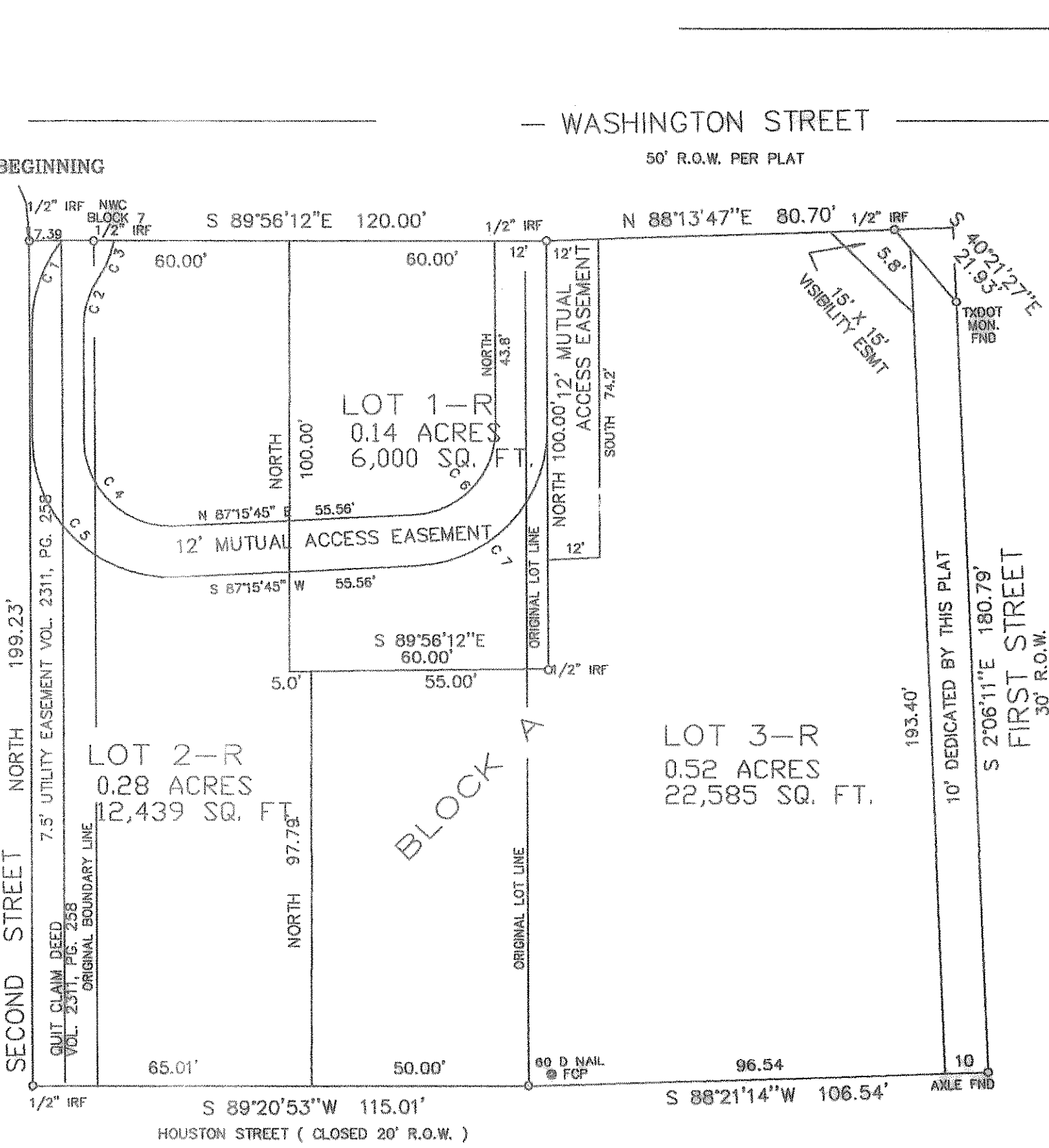


CURVE	RADIUS	CHORD	BEARING	DELTA	CHORD	BEARING	DELTA
C1	32.00	21.39	20.99	S 19°08'57"W	11.11	20.99	S 19°08'57"W
C2	28.00	13.72	8.15	N 28°38'05"E	7.14	8.15	N 28°38'05"E
C3	20.00	32.37	13.45	S 19°33'05"W	13.45	13.45	S 19°33'05"W
C4	32.00	31.79	28.95	S 46°22'08"E	20.98	28.95	S 46°22'08"E
C5	20.00	30.46	46.32	S 43°37'52"W	19.07	46.32	S 43°37'52"W
C6	32.00	48.74	27.60	N 49°37'52"E	30.51	27.60	N 49°37'52"E
C7	32.00		44.16	N 49°37'52"E		44.16	N 49°37'52"E



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAIR MOTION, INC. and LORRAINE BURNS, 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 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Block 7, LOWE AND ALLEN ADDITION, an Addition to the City of Rockwall, Texas, according to the Map thereof recorded in Volume K, Page 242 of the Deed Records of Rockwall County, Texas, and being all of Lot 1-R and 2-R, of WASHINGTON PLACE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 209 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found for corner in the South right-of-way line of W. Washington Street (50' R.O.W.) said point being at the Northwest corner of said Lot 2-R; and being N. 89 deg. 56 min. 12 sec. W., 15.00 feet from the Northwest corner of said Block 7;
THENCE S. 89 deg. 56 min. 12 sec. E. along said right-of-way line, a distance of 120.00 feet to a 1/2" iron rod found for corner;
THENCE N. 88 deg. 13 min. 47 sec. E. a distance of 80.70 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the Northwest line of a right-of-way deed to the State of Texas, as recorded in Volume 1903, Page 66 of the Real Property Records of Rockwall County, Texas;
THENCE S. 40 deg. 21 min. 27 sec. E. along said right-of-way line, a distance of 21.93 feet to TXDOT monument found for corner in the West right-of-way line of First Street;
THENCE S. 02 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 180.79 feet to an axle rod found for corner at the Southeast corner of said Block 7;
THENCE S. 88 deg. 21 min. 14 sec. W. along the South line of Block 7, a distance of 106.54 feet to a 60d nail found for corner at the base of a fence corner post at the Southeast corner of tract of land as described in a Warranty deed to Lorraine Burns, as recorded in Volume 1947, Page 59 of the Real Property Records of Rockwall County, Texas;
THENCE S. 89 deg. 20 min. 53 sec. W. a distance of 115.01 feet to a 1/2" iron rod found at the Southwest corner of said Lot 2-R;
THENCE NORTH (Controlling bearing line) along the West line of said Lot 2-R, a distance of 199.79 feet to the POINT OF BEGINNING and containing 41,024 square feet or 0.94 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT WASHINGTON PLACE, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2003.

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 eighty (180) 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 _____, 2003.

Mayor, City of Rockwall _____ City Secretary City of Rockwall

City Engineer _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as REPLAT WASHINGTON PLACE, a portion of part of Block 7 of LOWE & ALLEN ADDITION, an Addition to the City of Rockwall, Texas, and whose names are 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 subdivision 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:

- 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 its air 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.

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 exaction's made herein.

TEFFY LEE BOMAR _____ Lorraine Burns
FOR HAIR MOTION, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL

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 executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this ____ day of _____, 2003.

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

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 executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this ____ day of _____, 2003.

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

OWNERS:
LORRAINE BURNS &
HAIR MOTION, INC.
c/o DEE HERRING
PO BOX 1482
ROCKWALL, TEXAS 75087
972-722-8040

REPLAT
WASHINGTON PLACE
LOT 1-R, 2-R AND 3-R, BLOCK A
A REPLAT OF BLOCK 7
LOWE & ALLEN ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

SURVEY DATE: FEBRUARY 7, 2003
SCALE: 1" = 30' FILE # 20030272
CLIENT: BOMAR OF # 17819