

STATE OF TEXAS)
COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

WHEREAS, Hardisty Drive Partners, Ltd., a Texas limited partnership is the owner of a tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, the subject tract being all of that 23.9359 acre tract conveyed to Hardisty Drive Partners, Ltd. according to the Correction Special Warranty Deed recorded in Volume 4550, Page 0001 of the Land Records of Rockwall County, Texas (LRRCT), the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of the said Hardisty Drive Partners, Ltd. 23.9359 acre tract, said corner being on the west line of State Highway No. 205 (a called 100 foot right of way), from said beginning point a 5/8" iron pin bears S 41° 04' 14" E, a distance of 209.63 feet, and a 1/2" iron pin found at the southeast corner of that tract of land conveyed to James W. Cecil and P. Hickman according to the warranty deed recorded in Volume 321, Page 300 (LRRCT), bears S 88° 33' 58" W a distance of 37.83 feet, a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, along the west line of State Highway No. 205 and around a non-tangent curve to the left having a central angle of 04° 32' 11", a radius of 2915.00 feet and a chord of S 12° 56' 46" E - 230.74 feet, an arc distance of 230.80 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, N 58° 38' 52" W, part of the way along a southerly line of said Hardisty Drive Partners, Ltd. 23.9359 acre tract, and proceeding a total distance of 46.46 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, S 02° 00' 03" E, along the east line of said Hardisty Drive Partners, Ltd. 23.9359 acre tract, the west line of a tract of land conveyed to Henry and Misty Phillips according to the Deed recorded in Volume 4568, Page 0036 (LRRCT), and the west line of that tract of land described in the Quit Claim Deed to Shoreview Properties, Ltd. as recorded in Volume 4350, Page 0065 (LRRCT), a total distance of 871.73 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, along the property line of said Hardisty Drive Partners, Ltd. 23.9359 acre tract and along two north lines and a west line of Harlan Park Phase One, an addition to the City of Rockwall recorded in Cabinet B, Slide 227 (LRRCT), the following;

S 87° 04' 37" W, a distance of 5.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 00° 55' 40" E, a distance of 159.15 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 88° 12' 00" W, a distance of 702.99 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, leaving said Harlan Park Phase One north line and along the westerly line of said Hardisty Drive Partners, Ltd. 23.9359 acre tract the following;

N 01° 48' 00" W, leaving said Harlan Park Phase One north line, a distance of 299.72 feet to a point for corner;

N 87° 55' 39" E, a distance of 59.04 feet to a point for corner;

N 88° 12' 00" E, a distance of 115.96 feet to a point for corner;

N 01° 48' 00" W, a distance of 111.70 feet to a point for corner;

N 59° 03' 49" W, a distance of 116.75 feet to a point for corner;

S 88° 06' 43" W, a distance of 259.92 feet to a point for corner;

N 01° 03' 30" W, a distance of 369.98 feet to a point for corner;

N 59° 37' 40" W, a distance of 102.70 feet to a point for corner;

N 73° 20' 40" W, a distance of 73.73 feet to a point for corner;

N 76° 17' 54" W, a distance of 105.74 feet to a point for corner;

N 87° 28' 34" W, a distance of 49.99 feet to a point for corner;

N 61° 52' 28" E, a distance of 200.55 feet to a point for corner;

N 01° 26' 02" W, a distance of 195.00 feet to the northwest corner of said Hardisty Drive Partners, Ltd. 23.9359 acre tract, said point also being on the previously mentioned south line of said James W. Cecil & P. Hickman tract, a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

THENCE, N 88° 33' 58" E, along the common line between said Hardisty Drive Partners, Ltd. tract and the James W. Cecil & P. Hickman tract, a distance of 1007.61 feet to the PLACE OF BEGINNING with the subject tract containing 1,042,648 square feet or 23.9359 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 CASTLE RIDGE ESTATES PHASE 1 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 CASTLE RIDGE ESTATES PHASE 1 subdivision have been notified.

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 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 sewers, storm structures, 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 down; 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 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 (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.

Lots 1 through 4, Block X are to be dedicated to and maintained by the Homeowners Association as Open Space Lots. In addition Lots 1 and 4, Block X are reserved as Drainage Easements and are reserved for the mutual use and accommodation of all utilities desiring to use or using same.

HARDISTY DRIVE PARTNERS, LTD.
a Texas limited partnership

By: Hardisty Drive GP, Inc.
a Texas corporation
its general partner

By: John H. Walter
John H. Walter, President

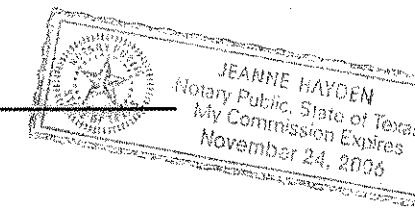
Date: 11-21-2006

STATE OF TEXAS
COUNTY OF ROCKWALL DALLAS

Before me, the undersigned authority, on this day personally appeared John H. Walter, President, 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 expressed and in the capacity therein stated.

Given upon my hand and seal of office this 21st day of November, 2006.

Opalme Hayden
Notary Public in and for the State of Texas My Commission Expires



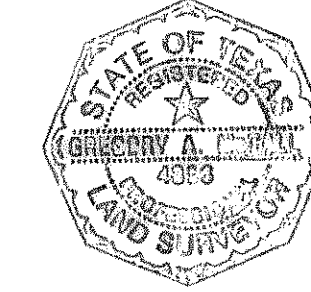
Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in November of 2006, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Rockwall, Texas; No interior lot corners were staked for the filing of this plat.

Date: This the 21 Day of November, 2006.

TIPTON ENGINEERING, INC.
Gregory A. McCall
GREGORY A. MCCALL
Registered Professional Land Surveyor
No. 4396



THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 21 Day of November, 2006.



Charles Jacot
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL
APPROVED

John Bergmann 12-13-06
Chairman, Planning & Zoning Commission Date

I hereby certify that the above and foregoing plat of Castle Ridge Estates Phase I, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 15th day of MARCH, 2006.

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 and eighty (180) days from said date of final approval.

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

WITNESS MY HAND this 12 day of December, 2006.

William R. Cecil Dorothy Brooks
Mayor, City of Rockwall City Secretary, City of Rockwall

Charles J. J. 12-13-06
City Engineer



FINAL PLAT
CASTLE RIDGE ESTATES
PHASE 1

J. STRICKLAND SURVEY ~ ABSTRACT NO. 187
ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNERS ~

HARDISTY DRIVE PARTNERS, LTD.
8222 Douglas Avenue ~ Suite 250 ~ Dallas, Texas 75225
(214) 373-6636

TIPTON ENGINEERING, INC.
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6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2867

986