

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JASMINE/ROCKWALL L.P. & RIDGE ROAD TOWN CENTRE PARTNERS, L.P., BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being a part of Lot 6R, Block A, of REPLAT OF ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 351 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a TXDOT Alum. disk monument found for corner in the Southeast right-of-way line of F.M. Highway 740 (Ridge Road) at the West corner of the above cited Lot 6R, Block A;

THENCE N. 37 deg. 01 min. 43 sec. E. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 38 deg. 59 min. 43 sec. E. along said right-of-way line, a distance of 56.19 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the POINT OF BEGINNING;

THENCE N. 38 deg. 59 min. 43 sec. E. along said right-of-way line, a distance of 14.84 feet to an "X" found in concrete access drive;

THENCE N. 40 deg. 21 min. 13 sec. E. along said right-of-way line, a distance of 47.09 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 42 deg. 01 min. 12 sec. E. along said right-of-way line, a distance of 97.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 43 deg. 57 min. 07 sec. E. along said right-of-way line, a distance of 139.09 feet to a 1/2" iron rod found for corner at a turn in said right-of-way line;

THENCE N. 54 deg. 23 min. 49 sec. E. along said right-of-way line, a distance of 55.90 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 44 deg. 05 min. 32 sec. E. along said right-of-way line, a distance of 105.00 feet to a TXDOT aluminum disk monument found for corner;

THENCE N. 32 deg. 46 min. 56 sec. E. along said right-of-way line, a distance of 50.99 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 48 min. 06 sec. E. along said right-of-way line, a distance of 168.01 feet to a 1/2" iron rod found for corner at the North most corner of said Lot 6R;

THENCE S. 44 deg. 57 min. 42 sec. E. a distance of 580.87 feet to a 1/2" iron rod found for corner at the East most corner of said Lot 6R, said point being at the North corner of a tract of land as described in a Deed to the City of Rockwall, Texas, as recorded in Volume 170, page 772 of the Deed Records of Rockwall County, Texas;

THENCE S. 45 deg. 04 min. 39 sec. W. a distance of 214.98 feet to a 1/2" iron rod found for corner;

THENCE S. 45 deg. 01 min. 32 sec. E. a distance of 65.47 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 58 min. 08 sec. W. a distance of 204.46 feet to a 1/2" iron rod found for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. a distance of 215.88 feet to a 1/2" iron rod found for corner, said point being in the Northeast line of an access easement as shown on Replat recorded in Cabinet C, Page 274, of the Plat Records of Rockwall County, Texas;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 202.00 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 59.32 feet to an "X" found cut in concrete for corner in the Southwest line of said access easement;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a 1/2" iron rod found for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. a distance of 281.28 feet to a 1/2" iron rod found for corner at a Southwest corner of said Lot 6R;

THENCE N. 18 deg. 31 min. 06 sec. W. a distance of 225.07 feet to a 1/2" iron rod found for corner at the South corner of POPEYES ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 204 of the Plat Records of Rockwall County, Texas;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said POPEYES ADDITION and being the Southwest line of said access easement;

THENCE N. 52 deg. 10 min. 10 sec. W. along the Southwest line of said easement, a distance of 200.00 feet to the POINT OF BEGINNING and containing 10.62 acres or 462,791 square feet 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 ROCKWALL TOWN CENTER PHASE 4 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 further certify that all other parties who have a mortgage or lien interest in the subdivision 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:

- 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 an d/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 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.

JASMINE/ROCKWALL L.P.
BY JASMINE INVESTMENTS, L.L.C.
JESSE MANN, PRESIDENT

RIDGE ROAD TOWN CENTRE PARTNERS, L.P.
BY G.P. RIDGE ROAD PARTNERS, L.L.C.
HOWARD D. KOLLINGER

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared JESSE MANN 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 _____, _____

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

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared HOWARD D. KOLLINGER 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 _____, _____

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. No assurance or guarantee of availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, _____

By _____

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL TOWN CENTRE PHASE 4, an Addition to Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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 _____ day of _____, _____

Mayor, City of Rockwall

City Secretary City of Rockwall

CITY ENGINEER

ROCKWALL TOWNE CENTRE PHASE 4

BEING A REPLAT
OF
PART OF LOT 6R, BLOCK "A"
ROCKWALL TOWNE CENTRE

OUT OF THE
E.P.G. CHISUM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

NOTE:

THIS PLAT IS PROVIDED FOR REFERENCE ONLY.
ORININAL PLAT BY ROCKWALL SURVEYING
COMPANY, INC.

SURVEY DATE SEPT 30, 2002
SCALE NONE FILE #20011293P.3
CLIENT JASMINE

JEH SHEET No.

C12A

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443