



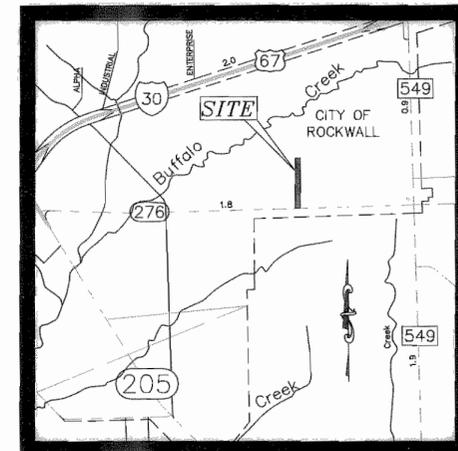
GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	52.99	N44°08'17"E
L2	21.72	N87°42'34"W
L3	101.82	N03°07'28"E
L4	21.39	S87°42'34"E
L5	8.50	N00°47'33"W
L6	53.03	N45°47'33"W
L7	135.00	N89°12'27"E
L8	53.03	S44°12'27"W
L9	8.50	S00°47'33"E
L10	21.76	S85°48'14"E
L11	90.62	S03°07'28"W
L12	22.91	N85°48'14"W
L13	53.08	S45°51'43"E
L14	135.00	S89°11'18"W

LINE	LENGTH	BEARING
L15	49.93	S26°11'04"E
L16	112.79	S75°35'59"E
L17	71.22	S43°18'07"E
L18	21.39	N87°42'34"W
L19	82.87	S03°07'28"W
L20	91.34	N43°18'07"W
L21	158.50	N75°35'59"W
L22	94.44	N26°11'04"W
L23	71.14	N88°12'27"E
L24	1.50	S00°47'33"E
L25	34.64	S30°47'33"E
L26	35.31	N89°12'27"E
L27	34.64	N28°12'27"E
L28	16.50	N00°47'33"W
L29	15.67	N89°12'27"E

LINE	LENGTH	BEARING
L30	21.76	S85°48'14"E
L31	23.12	S03°07'28"W
L32	132.64	S37°44'41"E
L33	39.21	S81°38'25"W
L34	99.81	N50°28'46"W
L35	22.91	S85°48'14"E
L36	67.50	N03°07'28"E



VICINITY MAP

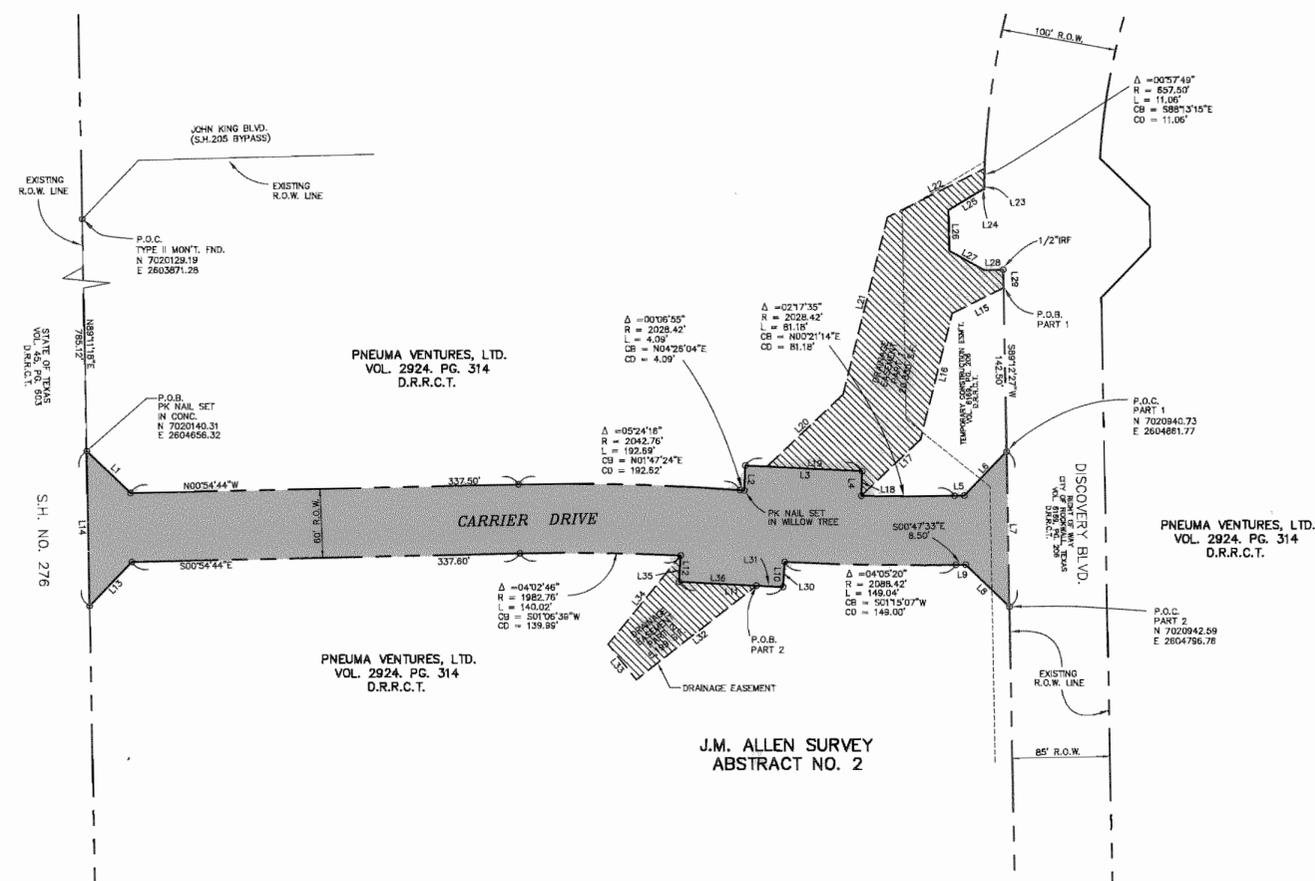
Legal Land Description for Carrier Drive Right of Way

BEING a 55,123 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 55,123 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Type II monument (brass disk in concrete) found at the intersection of the eastern right of way line of John King Boulevard and the northern right of way line of State Highway No. 276;

THENCE North 89 degrees 11 minutes 18 seconds East, along said northern right of way line of S.H. No. 276, a distance of 785.12 feet to a PK nail in concrete set at the intersection of said northern right of way line of S.H. No. 276 and the proposed western right of way line of Carrier Drive, and being the POINT OF BEGINNING;

- 1) THENCE North 44 degrees 08 minutes 17 seconds East, along the proposed western right of way line of Carrier Drive, a distance of 52.99 feet to a 1/2" iron rod with DAI plastic cap set;
- 2) THENCE North 00 degrees 54 minutes 44 seconds West, continuing along said proposed western right of way line, a distance of 337.50 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the right, having a central angle of 05 degrees 24 minutes 16 seconds, a radius of 2,042.76 feet, and a chord that bears North 01 degrees 47 minutes 24 seconds East, a chord distance of 192.62 feet;
- 3) THENCE, continuing along said proposed western right of way line and around said curve to the right, an arc distance of 192.69 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the right and also being the beginning of a curve to the left having a central angle of 00 degrees 06 minutes 55 seconds, a radius of 2,028.42 feet, and a chord that bears North 04 degrees 26 minutes 04 seconds East, a chord distance of 4.09 feet;
- 4) THENCE, continuing along said proposed western right of way line and around said curve to the left, an arc distance of 4.09 feet to a PK nail set in willow tree;
- 5) THENCE North 87 degrees 42 minutes 34 seconds West, continuing along the said proposed western right of way line, a distance of 21.72 feet to a 1/2" iron rod with DAI plastic cap set;
- 6) THENCE North 03 degrees 07 minutes 28 seconds East, continuing along said proposed western right of way line, a distance of 101.82 feet to a 1/2" iron rod with DAI cap set;
- 7) THENCE South 87 degrees 42 minutes 34 seconds East, continuing along said proposed western right of way line, a distance of 21.39 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the left having a central angle of 82 degrees 17 minutes 33 seconds, a radius of 2,028.42 feet, and a chord that bears North 00 degrees 21 minutes 14 seconds East, a chord distance of 81.18 feet;
- 8) THENCE, continuing along said proposed western right of way line and around said curve to the left, an arc distance of 81.18 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the left;
- 9) THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said proposed western right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 10) THENCE North 45 degrees 47 minutes 33 seconds West, continuing along said proposed western right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said proposed western right of way line and the southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records;
- 11) THENCE North 89 degrees 12 minutes 27 seconds East, along the said southern right of way line, a distance of 135.00 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said southern right of way line and the proposed eastern right of way line of Carrier Drive;
- 12) THENCE South 44 degrees 12 minutes 27 seconds West, along said proposed eastern right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 13) THENCE South 00 degrees 47 minutes 33 seconds East, continuing along said proposed eastern right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the right having a central angle of 04 degrees 05 minutes 20 seconds, a radius of 2,088.42 feet, and a chord that bears South 01 degrees 15 minutes 07 seconds West, a chord distance of 149.09 feet;
- 14) THENCE, continuing along said proposed eastern right of way line and around said curve to the right, an arc distance of 149.04 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the right;
- 15) THENCE South 85 degrees 48 minutes 14 seconds East, continuing along said proposed eastern right of way line, a distance of 21.76 feet to a 1/2" iron rod with DAI plastic cap set;
- 16) THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed eastern right of way line, a distance of 90.62 feet to a 1/2" iron rod with DAI plastic cap set;
- 17) THENCE North 85 degrees 48 minutes 14 seconds West, continuing along said proposed eastern right of way line, a distance of 22.91 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the left having a central angle of 04 degrees 02 minutes 46 seconds, a radius of 1,982.76 feet, and a chord that bears South 01 degrees 06 minutes 39 seconds West, a chord distance of 139.99 feet;
- 18) THENCE, continuing along said proposed eastern right of way line and around said curve to the left, an arc distance of 140.02 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the left;
- 19) THENCE South 00 degrees 54 minutes 44 seconds East, continuing along said proposed eastern right of way line, a distance of 337.60 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 20) THENCE South 45 degrees 51 minutes 43 seconds East, continuing along said proposed eastern right of way line, a distance of 53.08 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said proposed eastern right of way line and the northern right of way line of S.H. No. 276;
- 21) THENCE South 89 degrees 11 minutes 18 seconds West, along said northern right of way line, a distance of 135.00 feet to the POINT OF BEGINNING, and containing 55,123 square feet [1.2654 acres] of land, more or less.



J.M. ALLEN SURVEY ABSTRACT NO. 2

NOTE:
O = SET 1/2" IRON ROD WITH DAI PLASTIC CAP UNLESS OTHERWISE NOTED

RIGHT OF WAY PLAT
CARRIER DRIVE
RIGHT OF WAY DEDICATION
A PLAT OF 1.2654 ACRES SITUATED IN THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 10004
DATE: AUGUST 23, 2010
SCALE: 1"=100'
DRAWN: R.C.T.
CHK'D: H.W.K.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

OWNER/DEVELOPER
PNEUMA VENTURES, LTD.
504 SMIRL DRIVE
HEATH, TEXAS 75032
(972) 771-8078

ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
P.O. BOX 1936
ROCKWALL, TEXAS 75087
(972) 771-9004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000146135

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
10 DEC -9 AM 11:28
DEPUTY

H-137

Legal Land Description for Drainage Easement
Part 1 & 2

Part 1

BEING a 20,350 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 20,350 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with DAI plastic cap found at the intersection of the existing southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records and the proposed western right of way line of Carrier Drive;

THENCE South 89 degrees 12 minutes 27 seconds East, along said existing southern right of way line, a distance of 142.50 feet to the intersection of said existing southern right of way line and the proposed northeastern line of said 20,350 square feet tract, and being the POINT OF BEGINNING;

- 1) THENCE South 26 degrees 11 minutes 04 seconds East, along said proposed northeastern line, a distance of 49.93 feet to an angle point;
- 2) THENCE South 75 degrees 35 minutes 59 seconds East, along said proposed northeastern line, a distance of 112.79 feet to an angle point;
- 3) THENCE South 43 degrees 18 minutes 07 seconds East, along said proposed northeastern line, a distance of 71.22 feet to a 1/2" iron rod with DAI plastic cap found at the intersection of said proposed northeastern line and the proposed western right of way line of Carrier Drive;
- 4) THENCE North 87 degrees 42 minutes 34 seconds West, along the said proposed western right of way line, a distance of 21.39 feet to a 1/2" iron rod with DAI plastic cap found;
- 5) THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed western right of way line, a distance of 82.87 feet to the intersection of said proposed western right of way line and the southwestern line of said 20,350 square feet tract;
- 6) THENCE North 43 degrees 18 minutes 07 seconds West, along said southwestern line, a distance of 91.34 feet to an angle point;
- 7) THENCE North 75 degrees 35 minutes 59 seconds West, continuing along said southwestern line, a distance of 158.50 feet to an angle point;
- 8) THENCE North 26 degrees 11 minutes 04 seconds West, continuing along said southwestern line, a distance of 94.44 feet to the intersection of said southwestern line and the existing southern right of way line of said Discovery Boulevard and being the beginning of a curve to the left, having a central angle of 00 degrees 57 minutes 49 seconds, a radius of 657.50 feet and a chord that bears South 88 degrees 13 minutes 15 seconds East, a chord distance of 11.06 feet;
- 9) THENCE along said existing southern right of way line and around said curve to the left, an arc distance of 11.06 feet to the end of said curve;
- 10) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 7.14 feet to an angle point;
- 11) THENCE South 00 degrees 47 minutes 33 seconds East, continuing along said existing southern right of way line, a distance of 1.59 feet to an angle point;
- 12) THENCE South 30 degrees 47 minutes 33 seconds East, continuing along said existing southern right of way line, a distance of 34.64 feet to an angle point;
- 13) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 35.31 feet to an angle point;
- 14) THENCE North 29 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 34.64 feet to an angle point;
- 15) THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said existing southern right of way line, a distance of 16.50 feet to a 1/2" iron rod found at an angle point;
- 16) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 15.67 feet to the POINT OF BEGINNING, and containing 20,350 square feet [0.4671 acres] of land, more or less.

Part 2

BEING a 5,199 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 5,199 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with DAI plastic cap found at the intersection of the existing southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records and the proposed eastern right of way line of Carrier Drive;

THENCE South 44 degrees 12 minutes 27 seconds West, along said proposed eastern right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap found at an angle point;

THENCE South 09 degrees 47 minutes 33 seconds East, continuing along said proposed eastern right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap found at the beginning of a curve to the right having a central angle of 04 degrees 05 minutes 20 seconds, a radius of 2,088.42 feet, and a chord that bears South 01 degrees 15 minutes 07 seconds West, a chord distance of 149.00 feet;

THENCE continuing along said proposed eastern right of way line and around said curve to the right, an arc distance of 149.04 feet to a 1/2" iron rod with DAI plastic cap found at the end of said curve;

THENCE South 85 degrees 48 minutes 14 seconds East, continuing along said proposed eastern right of way line, a distance of 21.76 feet to a 1/2" iron rod with DAI plastic cap found at an angle point;

THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed eastern right of way line, a distance of 23.12 feet to the intersection of said proposed eastern right of way line and the proposed northeastern line of said 5,199 square feet tract and being the POINT OF BEGINNING;

- 1) THENCE South 37 degrees 44 minutes 41 seconds East, along said proposed northeastern line, a distance of 132.64 feet to an angle point;
- 2) THENCE South 51 degrees 36 minutes 25 seconds West, along the proposed southeastern line of said 5,199 square feet tract, a distance of 39.21 feet to an angle point;
- 3) THENCE North 50 degrees 28 minutes 46 seconds West, along the proposed southwestern line of said 5,199 square feet tract, a distance of 99.81 feet to a 1/2" iron rod with DAI plastic cap found at the intersection of said proposed southwestern line and the proposed eastern right of way line of Carrier Drive;
- 4) THENCE South 85 degrees 48 minutes 14 seconds East, along the said proposed eastern right of way line, a distance of 22.91 feet to a 1/2" iron rod with DAI plastic cap found;
- 5) THENCE North 03 degrees 07 minutes 28 seconds East, continuing along said proposed eastern right of way line, a distance of 67.50 feet to the POINT OF BEGINNING, and containing 5,199 square feet [0.1193 acres] of land, more or less.

CERTIFICATION

I, HUGH WILSON KNIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES OR CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.



HUGH WILSON KNIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4872

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009

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

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

(WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS A CARRIER DRIVE RIGHT OF WAY DEDICATION, TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO 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 LEIN INTEREST IN THE CARRIER DRIVE RIGHT OF WAY DEDICATION, HAVE BEEN NOTIFIED AND SIGNED THIS PLAT, 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.

Robert E. Lamberth
PNEUMA VENTURES, Ltd. BY
R.L.L. BUSINESSES L.L.C.
(GENERAL PARTNER)

BY ROBERT E. LAMBERTH
PRESIDENT OF THE L.L.C.

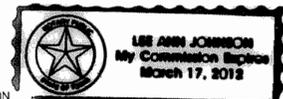
STATE OF TEXAS
COUNTY OF ROCKWALL

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 19 DAY OF November, 2009 2010

Lee Ann Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



RECOMMENDED FOR FINAL APPROVAL

Walter Taylor 11-5-10
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 20th DAY OF September, 2010.
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 16th DAY OF December, 2010. DATE OF FINAL APPROVAL.

William R. Reed 12-06-10
MAYOR DATE

Christy Wonnery 12-06-10
CITY OF ROCKWALL CITY SECRETARY DATE

Chuck Todd 12-6-2010
CITY ENGINEER DATE



OWNER/DEVELOPER

PNEUMA VENTURES, Ltd.
504 SMIRL DRIVE
HEATH, TEXAS 75032
(972) 771-8078

ENGINEER/SURVEYOR

DOUPHRAE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000146135

RIGHT OF WAY PLAT
CARRIER DRIVE
RIGHT OF WAY DEDICATION
A PLAT OF 1.2654 ACRES SITUATED IN THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 10004
DATE: AUGUST 23, 2010
SCALE: 1"=50'
DRAWN: R.C.T.
CHK'D: H.W.K.

DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
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SHEET 2 OF 2

H-138

DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)
VOL. 6169, PG. 198
O.P.R.R.C.T.

0 30 60 90 120

SCALE: 1"=60'

PROPERTY LINE LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

PROPERTY LINE CURVE TABLE		
LINE NO.	BEARING	DIST.
C1	Δ=05°23'06"	R=657.50'
	L=61.79'	CL=189.94'
	CB=S67°22'29"E	
C2	Δ=16°36'36"	R=657.50'
	L=190.61'	CL=189.94'
	CB=S80°21'07"E	

FIRE LANE & UTILITY EASEMENT LINE TABLE		
LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

WATER LINE EASEMENT LINE TABLE		
LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" E	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

FIRE LANE & UTILITY EASEMENT CURVE DATA TABLE		
LINE NO.	BEARING	DIST.
C1	Δ=99°46'16"	R=29.00'
	L=34.42'	CL=44.36'
	CB=S41°27'04"E	
C2	Δ=15°48'19"	R=80.00'
	L=22.07'	CL=22.00'
	CB=N81°15'28"E	
C3	Δ=17°48'49"	R=80.00'
	L=24.87'	CL=24.77'
	CB=N82°15'43"E	
C4	Δ=68°28'50"	R=30.00'
	L=35.86'	CL=33.76'
	CB=N54°55'13"E	
C5	Δ=43°02'20"	R=20.00'
	L=15.02'	CL=14.67'
	CB=N00°50'22"W	
C6	Δ=16°58'31"	R=30.00'
	L=8.89'	CL=8.86'
	CB=N30°50'48"W	
C7	Δ=38°38'01"	R=30.00'
	L=20.23'	CL=19.85'
	CB=S18°32'19"W	
C8	Δ=58°07'11"	R=30.00'
	L=30.04'	CL=29.14'
	CB=S29°50'17"E	
C9	Δ=55°46'53"	R=60.00'
	L=58.42'	CL=56.14'
	CB=S31°00'26"E	
C10	Δ=90°00'04"	R=60.00'
	L=94.25'	CL=84.85'
	CB=S44°09'36"W	
C11	Δ=90°00'00"	R=30.00'
	L=47.12'	CL=42.43'
	CB=S44°09'38"W	
C12	Δ=90°00'00"	R=60.00'
	L=94.25'	CL=84.85'
	CB=S44°09'38"W	
C13	Δ=90°00'00"	R=30.00'
	L=47.12'	CL=42.43'
	CB=S44°09'38"W	
C14	Δ=89°48'33"	R=30.00'
	L=47.02'	CL=42.36'
	CB=N45°44'38"W	
C15	Δ=90°00'00"	R=60.00'
	L=94.25'	CL=84.85'
	CB=S44°09'38"W	
C16	Δ=03°09'41"	R=30.00'
	L=1.66'	CL=1.66'
	CB=N00°44'29"E	
C17	Δ=27°54'20"	R=56.00'
	L=27.27'	CL=27.01'
	CB=N13°06'48"E	
C18	Δ=27°54'20"	R=30.00'
	L=14.61'	CL=14.47'
	CB=N13°06'48"E	
C19	Δ=90°00'00"	R=60.00'
	L=94.25'	CL=84.85'
	CB=N44°09'38"E	
C20	Δ=90°00'00"	R=30.00'
	L=47.12'	CL=42.43'
	CB=N44°09'38"E	
C21	Δ=28°59'47"	R=45.00'
	L=22.77'	CL=22.53'
	CB=N14°06'10"W	

FIRE LANE & UTILITY EASEMENT CURVE DATA TABLE CONTINUE			
LINE NO.	BEARING	DIST.	
C22	Δ=27°35'28"	R=115.41'	L=55.58'
	L=55.58'	CL=55.04'	CB=N20°31'43"W
C23	Δ=114°25'14"	R=25.00'	L=49.93'
	L=49.93'	CL=42.03'	CB=N31°57'01"E
C24	Δ=14°40'19"	R=104.00'	L=26.63'
	L=26.63'	CL=26.56'	CB=N81°49'28"E
C25	Δ=14°40'19"	R=80.00'	L=20.49'
	L=20.49'	CL=20.43'	CB=N81°49'28"E
C26	Δ=85°09'23"	R=30.00'	L=44.59'
	L=44.59'	CL=40.60'	CB=S48°43'47"E
C27	Δ=90°00'00"	R=30.00'	L=47.12'
	L=47.12'	CL=42.43'	CB=S44°09'38"W
C28	Δ=90°00'00"	R=20.00'	L=31.42'
	L=31.42'	CL=28.28'	CB=N45°50'22"E
C29	Δ=90°00'00"	R=20.00'	L=31.42'
	L=31.42'	CL=28.28'	CB=S44°09'38"W
C30	Δ=90°00'00"	R=30.00'	L=47.12'
	L=47.12'	CL=42.43'	CB=N45°50'22"E
C31	Δ=26°43'10"	R=30.00'	L=13.99'
	L=13.99'	CL=13.86'	CB=N14°11'57"W
C32	Δ=90°00'00"	R=30.00'	L=47.12'
	L=47.12'	CL=42.43'	CB=S45°50'22"E
C33	Δ=90°00'00"	R=30.00'	L=47.12'
	L=47.12'	CL=42.43'	CB=N44°09'38"E
C34	Δ=50°42'42"	R=30.00'	L=26.55'
	L=26.55'	CL=25.69'	CB=N63°48'17"E
C35	Δ=50°42'42"	R=30.00'	L=26.55'
	L=26.55'	CL=25.69'	CB=N63°48'17"E
C36	Δ=90°00'00"	R=20.00'	L=31.42'
	L=31.42'	CL=28.28'	CB=S45°50'22"E
C37	Δ=90°00'00"	R=20.00'	L=31.42'
	L=31.42'	CL=28.28'	CB=N44°09'38"E
C38	Δ=90°00'00"	R=30.00'	L=47.02'
	L=47.02'	CL=42.36'	CB=S45°50'22"E
C39	Δ=90°00'02"	R=30.00'	L=47.12'
	L=47.12'	CL=42.43'	CB=S44°09'38"W

GROSS AREA
18.480 ACRES (804,976 SQ. FT.)

LOT 1, BLOCK A
18.440 ACRES (803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC TRACT 1 INST. NO. 20230000005109 O.P.R.R.C.T.

JAMES M. ALLEN SURVEY, ABSTRACT NUMBER 2

SEE SHEET 1 OF 3 FOR SANITARY SEWER EASEMENT, STORM SEWER EASEMENT AND DETENTION POND EASEMENT CURVE AND LINE TABLE DATA

ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT INST. NO. 20250000003248 O.P.R.R.C.T.

ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT INST. NO. 20140000014520 O.P.R.R.C.T.

GENE LAMBRETH, (PRINCIPAL, BSKJ DEVELOPMENT) TRACT 1 INST. NO. 20220000006659 O.P.R.R.C.T. (DEDICATED AS CARRIER DRIVE) R.O.W. ABANDONED BY RESOLUTION 16-11

FINAL PLAT
LOT 1, BLOCK A
REVELATION ADDITION

BEING
18.480 ACRES OR 804,976 SQ. FT.
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

STATE HIGHWAY 276
(VOL. 45, PG. 603; VOL. 45, PG. 623; VOL. 73, PG. 206)
(VARIABLE WIDTH R.O.W.)

OWNER
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

DEVELOPER
INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDY SHAFER
PHONE: (214)-346-6200



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=60' (214)346-6200 AVO. 53955 MARCH, 2025

(P2024-029)

WILLIAM H. BAIRD SURVEY, ABSTRACT NUMBER 25



3/21/2025 1:35:16 PM ah435 HALFF A:\33000\33950\01\LD\CADD\Sheets\FP-02-4687-001.dgn Sheet

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 2023000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

THENCE South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc. at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

THENCE South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

THENCE South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

THENCE with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Half" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

THENCE North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

THENCE with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the POINT OF BEGINNING AND CONTAINING 804,976 square feet or 18.480 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the REVELATION 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 further certify that all other parties who have a mortgage or lien interest in the REVELATION 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 the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

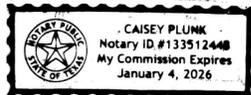
Brant P. Landry
BRANT P. LANDRY
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brant Landry 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 4th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires January 4, 2026



THE STATE OF TEXAS
COUNTY OF ROCKWALL

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

2025000007322 PLAT
04/28/2025 04:04:04 PM Total Fees: \$147.00

Jennifer Fogg, County Clerk
Rockwall County, TX

OWNER

RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDY SHAFER
PHONE: (214)-346-6200

GENERAL NOTES:

- 1. This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
3. By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
4. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
5. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
6. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
7. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
8. All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
9. The property is currently zoned L.I. (Light Industrial)

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 3 day of September, 2025.

Mayor of the City of Rockwall, Planning and Zoning Chairman, City Secretary, City Engineer signatures and seals.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, 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.

Andrew J. Shafer
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
TBPELS FIRM NO. 10029600



FINAL PLAT
LOT 1, BLOCK A
REVELATION ADDITION
BEING

18.480 ACRES OR 804,976 SQ. FT.

SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

BY



1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=60' (214)346-6200 AVO. 53955 MARCH, 2025