB NO.	1913.017	E-FILE	1913.017RP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°45'02"W	230.44'
L2	S60°14'09"E	10.00'
L3	N60°38'29"W	10.00'
L4	S53°18'17"E	12.00'
L5	N56°20'58"W	12.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C2	1°38'09"	1423.52'	20.32'	40.64'	N28°32'37"E	40.64'
C3	0°24'09"	1423.52'	5.00'	10.00'	N29°33'46"E	10.00'
C4	0°24'19"	1413.52'	5.00'	10.00'	S29°33'41"W	10.00'
C5	3°53'00"	1423.52'	48.26'	96.48'	N31°42'20"E	96.46'
C6	3°02'53"	1423.52'	37.87'	75.73'	N35°10'17"E	75.72'
C7	3°02'41"	1411.52'	37.51'	75.01'	S35°10'24"W	75.00'



VICINITY MAP
NOT TO SCALE



LOT 25, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
1,005,917 SQ. FT.,
23.0927 ACRES

LOT 24, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
INST. NO. 20200000011578
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G. SLIDE 43
M.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS
& UTILITY EASEMENT
INST. NO. 20200000011578
O.P.R.R.C.T.

15' TXU ELECTRIC DELIVERY
COMPANY ESMT.
CC#200700376826
O.P.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS
& UTILITY EASEMENT
CAB. G. PG. 43
O.P.R.R.C.T.

15' WATER EASEMENT
CAB. G. SLIDE 43
M.R.R.C.T.

15' WATER EASEMENT
CAB. G. SLIDE 43
M.R.R.C.T.

WATER EASEMENT
INST. NO. 20200000011578
O.P.R.R.C.T.
(TO BE ABANDONED BY THIS PLAT)

WATER EASEMENT
(BY THIS PLAT)

15' TXU ELECTRIC DELIVERY
COMPANY ESMT.
CC#200700376826
O.P.R.R.C.T.

WATER EASEMENT
INST. NO. 20200000011578
O.P.R.R.C.T.
(TO BE ABANDONED BY THIS PLAT)

WATER EASEMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
INST. NO. 20200000011578
O.P.R.R.C.T.

30' VISIBILITY TRIANGLE
EASEMENT
INST. NO. 20200000011578
O.P.R.R.C.T.

15' BUILDING SETBACK
CAB. G. PG. 43
O.P.R.R.C.T.

25' VISIBILITY TRIANGLE
CAB. G. PG. 43
O.P.R.R.C.T.

N62°45'02"W
411.89'
SUMMER LEE DRIVE
(A 60' RIGHT-OF-WAY)

FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
YCIWF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
RF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
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OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
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TX PE REC #F-493
TBPELS REC #100341-00

CASE NUMBER: P2021-017

RECORDED	INST#	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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SHEET 5 OF 7

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being the same tract of land described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lot 24, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20200000011578, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

THENCE along the easterly right-of-way line of said Rockwall Parkway, the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and an exterior ell corner of said Lot 24 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for an exterior ell corner of said Lot 24 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

THENCE departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 24, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and an exterior ell corner of said Lot 24;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 19 for a total distance of 536.58 feet to a chiseled "X" in concrete found on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas for the most easterly east corner of said Lot 19, the north corner of said Lot 24;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and an interior ell corner of said Lot 24;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way) for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 24;

THENCE South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXD07" found for the most easterly northeast corner of said Lot 24 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

THENCE along the common line between said Lot 24 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an interior ell corner of said Lot 24 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20 and an interior ell corner of said Lot 24;

North 43° 16' 22" East, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and exterior corner of said Lot 24;

THENCE South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 24,

THENCE along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South $54^{\circ} 35' 45''$ West, a distance of 186.78 feet to a chiseled "X" in concrete found for the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet to an exterior ell corner of Lot 24 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

THENCE departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 24, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 24 and the west corner of said Lot 7;

THENCE South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 24, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 24 and the south corner of said Lot 7, and for the beginning of a non-tangent curve to the left;

THENCE along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said non-tangent curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for a south corner of said Lot 24, and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 24 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way), for the south corner of said Lot 24;

THENCE along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for a south corner of said Lot 24, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found and continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 24;

THENCE North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 24, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found and continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and an interior ell corner of said Lot 24;

THENCE North 56° 34' 45" West, along the common line between said Lot 24 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

**FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT**

OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

CASE NUMBER: P2021-017

SHEET 6 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF 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 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 (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.

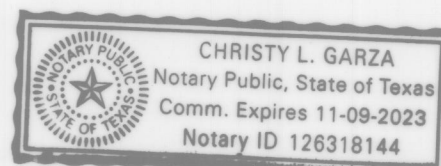
Cynthia Perrin
Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **ROCKWALL REGIONAL HOSPITAL, LLC**, 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 14th day of July, 2021.

Notary Public in and for the State of Texas

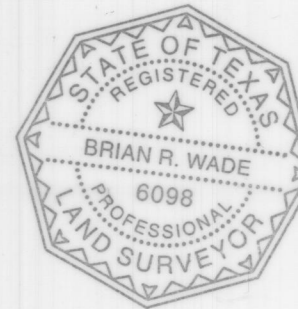


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

Brian R. Wade 7/13/2021
BRIAN R. WADE, RPLS NO. 6098



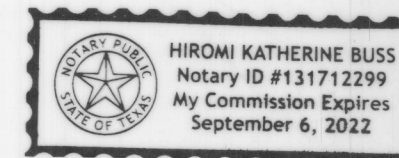
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared **BRIAN R. WADE**, 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 13th day of July, 2021.

H. B. Wade 07/13/2021
Notary Public in and for the State of Texas

09/06/2022
My Commission Expires



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 11th day of August, 2021.

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:

Mayor, City of Rockwall

Kristy Cole
City Secretary

Jimmy Williams, P.E.
City Engineer

Planning & Zoning Commission, Chairman

08/11/21
DATE

08/11/21
DATE

08/10/21
DATE

08/10/21
Date



FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 25, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/11/2021 02:15:34 PM
\$350.00
20210000021806



Jennifer Fogg

OWNER:

TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #F-493
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CASE NUMBER: P2021-017

SHEET 7 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27,503Z
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