

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

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

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, embracing a portion of a called 16.953 acre tract of land described as Tract 2 in the deed to Whittle Development, Inc. recorded in Volume 2402, Page 31 of the Deed Records of Rockwall County, Texas.

BEGINNING at a P.K. nail found at the intersection of the centerline of Wallace Road, a variable width right of way, with the north line of F.M. 3097, a 100 feet wide right of way, for the west corner of said Tract 2 and the south corner of a tract of land described in the deed to Mary Jean Wallace Ackert recorded in Volume 182, Page 9 of said Deed Records.

THENCE North 45 degrees 06 minutes 11 seconds East, along the northwest line of said Tract 2, the southeast line of said Ackert tract, and the centerline of said Wallace Road, a distance of 684.57 feet to a P.K. nail set for the north corner of said Tract 2 and the west corner of a tract of land described in the deed to Jackson W. Hunt recorded in Volume 1467, Page 11 of said Deed Records.

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast line of said Tract 2 and the southwest line of said Hunt tract, at a distance of 25.00 feet pass a 1/2 inch iron rod found, and continuing for a total distance of 638.47 feet to a P.K. nail set for an easterly corner of said Tract 2 and the north corner of Alliance Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas.

THENCE South 45 degrees 37 minutes 36 seconds West, along a southeast line of said Tract 2 and the northeast line of said Alliance Addition, a distance of 301.11 feet to a 1/2 inch iron rod found for the west corner of said Alliance Addition.

THENCE South 44 degrees 28 minutes 33 seconds East, along a northeast line of said Tract 2 and the southwest line of said Alliance Addition, a distance of 298.08 feet to a 5/8 inch iron rod found for the beginning of a curve to the right.

THENCE in a southeasterly direction along said curve to the right, having a radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, a chord which bears South 35 degrees 47 minutes 04 seconds East, a distance of 30.22 feet, and an arc length of 30.34 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left.

THENCE in a southeasterly direction along said curve to the left, having a radius of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, a chord which bears South 35 degrees 46 minutes 56 seconds East, a distance of 32.64 feet, and an arc length of 32.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve to the left.

THENCE South 44 degrees 28 minutes 34 seconds East, along a northeast line of said Tract 2 and the southwest line of said Alliance Addition, a distance of 298.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northwest line of F.M. 549, a variable width right of way, for the south corner of said Alliance Addition and an east corner of said Tract 2.

THENCE South 46 degrees 01 minute 02 seconds West, along the northwest line of said F.M. 549 and the southeast line of said Tract 2, a distance of 254.47 feet to a concrete monument found for corner.

THENCE North 89 degrees 11 minutes 12 seconds West, along the northwest line of said F.M. 549 and the southeast line of said Tract 2, a distance of 142.82 feet to a concrete monument found in the northeast line of said F.M. 3097.

THENCE North 44 degrees 28 minutes 21 seconds West, along the northeast line of said F.M. 3097 and the southwest line of said Tract 2, a distance of 973.87 feet to a concrete monument found for the beginning of a curve to the right.

THENCE in a northwesterly direction along the southwest line of said Tract 2, the northeast line of said F.M. 3097, and said curve to the right, having a radius of 11,409.16 feet, a central angle of no degrees 50 minutes 44 seconds, a chord which bears North 44 degrees 08 minutes 56 seconds West, a distance of 168.35 feet, and at an arc distance of 148.16 feet pass a 1/2 inch iron rod found, and said curve to the right having a total arc distance of 166.35 feet to the PLACE OF BEGINNING, and containing 700,130 square feet or 16.073 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Alliance Addition Ph.2 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 (we) further certify that all other parties who have a mortgage or lien interest in the Alliance Addition Ph.2 subdivision have been notified 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 West 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 (we) further acknowledge that the dedications and/or exactions 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 (we), my (our) 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 [Name], 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] day of [Month], 2007.

Notary Public in and for the State of Texas

My Commission Expires: [Date]

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.

APPROVED

I hereby certify that the above and foregoing plat of Alliance Addition Phase 2 to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the [Day] day of [Month], 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 year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the [Day] day of [Month], 2007.

City Engineer
City of Rockwall, Texas

Recommended for Final Approval:

Chairman
Planning & Zoning Commission

Date

Approved:

Mayor
City of Rockwall, Texas

Date

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE [Day] DAY OF [Month], 2007.

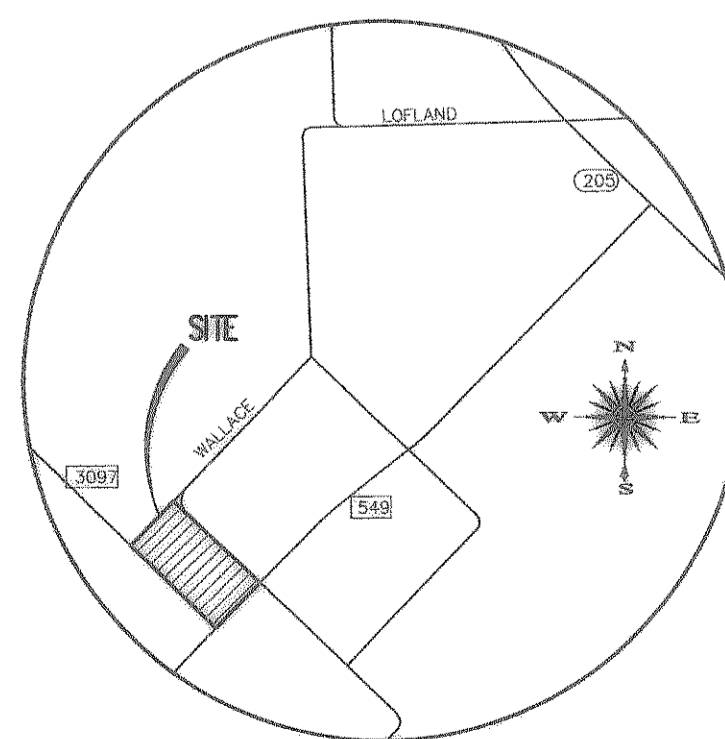
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE [Day] DAY OF [Month], 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
N.T.S.

Final Plat
ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: WHITTLE DEVELOPMENT CO.
P.O. Box 369
Rockwall, Texas 75087
(972) 771-5253
Surveyor: MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Engineer: F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

September 11, 2007

1"=60'

Sheet 2 of 2