

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE CAMBRIDGE COMPANIES, INC., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N 72°49'16"E, 339.95 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.408 ACRES (409,808 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STATE HIGHWAY NO. 205 BYPASS RIGHT-OF-WAY TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE STATE HIGHWAY NO. 205 BYPASS RIGHT-OF-WAY HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY 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 (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

OWNER

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 _____, 2005.

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

OWNER:
THE CAMBRIDGE COMPANIES, INC.
8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75225
(214) 691-2556

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 _____, 2005.

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

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

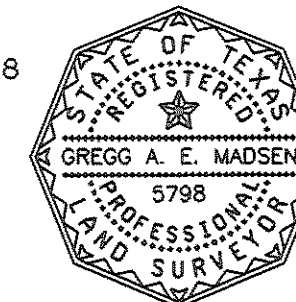
NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED. NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A. E. MADSEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

REGISTERED PUBLIC SURVEYOR NO. 5978



RECOMMENDED FOR FINAL APPROVAL

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 ____ DAY OF _____

WITNESS OUR HANDS, THIS ____DAY OF _____, 2005.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY PLANNING DIRECTOR OF THE CITY OF ROCKWALL ON THE ____DAY OF _____, 2005.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

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

DIRECTOR OF PLANNING CITY ENGINEER

RIGHT-OF-WAY DEDICATION PLAT FOR:
S.H. No. 205 BYPASS
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 9.408 ACRES OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2 AND THE J. LOCKHART SURVEY, ABSTRACT No. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
1380 U.S. HIGHWAY 287 N, SUITE 101 MANSFIELD, TEXAS 76063 METRO (817)477-8700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)367-8000
www.WierAssociates.com

SHEET 3 OF 3

W. A. No. 04141

FILE: 04141-Plat13.dwg

DATE: 03-07-2005

RECORD PLANS
MARCH 28, 2008