

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS T Rockwall Phase 2, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 3.802 acre tract of land situated in the D. Atkins Survey, Abstract No. 1 and the B. J. T. Lewis Survey, Abstract No. 255, and being all of Lot 5, Block A, Rockwall Commons, same being a tract of land conveyed to T Rockwall Phase 2, LLC by deed recorded in Volume 6766, Page 292, Deed Records, Rockwall County, Texas, all being further described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwesterly corner of the herein described tract of land, same being in the southeasterly right-of-way line of Ridge Road (FM 740, a 100' Public R.O.W.), same also being the northwesterly corner of Lot 2, Block A, of ROCKWALL COMMONS, as recorded in Cabinet H, Slide 135, Plat Records, Rockwall County, Texas;

THENCE North 12°32'48" East, along said right-of-way line, for a distance of 77.99 feet to a brass monument found for corner;

THENCE North 07°59'24" East, for a distance of 114.43 feet to a brass monument found for corner in the southwesterly corner of Lot 1, Block 1, Independent Community Financial Corporation, as recorded in Cabinet B, Slide 76, Plat Records, Rockwall County, Texas;

THENCE North 12°20'00" East, continuing along said right-of-way line, for a distance of 150.68 feet to a brass monument found for corner at the southwest corner of Eastridge Center, as recorded in Cabinet A, Slide 263, Plat Records, Rockwall County, Texas;

THENCE South 71°26'08" East, departing said southeasterly right-of-way line and along the southerly line of said Eastridge Center, for a distance of 278.31 feet to a 3/8" iron rod found for corner;

THENCE South 71°14'00" East, continuing along said Eastridge Center, for a distance of 231.77 feet to a 1/2" iron rod found for the southeast corner of said Eastridge Center, same being in the northwesterly line of the UP & Dallas Northeast Railroad (100' R.O.W.);

THENCE South 18°59'52" West, along said northwesterly line of the UP & Dallas Northeast Railroad, for a distance of 340.25 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 4, Block A, of said ROCKWALL COMMONS;

THENCE North 71°17'00" West, departing said northwesterly line of the UP & Dallas Northeast Railroad, along said northerly line of said Lot 4, Block A and aforementioned Lot 2, Block A, for a distance of 461.98 feet to the POINT OF BEGINNING and containing 165,635 square feet or 3.802 acres of land, more or less.

We the undersigned owners of the land shown on this plat, and designated herein as LOT 5, BLOCK A, ROCKWALL COMMONS, 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. We further certify that all other parties who have a mortgage or lien interest in the LOT 5, BLOCK A, ROCKWALL COMMONS, addition 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 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 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.

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 exactions made herein.

Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Mushdar Hattar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office, this 3rd day of Sept, 2014.

Daniel P. [Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: Oct. 25, 2016

Signature of Party with Mortgage or Lien Interest

OWNER

T Rockwall Phase 2, LLC  
16600 Dallas Parkway, Suite 300  
Dallas, Texas 75248  
(469) 726-3100

SURVEYOR

PIBURN & CARSON, LLC  
9535 Forest Lane, Suite 229  
Dallas, Texas 75243  
(214) 328-3500

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°39'54"	49.00	14.25	N 27°02'57" E	14.20
C2	34°11'59"	25.00	14.92	N 35°49'00" E	14.70
C3	36°36'02"	25.04	15.99	S 01°08'26" E	15.72
C4	89°43'07"	21.00	32.88	N 26°08'34" W	29.63
C5	90°00'00"	25.00	39.27	S 63°43'00" W	35.36
C6	33°23'16"	25.00	14.57	S 87°41'45" E	14.36
C7	33°06'23"	49.00	28.31	N 87°50'11" W	27.92
C8	90°00'00"	25.00	39.27	N 26°17'00" W	35.36
C9	90°00'00"	49.00	76.97	N 26°17'00" W	69.30

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission

1/14/2014  
Date

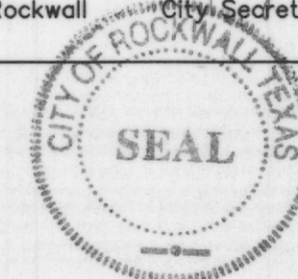
APPROVED

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 21st day of January, 2014.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this 26th day of November, 2014.

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

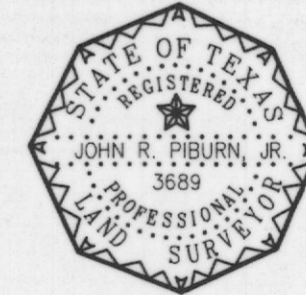


SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John R. Piburn, Jr., 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.

[Signature]  
John R. Piburn, Jr.  
Registered Public Surveyor No. 3689

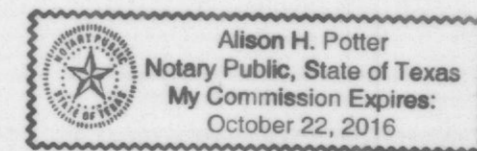


STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of September, 2014.

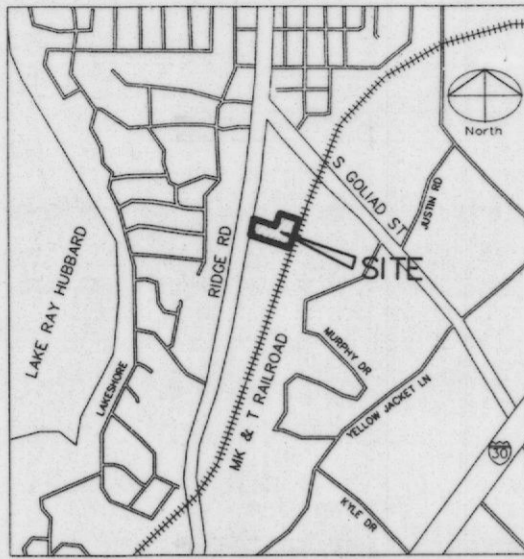
[Signature]  
Notary Public in and for the State of Texas



Final Plat of  
Lot 5, Block A  
Rockwall Commons  
1 Lot/3.802-Acres  
Being a Replat of  
Lot 1, Block 1,

Independent Community Financial Corporation Addition  
1 Lot/1-Acre  
and Being 2.802-Acres Identified as Tract 6-2  
of the B. J. T. Lewis Survey, Abstract No. 255  
and the D. Atkins Survey, Abstract No. 1  
City of Rockwall, Rockwall County, Texas  
Case No. P2013-043

VICINITY MAP



Filed and Recorded  
Official Public Records  
Sheila Miller, County Clerk  
Rockwall County, Texas  
12/04/2014 03:39:00 PM  
\$100.00  
20140000017541

[Signature]

NOTES:

cirs = 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in zone X.

Bearings are based upon the southeasterly line of Ridge Road (FM 740) as shown on plat of Lot 1, Block 1, INDEPENDENT COMMUNITY FINANCIAL CORPORATION ADDITION, as recorded in Cabinet B, Slide 76, Plat Records, Rockwall County, Texas.

ROCKWALL COMMONS PH 2  
LOT 5, BLOCK A  
FINAL PLAT  
Project #13023

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