STATE OF TEXAS *
COUNTY OF ROCKWALL *

WHEREAS WHITTLE DEVELOPMENT, INC. , is the owner of all of that certain lot, tract, or parcel of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, City of Rockwall, Rockwall County, Texas, and being a portion of that 18.9534 acre tract of land as described as Tract 2 in a Warranty deed from A & F Andrews Family Partnership to Whittle Development, Inc., dated January 22, 2002, and being recorded in Volume 2402, Page 31 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows (bearing system is based on City of Rockwall, Texas Control Monumentation; reference markers R-015 and R-017):

BEGINNING at a P.K. nail found for corner in the northwesterly right-of-way line of F.M. Highway No. 549 (a 120 foot wide public right-of-way), for the easterly corner of the beforementioned 18.9534 acre tract;

THENCE with said northwesterly right-of-way line, South 44°53'44" West, a distance of 314.51 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE leaving said northwesterly right-of-way line, North 45°34'22" West, passing at a distance of 10.00 feet a 5/8-inch iron rod with cap stamped "KHA" set, in all a distance of 52.63 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right;

THENCE northwesterly, with said curve to the right, through a central angle of 17°23'00", having a radius of 108.00 feet, a chord bearing and distance of North 36°52'52" West, 32.64 feet, an arc distance of 32.77 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left;

THENCE northwesterly, with said curve to the left, through a central angle of 17°23'00", having a radius of 100.00 feet, a chord bearing and distance of North 36°52'52" West, 30.22 feet, an arc distance of 30.34 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 45°34'22" West, a distance of 298.08 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 44°25'38" East, passing at a distance of 267.61 feet a 5/8-inch iron rod with cap stamped "KHA" set, in all a distance of 301.11 feet to a P.K. nail set for corner in the northeast line of the 18.9534 acre tract, on the edge of the existing pavement of Jeff Boyd Road;

THENCE with said northeast line of the 18.9534 acre tract , South 45°34'17" East, a distance of 10.51 feet to a 1/2-inch iron rod found for corner;

THENCE continuing with said northeast line of the 18.9534 acre tract ,South 46°07'23" East, a distance of 404.93 feet to the **POINT OF BEGINNING** and containing 2.899 acres (126,295 square feet) of land, more or less.

NOTES:

1.) 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 by Ordinance 83-54.

2.) See preliminary engineering and concept plan submitted herewith for location of existing and proposed utilities.

3.) See concept plan submitted herewith for Visibility Easements at future drives.

4.) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0125 B dated Sept. 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

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STATE OF TEXAS *
COUNTY OF ROCKWALL *

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, am the owner of the land shown on this plat, and designated herein as the **ALLIANCE ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **ALLIANCE ADDITION** subdivision have been notified and signed this plat.

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. 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 or 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;

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 of exaction's made herein.

WHITTLE DEVELOPMENT, INC., a Texas Corporation

By:_____
Robert S. Whittle, President

STATE OF TEXAS *
COUNTY OF ROCKWALL *

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, 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 _____, 2004.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

_____
Signature of Party with Mortgage or Lien Interest

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John Vicain, do hereby declare 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.

_____
JOHN VICAIN
Registered Professional Land Surveyor No. 4097
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS
REGISTERED
JOHN VICAIN
4097
PROFESSIONAL
LAND SURVEYOR

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 _____, 2004.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Chairman Date

APPROVED

I hereby certify that the above and forgoing 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 _____, 2004.

WITNESS OUR HANDS, this ____ day of _____, 2004.

_____ _____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall City of Rockwall Engineer

FINAL PLAT

ALLIANCE ADDITION

LOT 1, BLOCK A
BEING 2.899 ACRES OUT OF THE
W.W. FORD SURVEY ABSTRACT NO. 80,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT:
ALLIANCE BANK
100 WEST JEFFERSON STREET
SULPHUR SPRINGS, TX 75482
PH (903) 885-2187
FAX (903) 885-7730

OWNER / SUBDIVIDER:
WHITTLE DEVELOPMENT, INC.
112 COUNTRY CLUB DRIVE
HEATH, TX 75032
CONTACT : ROBERT S. WHITTLE
PH (972) 771-5253
FAX (972) 772-5687

SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
CONTACT: JOHN VICAIN
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

DATE : December 29, 2004 (KHA JOB NO. 64015000) SHEET 2 OF 2

This Plat Filed in Volume _____, Slide _____, Date: _____.

File: G:\SURVEY\64015000\FINAL-PLAT.DWG [SHEET2] 9/16/2005 10:55am
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Xrefs: