

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BANK OF AMERICA, N.A. IS THE OWNER OF A 1.607 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THAT 1.607 ACRE TRACT OF LAND DESCRIBED IN DEED TO BANK OF AMERICA, N.A., RECORDED IN VOLUME 3793, PAGE 162, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, (DRRCT), SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CONNOR W. PATMAN, JR., RECORDED IN VOLUME 1162, PAGE 196, DRRCT, SAID 1.607 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT ON INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 66, (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE, (A 100-FOOT RIGHT-OF-WAY) AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 2522, PAGE 319, DRRCT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING:

SOUTH 26°21'01" WEST, A DISTANCE OF 20.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY + PARTNERS" FOUND FOR CORNER;

SOUTH 71°17'32" WEST, A DISTANCE OF 166.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 04°11'58" WEST, A DISTANCE OF 1401.08 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°10'34" FOR AN ARC DISTANCE OF 102.12 FEET, A CHORD BEARING OF SOUTH 87°53'19" WEST AND A CHORD DISTANCE OF 102.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

SOUTH 87°34'13" WEST, A DISTANCE OF 18.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY + PARTNERS" FOUND FOR CORNER;

THENCE NORTH 13°46'57" WEST, A DISTANCE OF 214.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BURY + PARTNERS" FOUND FOR CORNER IN THE NORTH LINE OF SAID PATMAN TRACT OF LAND SAME BEING A SOUTHEASTERLY LINE OF NORTHSHORE PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL DESCRIBED BY PLAT RECORDED IN CABINET C, SLIDE 2, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, (PRRCT);

THENCE NORTH 39°51'51" EAST ALONG THE COMMON LINE OF SAID PATMAN TRACT OF LAND AND SAID NORTHSHORE PHASE 4, A DISTANCE OF 62.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER THE LIGHTHOUSE, AN ADDITION TO THE CITY OF ROCKWALL DESCRIBED BY PLAT RECORDED IN CABINET C, SLIDE 325, PRRCT;

THENCE NORTH 88°53'21" EAST ALONG THE COMMON LINE OF SAID PATMAN TRACT OF LAND AND SAID LIGHTHOUSE, A DISTANCE OF 236.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "DCA INC." FOUND FOR THE NORTHEAST CORNER OF SAID PATMAN TRACT OF LAND, THE SOUTHEAST CORNER OF SAID LIGHTHOUSE AND BEING IN THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE;

THENCE SOUTH 18°27'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 194.44 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 70,000 SQUARE FEET OR 1.607 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 LOT 2, BLOCK A, BOWLES 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE BOWLES ADDITION 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 OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEERS 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 REQUESTIONS 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.

BANK OF AMERICA, N.A.  
A NATIONAL BANKING ASSOCIATION

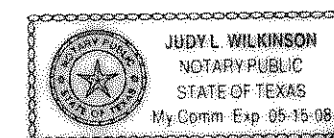
BY: Jay Taylor  
JAY TAYLOR, SENIOR VICE PRESIDENT

**STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY TAYLOR, SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30th DAY OF December, 2004

Judy L. Wilkinson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER:  
BANK OF AMERICA  
400 S. ZANG BOULEVARD, SUITE 1100  
DALLAS, TEXAS 75208  
(214) 948-2288

APPLICANT:  
OCULUS INC.  
393 NORTH EUCLID, SUITE 240  
ST. LOUIS, MO. 63108  
(314) 367-8100

SURVEYOR/ENGINEER:  
BURY + PARTNERS - DFW, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PH: 972-991-0011

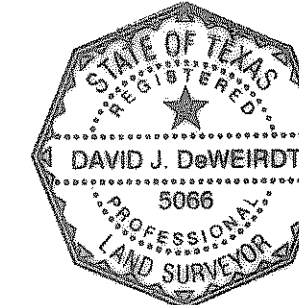
**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY PERSONAL SUPERVISION.

David J. De Weird 12/30/04  
DATE

DAVID J. DE WEIRD, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066  
BURY+PARTNERS-DFW, INC  
5310 HARVEST HILL ROAD, SUITE 100  
DALLAS, TEXAS 75230

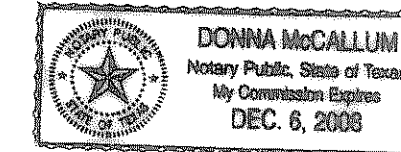


**STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF Dec., 2004.

Donna McCallum  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:



**RECOMMENDED FOR FINAL APPROVAL**

[Signature]  
PLANNING AND ZONING COMMISSION

1/5/05  
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 DAY OF 4 December 2004 1577

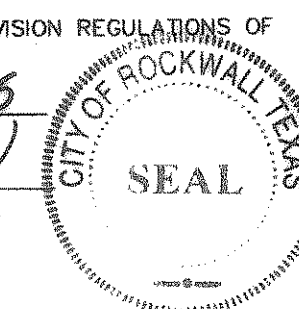
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED TWENTY (120) DAYS FROM SAID DATE OF FINAL APPROVAL.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS, THIS 7th

[Signature]  
MAYOR, CITY OF ROCKWALL

[Signature] January 2005  
CITY SECRETARY CITY OF ROCKWALL



[Signature] 1-4-05  
CITY OF ROCKWALL ENGINEER

FINAL PLAT  
BOWLES ADDITION  
LOT 2, BLOCK A  
BEING 1.607 ACRES SITUATED IN THE  
BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DECEMBER 30, 2004

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