

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS JPMORGAN CHASE BANK, N.A. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 0.958 acre tract situated in the B.F. Boydston Survey Abstract No. 14, in the City of Rockwall, Rockwall County, Texas and being all of Lot 1 and Lot 2 of NORTHSHORE PLAZA, PHASE THREE, an addition to the City of Rockwall according to the plat thereof recorded in Slide C, Page 54, Plat Records, Rockwall County, Texas; and being a portion of Lot 1, Block 1 of NORTHSHORE PLAZA, PHASE TWO, an addition to the City of Rockwall according to the plat thereof recorded in Slide C, Page 23, Plat Records, Rockwall County, Texas, said 0.958 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at an "X" cut found in a concrete wall and lying at the intersection of the east right of way line of Lakeshore Drive (100' right of way) and the north right of way line of State Highway 66 (Rusk Road, a variable width right of way), and being North 18°10'20" West from an X found for the southwest corner of said Lot 1, Block 1;

THENCE North 18°10'20" West, along said east right of way line, a distance of 192.95 feet to a capped iron rod marked "RPLS 5034" found at the beginning of a curve to the right having a radius of 630.60 feet and a chord which bears North 16°39'34" West a distance of 28.34 feet;

THENCE along said east line and along said curve through a central angle of 02°34'31" for an arc distance of 28.34 feet to an "X" cut found in concrete for the northwest corner of said Lot 1, also being the southwest corner of Lot 1, Block A of WAL-MART ROCKWALL, an addition to the City of Rockwall according to the plat thereof recorded in Slide E, Page 166, Plat Records, Rockwall County, Texas;

THENCE North 68°59'36" East, departing said east line and along the south line of said Lot 1, Block A, a distance of 124.86 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner;

THENCE North 89°57'15" East, continuing along said south line, a distance of 89.76 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for the northeast corner of Lot 2 of said NORTHSHORE PLAZA, PHASE THREE, and also being the northwest corner of Lot 2, Block A of said WAL-MART ROCKWALL addition;

THENCE South 00°07'16" West, along the east line of said Lot 2 and the east line of said Lot, Block 1, common with the west line of said Lot 2, Block A, a distance of 225.44 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found on the aforementioned north line of said Rusk Road;

THENCE South 71°43'02" West, along said north line, a distance of 125.21 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for angle point;

THENCE North 63°13'29" West, continuing along said north line, a distance of 20.90 feet to the POINT OF BEGINNING, containing 41,746 square feet or 0.958 acres of land, more or less.

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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1, BLOCK 1, NORTHSHORE PLAZA, PHASE FOUR, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK 1, NORTHSHORE PLAZA, PHASE FOUR addition 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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 DALLAS §

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/she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office, this _____ day of _____, 2008.

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

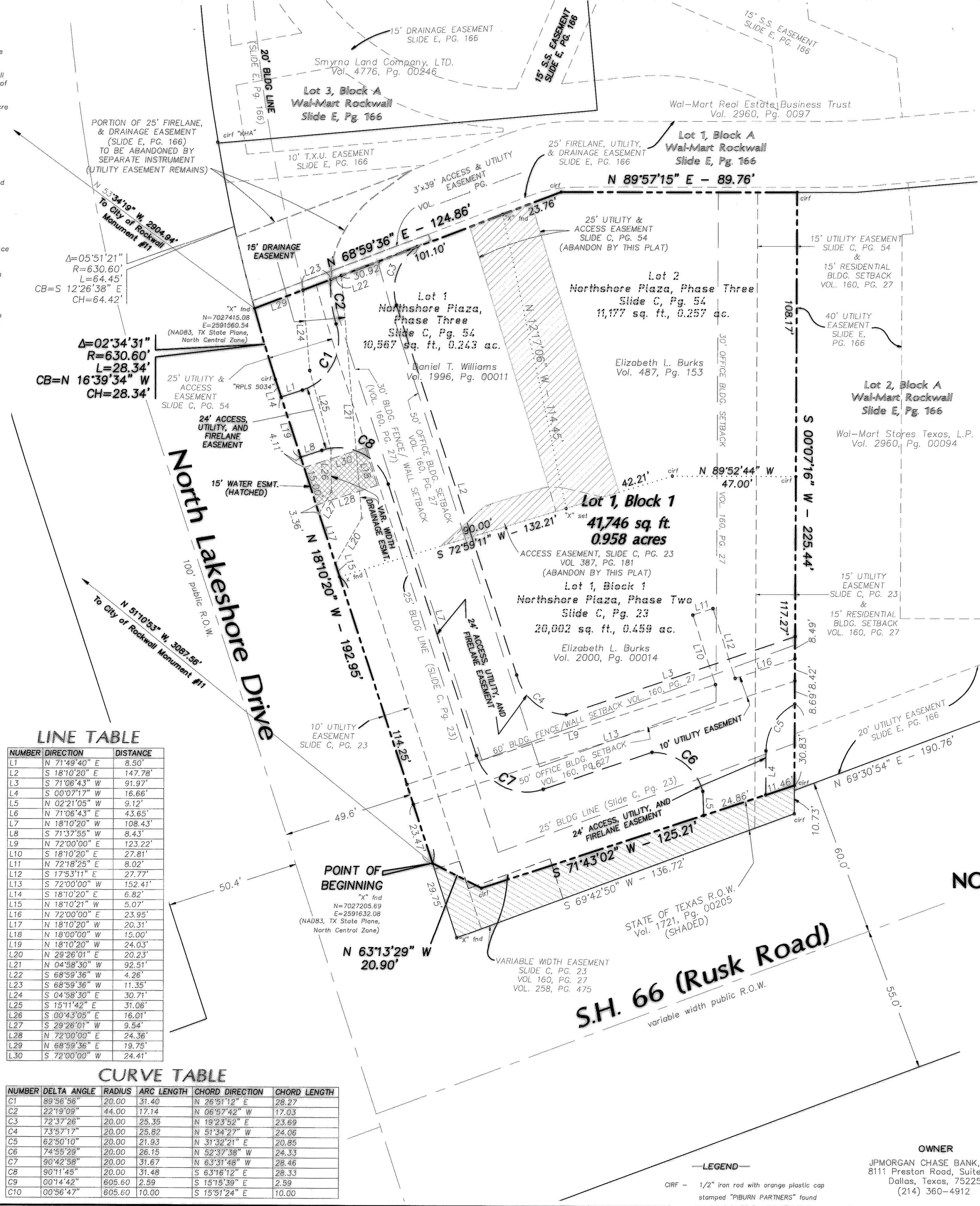
Signature of Party with Mortgage or Lien Interest _____

NOTES:

P.O.B. is tied to City of Rockwall Bench Survey Control Monument #11, NAD83, Texas State Plane, North Central Zone. (N=7029103.719, E=2589198.811, ELEV=518.832 feet); ties to property corners indicated are related to Plat Bearings.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4805470005C, dated 06/16/1992. Property is in zone X.

Bearings are based on the easterly line of North Lakeshore Drive, as shown in NORTHSHORE PLAZA-PHASE TWO addition, recorded in Slide C, Page 23, Plat Records, Rockwall County, Texas.

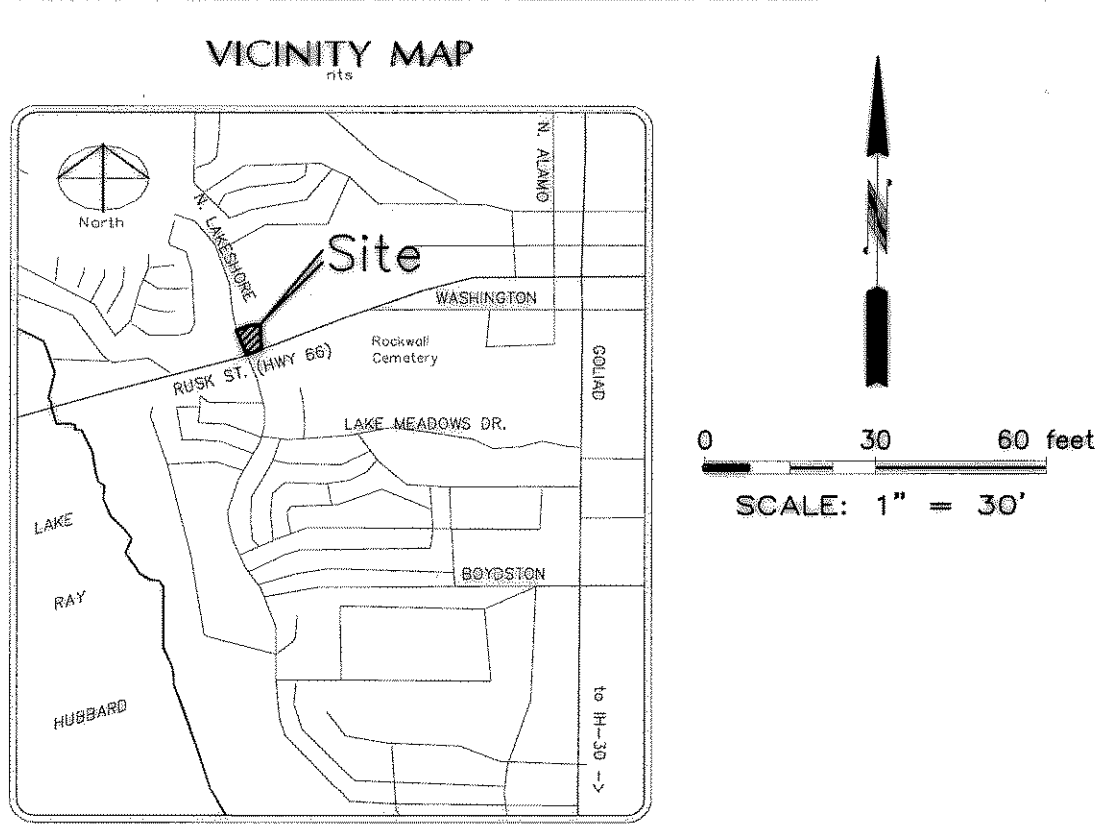


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 71°49'40" E	8.50'
L2	S 18°10'20" E	147.78'
L3	S 71°06'43" W	91.97'
L4	S 00°07'17" W	16.86'
L5	N 02°21'05" W	9.12'
L6	N 71°06'43" E	43.65'
L7	N 18°10'20" W	108.43'
L8	S 71°37'55" W	8.43'
L9	N 72°00'00" E	123.22'
L10	S 18°10'20" E	27.81'
L11	N 72°18'25" E	8.02'
L12	S 17°53'11" E	27.77'
L13	S 72°00'00" W	152.41'
L14	S 18°10'20" E	6.82'
L15	N 18°10'21" W	5.07'
L16	N 72°00'00" E	23.95'
L17	N 18°10'20" W	20.31'
L18	N 18°00'00" W	15.00'
L19	N 18°10'20" W	24.03'
L20	N 29°26'01" E	20.23'
L21	N 04°58'30" W	92.51'
L22	S 68°59'36" W	4.26'
L23	S 68°59'36" W	11.35'
L24	S 04°58'30" E	30.71'
L25	S 15°11'42" E	31.06'
L26	S 00°43'05" E	16.01'
L27	S 29°26'01" W	9.54'
L28	N 72°00'00" E	24.36'
L29	N 68°59'36" E	19.75'
L30	S 72°00'00" W	24.41'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°56'58"	20.00	31.40	N 26°51'12" E	28.27
C2	22°19'09"	44.00	17.14	N 06°57'42" W	17.03
C3	72°37'26"	20.00	28.35	N 19°23'52" E	23.69
C4	73°57'17"	20.00	25.82	N 51°34'27" W	24.06
C5	62°50'10"	20.00	21.93	N 31°32'21" E	20.85
C6	74°55'29"	20.00	26.15	N 52°37'38" W	24.33
C7	90°42'58"	20.00	31.67	N 63°31'48" W	28.46
C8	90°11'45"	20.00	31.48	S 63°16'12" E	28.33
C9	00°14'42"	605.60	2.59	S 15°15'39" E	2.59
C10	00°36'47"	605.60	10.00	S 15°51'24" E	10.00



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.

PRELIMINARY RELEASED FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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 _____ 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 expressed.

Given under my hand and seal of office, this _____ day of _____, 2008.

Notary Public in and for the State of Texas _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ 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 _____, 2008.

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 _____ day of _____, 2008.

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

REPLAT
NORTHSHORE PLAZA, PHASE FOUR
LOT 1, BLOCK 1

BEING A REPLAT OF NORTHSHORE PLAZA, PHASE TWO, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Page 23, and NORTHSHORE PLAZA, PHASE THREE, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Page 54, Plat Records, Rockwall County, Texas

0.958 ACRES
SITUATED IN THE
B.F. BOYDSTON SURVEY, ABSTRACT No. 14
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

FEBRUARY, 2008 Sheet 1 of 1

OWNER
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SURVEYOR
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(214) 328-3500

Project No.: 07055