

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS B and F and Sons 1, L.P., BEING THE OWNER OF A TRACT OF land in the T.R. BAILEY SURVEY, ABSTRACT NO. 30, County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of HILLCREST CENTER, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 68, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with TXDOT disk found for corner in the North right-of-way line of F.M. Highway 552, at the Southeast corner of said Lot 1, Block A;

THENCE N. 89 deg. 46 min. 40 sec. W. along said right-of-way line, a distance of 196.20 feet to a 1/2" iron rod found for corner at the outback in the East right-of-way line of State Highway 205 N. Goliad Street;

THENCE N. 45 deg. 06 min. 27 sec. W. along said right-of-way line outback, a distance of 42.42 feet to a 1/2" iron rod found for corner in the East right-of-way line of State Highway 205 N. Goliad Street;

THENCE N. 00 deg. 31 min. 57 sec. E. along said right-of-way line, a distance of 365.61 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 89 deg. 47 min. 16 sec. E. a distance of 201.84 feet to a 2" iron pipe found for corner at the Northeast corner of said Lot 1, Block A;

THENCE S. 03 deg. 02 min. 25 sec. E. along the East line of Lot 1, a distance of 396.11 feet to the POINT OF BEGINNING and containing 84,246 square feet or 1.93 acres 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 REPLAT HILLCREST CENTER, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 exaction's made herein.

B and F and Sons 1, L.P.,
a Texas limited partnership

By: Hashemi Management, L.L.C., a Texas limited liability company,
its general partner

010H
0618

By: Seyed M Bagher Hashemi
Title: President

S M B Hashemi

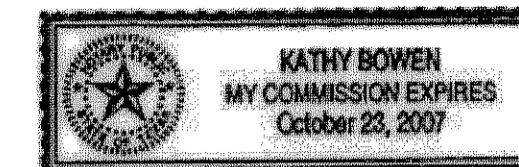
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Seyed M Bagher Hashemi, 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 16th day of August 2007

Kathy Bowen
Notary Public in and for the State of Texas

10-23-07
My Commission Expires:



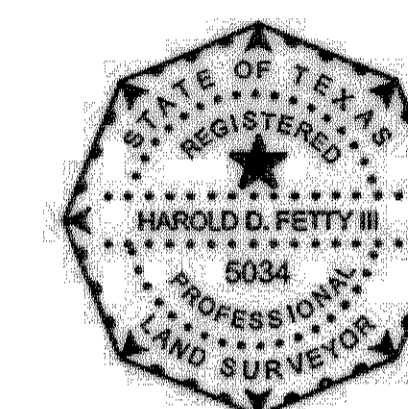
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

8-20-07
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT HILLCREST CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of August, 2007.

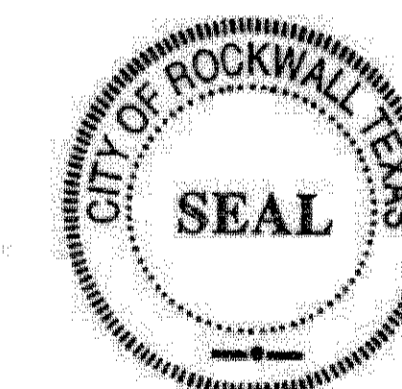
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 21st day of August 2007

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall



Chuck Todd
City Engineer

8-20-07
Date

REPLAT
HILLCREST CENTER
LOT 1, BLOCK A
LOT 2 & 3, BLOCK A
BEING A
REPLAT OF LOT 1, BLOCK A
T.R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
B and F and Sons 1, L.P.
912 Smokerise Circle
Denton, Texas 76205
Attention: Bagher Hashemi
Telephone: 972-567-9595
Facsimile: 972-735-9210

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SHEET 2 OF 2

SURVEY DATE JULY 17, 2007
SCALE 1" = 40' FILE # 991035-RP
CLIENT 7-11

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

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