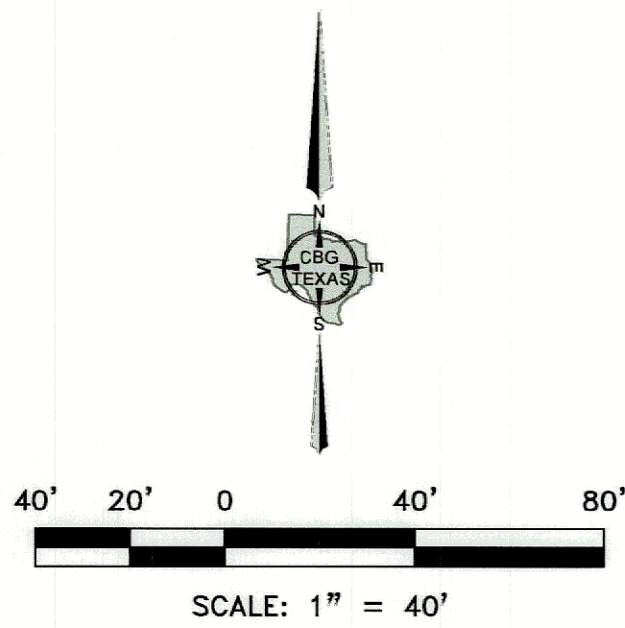
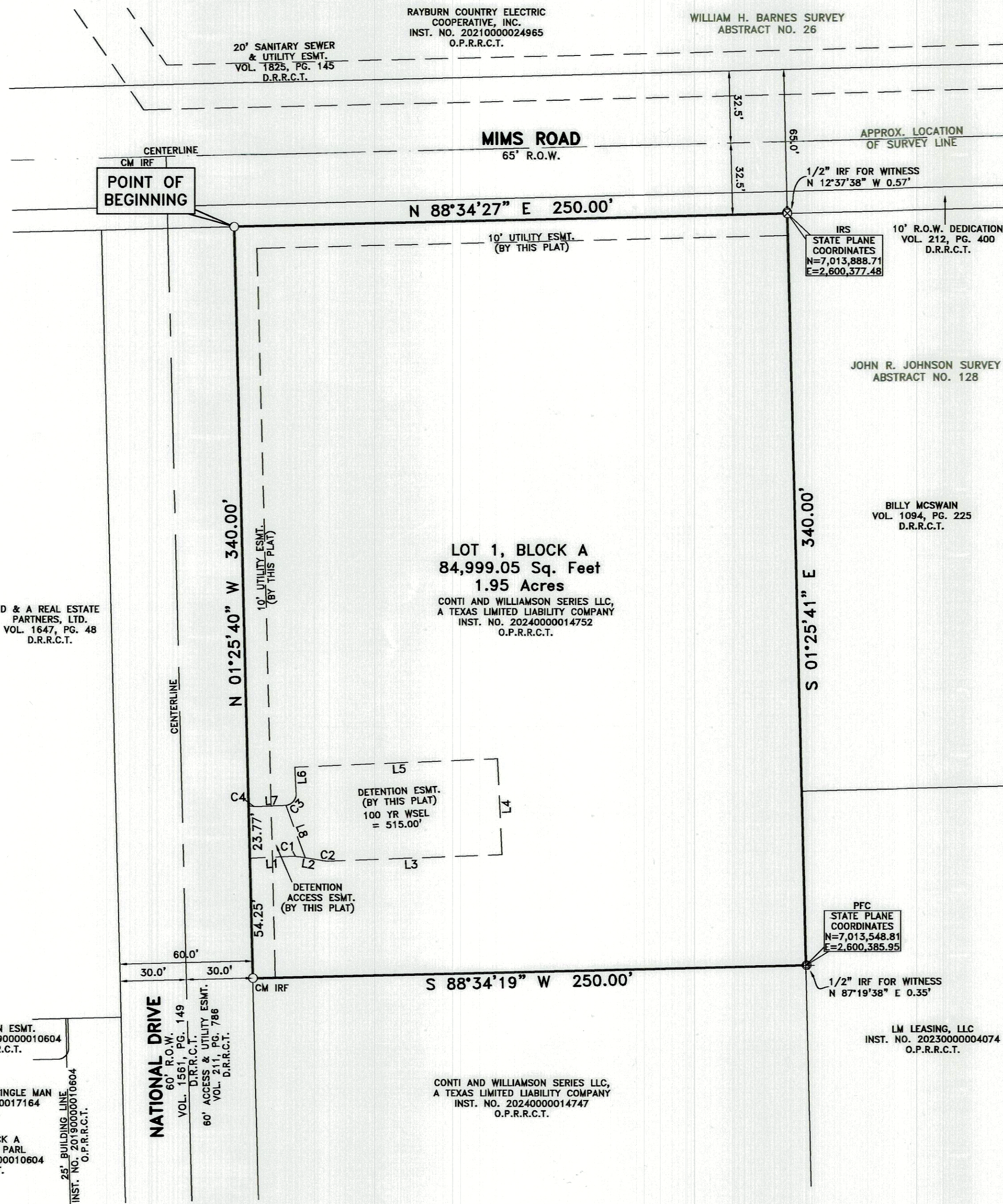


VICINITY MAP  
NOT TO SCALE



D & A REAL ESTATE PARTNERS, LTD.  
VOL. 1547, PG. 48  
D.R.R.C.T.



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
INST. NO. 2021000024965  
O.P.R.R.C.T.

WILLIAM H. BARNES SURVEY  
ABSTRACT NO. 26

20' SANITARY SEWER & UTILITY ESMT.  
VOL. 1825, PG. 145  
D.R.R.C.T.

POINT OF BEGINNING

MIMS ROAD  
65' R.O.W.

N 88°34'27" E 250.00'

10' UTILITY ESMT. (BY THIS PLAT)

IRS STATE PLANE COORDINATES  
N=7,013,888.71  
E=2,600,377.48

10' R.O.W. DEDICATION  
VOL. 212, PG. 400  
D.R.R.C.T.

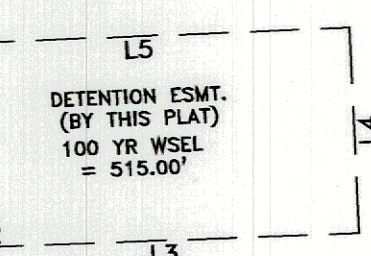
JOHN R. JOHNSON SURVEY  
ABSTRACT NO. 128

BILLY MCSWAIN  
VOL. 1094, PG. 225  
D.R.R.C.T.

LOT 1, BLOCK A  
84,999.05 Sq. Feet  
1.95 Acres  
CONTI AND WILLIAMSON SERIES LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 20240000014752  
O.P.R.R.C.T.

N 01°25'40" W 340.00'

S 01°25'41" E 340.00'



S 88°34'19" W 250.00'

1/2" IRF FOR WITNESS  
N 87°19'38" E 0.35'

LM LEASING, LLC  
INST. NO. 20230000004074  
O.P.R.R.C.T.

CONTI AND WILLIAMSON SERIES LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
INST. NO. 20240000014747  
O.P.R.R.C.T.

DETENTION ESMT.  
INST. NO. 20190000010604  
O.P.R.R.C.T.

ANDREW MARICH, A SINGLE MAN  
INST. NO. 20230000017164  
O.P.R.R.C.T.

LOT 11, BLOCK A  
205 BUSINESS PARL.  
INST. NO. 20190000010604  
O.P.R.R.C.T.

25' BUILDING LINE  
INST. NO. 201900010804  
O.P.R.R.C.T.

NATIONAL DRIVE  
60' R.O.W.  
VOL. 1581, PG. 149  
D.R.R.C.T.  
60' ACCESS & UTILITY ESMT.  
VOL. 211, PG. 786  
D.R.R.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.13'	20.00'	11°50'28"	N 86°44'44" W	4.13'
C2	4.03'	19.50'	11°50'28"	N 86°44'44" W	4.02'
C3	7.22'	5.31'	77°53'11"	N 44°25'25" E	6.68'
C4	4.82'	20.00'	13°48'32"	S 85°45'42" E	4.81'

LINE	BEARING	DISTANCE
L1	S 87°20'02" W	18.37'
L2	N 80°49'30" W	10.47'
L3	S 87°42'18" W	77.20'
L4	S 02°39'58" E	43.50'
L5	S 87°30'34" W	91.83'
L6	N 02°39'58" W	12.56'
L7	N 87°20'02" E	11.91'
L8	S 20°12'41" E	25.28'

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
- 5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.
- 6) SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- 7) PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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.
- 8) DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- 9) FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- 10) STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

(SHEET 1 OF 2)  
FINAL PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A TOTAL OF 1.95 ACRES OR 84,999.05 SF  
SITUATED IN THE  
JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

SCALE: 1"=40' / DATE: 02/13/2026 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P2026-003

ZONING DISTRICT HC (INDUSTRIAL)

**LEGEND:**  
IRF = 1/2 INCH IRON ROD FOUND  
IRS = 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"  
PFC = POINT FOR CORNER  
CM = CONTROLLING MONUMENT  
VOL. = VOLUME  
PG. = PAGE  
R.O.W. = RIGHT-OF-WAY  
SQ. FT. = SQUARE FEET  
ESMT. = EASEMENT  
INST. NO. = INSTRUMENT NUMBER  
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS  
YR = YEAR  
WSEL = WATER SURFACE ELEVATION

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2024000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (2024000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
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- 10) STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

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 the LOT 1, BLOCK A, NATIONAL ADDITION, an addition to Rockwall County, 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 LOT 1, BLOCK A, NATIONAL ADDITION, 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 (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 or exactions made herein.

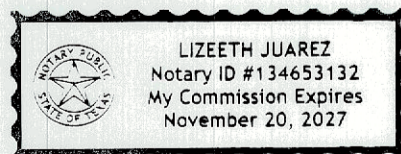
By: [Signature]  
Conti and Williamson Series LLC, Owner  
Zachary Conti, Agent

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Zachary Conti, 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 24 day of February, 2026

By: [Signature]  
printed name: Lizeeth Juarez  
Notary Public in and for the State of Texas



OWNER: CONTI AND WILLIAMSON SERIES LLC  
AGENT: ZACHARY CONTI  
118 NATIONAL DRIVE  
ROCKWALL, TEXAS 75032  
PHONE: 469-264-9260  
EMAIL: ZACH@CFLANDSCAPES.COM

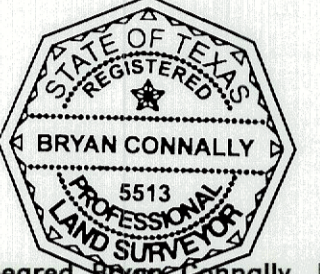
**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the 23 day of February, 2026

[Signature]  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

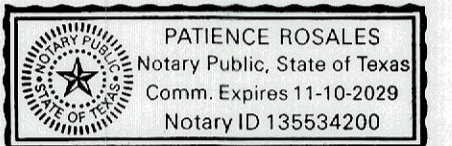


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connolly, 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 23 day of February, 2026

By: [Signature]  
printed name: Patience Rosales  
Notary Public in and for the State of Texas



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 2 day of February, 2026.

[Signature]  
Mayor of the City of Rockwall



[Signature]  
Planning and Zoning Commission Chairman

[Signature]  
City Secretary

[Signature]  
City Engineer

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.  
2026000004509 PLAT  
03/11/2026 03:12:31 PM Total Fees: \$98.00

Jennifer Fagg, County Clerk  
Rockwall County, TX



SHEET 2 OF 2

FINAL PLAT  
LOT 1, BLOCK A  
NATIONAL ADDITION  
BEING A TOTAL OF 1.95 ACRES OR 84,999.05 SF  
SITUATED IN THE  
JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING  
Main Office  
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Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 02/12/2026 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P2026-003