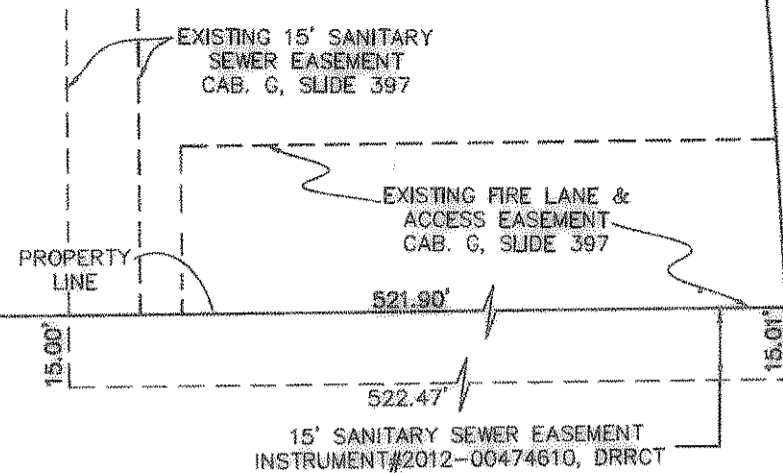


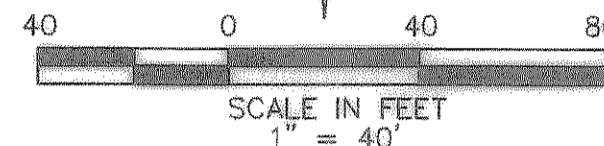
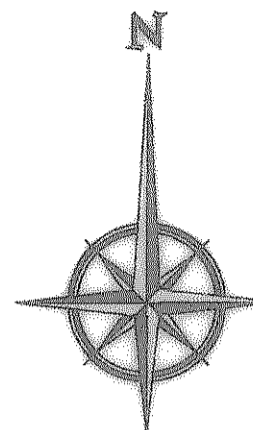
LOT 1 BLOCK A MANSIONS
FAMILY ADDITION
CAB. G, SLIDE 397



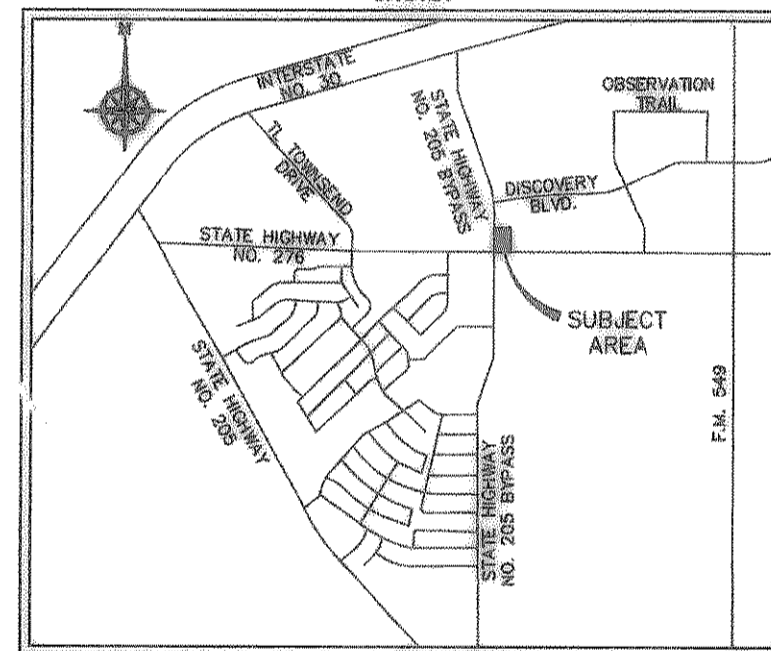
NOTES:

- 1) All corners Labeled "Set 1/2" I.R." are 1/2" iron rods with a yellow cap stamped "R.P.L.S. 3963".
- 2) P.P. indicates items referenced on plat recorded in Cabinet G, Slide 267, Plat Records, Rockwall County, Texas.
- 3) DRRCT- Deed Records of Rockwall County Texas.
- 4) By graphical plotting, the parcel described hereon lies within Zone "X" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Community-Panel Number 48397C0045L, dated September 26, 2008, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside the 500-year floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- 5) All grid coordinates posted hereon are based on City of Rockwall Monument numbers R016 and R019.

12 OCT 11 PM 2:23
SHELL MILLER
ROCKWALL COUNTY CLERK
BY *SM* DEPUTY

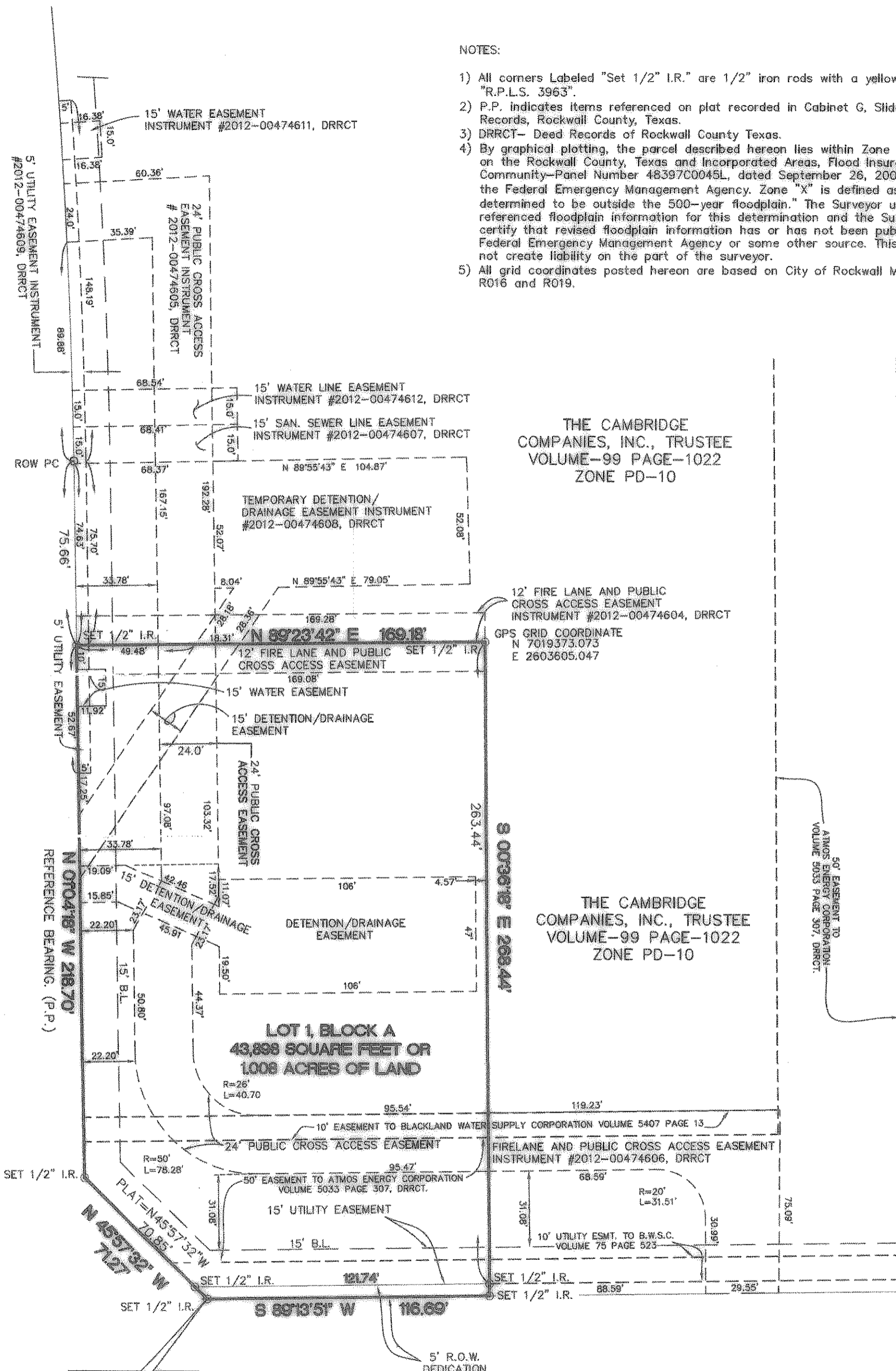


VICINITY MAP
N.T.S.



THE CAMBRIDGE
COMPANIES, INC., TRUSTEE
VOLUME-99 PAGE-1022
ZONE PD-10

JOHN KING BLVD.
(120' R.O.W CAB. G, SLIDE 267, P.R.R.C.T)



THE CAMBRIDGE
COMPANIES, INC., TRUSTEE
VOLUME-99 PAGE-1022
ZONE PD-10

12' FIRE LANE AND PUBLIC
CROSS ACCESS EASEMENT
INSTRUMENT #2012-00474604, DRRCT
GPS GRID COORDINATE
N 7019373.073
E 2603605.047

THE CAMBRIDGE
COMPANIES, INC., TRUSTEE
VOLUME-99 PAGE-1022
ZONE PD-10

50' EASEMENT TO
ATMOS ENERGY CORPORATION
VOLUME 5033 PAGE 307, DRRCT.

FINAL PLAT
OF
VRE ROCKWALL
ADDITION
1.008 ACRES

J.M. ALLEN SURVEY, ABST. NO. 2,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com

PLACE OF
BEGINNING
GPS GRID COORDINATE
N 7019103.084
E 2603491.238

STATE HIGHWAY NO. 276
(120' R.O.W)

H271

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE CAMBRIDGE COMPANIES, INC., TRUSTEE, 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 1.008 acre tract of land situated in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas and being a part of a tract of land described in deed to The Cambridge Companies, Inc., Trustee, recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner in the North line of State Highway No. 276, a 120 foot right-of-way, at the Southeast corner of the Right-of-way Dedication Plat for S.H. No. 205 Bypass, recorded in Cabinet G, Slide 267, Plat Records, Rockwall County, Texas;

THENCE Northwesterly along the East lines of said Right-of-way Dedication Plat for S.H. No. 205 Bypass, and the east lines of John King Boulevard (State Highway 205 Bypass-120' R.O.W.) the following two courses and distances:

North 45°57'32" West, a distance of 71.27 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

North 01°04'18" West, a distance of 218.70 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

THENCE North 89°23'42" East, a distance of 169.18 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

THENCE South 00°36'18" East, a distance of 268.44 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner in the North line of said State Highway No. 276;

THENCE South 89°13'51" West, along said North line, a distance of 116.69 feet to the PLACE OF BEGINNING and containing 43,898 square feet or 1.008 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 J. McIntyre 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 further certify that all other parties who have a mortgage or lien interest in the J. McIntyre Addition 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:

- 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: (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 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.

FOR: THE CAMBRIDGE COMPANIES, INC., TRUSTEE
BY AND THROUGH ITS VICE PRESIDENT: JAMES J. MELINO

[Signature]
BY: JAMES J. MELINO, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAMES J. MELINO, 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 25th day of September, 2012.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires:



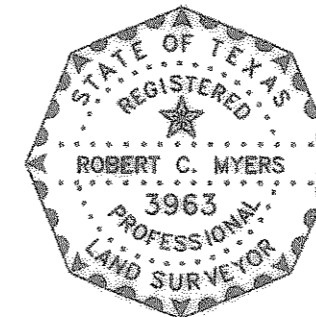
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, 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 27th DAY OF SEPTEMBER, 2012.

[Signature]
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

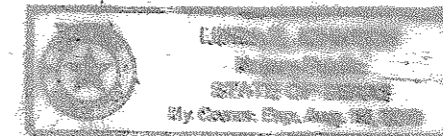


STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 30 DAY OF Sept., 2012.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8-10-2015



OWNER/DEVELOPER

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

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission 9/11/2012
Date

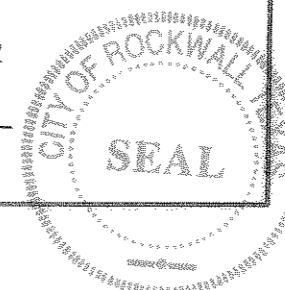
APPROVED

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 17th day of September, 2012.

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 in Our Hands this, 10th day of October, 2012

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



FINAL PLAT
OF
VRE ROCKWALL
1.008 ACRES

J.M. ALLEN SURVEY, ABST. NO. 2,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
R.C. MYERS SURVEYING, LLC

3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com

FILED FOR RECORD
ROCKWALL COUNTY CLERK
SHELL MILLER
12 OCT 11 PM 2:23
BY _____ DEPUTY

H272