

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Jack W. Schuler, Trustee and Home Depot U.S.A., Inc. are the owners of a tract of land situated in the E.P.G. CHISUM SURVEY, Abstract No. 64 and the JAMES SMITH SURVEY, Abstract No. 200, Rockwall County, Texas and being all of a 16.724 acre tract of land described in a deed recorded in Volume 1117, Page 114 and being all of a 20.618 acre tract described in a deed recorded in Volume 1064, Page 148 of the Deed Records of Rockwall County, Texas (DRRCT) tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the most northeasterly corner of the CHURCH ON THE ROCK ADDITION, an addition to the City of Rockwall as recorded in Slide B, Page 84 of the Plat Records of Rockwall County, Texas (PRRCT) said point being set in the southerly right-of-way line of INTERSTATE HIGHWAY NO. 30 (variable width right-of-way).

THENCE departing the easterly line of said CHURCH ON THE ROCK ADDITION, and along the southerly right-of-way line of said INTERSTATE HIGHWAY NO. 30 as follows:

North 70°13'36" East, a distance of 460.90 feet to a 1/2 inch iron rod found for corner;

North 70°14'01" East, a distance of 811.01 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 3,970.47 feet and having a chord bearing of North 70°13'35" East and a chord length of 5.62 feet;

Continuing along said curve to the left through a central angle of 00°04'52" and an arc length of 5.62 feet to a 5/8 inch iron rod found for corner.

THENCE departing the southerly right-of-way line of said INTERSTATE HIGHWAY NO. 30, South 21°28'47" East, a distance of 760.06 feet to a 1/2 inch iron rod found for corner in the approximate centerline of TUBBS ROAD (no dedicated right-of-way).

THENCE along the approximate centerline of said TUBBS ROAD as follows:

South 44°40'37" West, a distance of 264.31 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 630.00 feet and a chord bearing of South 50°21'22" East, and a chord length of 96.81 feet;

Continuing along said curve to the right through a central angle of 08°48'47" and an arc length of 96.81 feet to a 1/2 inch iron rod set for corner;

South 45°56'58" East, a distance of 148.31 feet to a 1/2 inch iron rod set for corner;

South 43°28'42" West, a distance of 30.00 feet to a 1/2 inch iron rod set for corner;

South 45°56'58" East, a distance of 42.50 feet to a 1/2 inch iron rod set for corner, said point being the most northeasterly corner of THE MEADOWS ADDITION, an addition to the City of Rockwall as recorded in Slide B, Page 353 (PRRCT).

THENCE along the northerly line of said MEADOWS ADDITION as follows:

South 43°28'42" West, a distance of 372.60 feet to a 1/2 inch iron rod set for corner;

South 43°29'37" West, a distance of 539.48 feet to a 1/2 inch iron rod set for corner, said point being the most northeasterly corner of said MEADOWS ADDITION, said point also being the most northeasterly corner of the WINDMILL RIDGE ESTATES NO. 3B ADDITION, an addition to the City of Rockwall as recorded in Cabinet C, Page 224 (PRRCT);

THENCE departing the westerly line of said MEADOWS ADDITION and along the northerly line of said WINDMILL RIDGE ESTATES NO. 3B ADDITION, South 44°08'53" West, a distance of 150.00 feet to a 1/2 inch iron rod set for corner said point being the southeasterly corner of said CHURCH ON THE ROCK ADDITION;

THENCE departing the northerly line of said WINDMILL RIDGE ESTATES NO. 3B and along the easterly line of said CHURCH ON THE ROCK ADDITION as follows:

North 45°56'42" West, a distance of 60.17 feet to a 1/2 inch iron rod set for corner;

North 29°26'15" West, a distance of 1,334.07 feet to a 1/2 inch iron rod found for corner;

North 12°28'59" West, a distance of 251.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, 37.369 acres or 1,627,775 square feet of land, more or less.

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 HOME DEPOT - ROCKWALL ADDITION, 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 HOME DEPOT - ROCKWALL ADDITION subdivision 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:

- 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, 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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

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 regulations 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 conform with 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.

Witness our hands this 4th day of September, 1997

Witness our hands at Atlanta, GA, Texas this 17th day of September, 1997

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sharon P. Kohler known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 4th day of September, 1997

Sharon P. Kohler  
Notary Public in and for State of Texas  
My Commission Expires: 5/22/2001

STATE OF GEORGIA  
COUNTY OF COBB

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sharon P. Kohler known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 17th day of September, 1997.

Sharon P. Kohler  
Notary Public in and for State of Georgia  
My Commission Expires: February 21, 2001

SURVYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT I, B.J. ELAM, 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.

B.J. Elam  
Registered Professional Land Surveyor  
Texas Registration No. 4581  
Winkelmann & Associates, Inc.  
12800 Forest Lane, Suite 200  
Dallas, Texas 75230  
972/490-7090

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 4th day of SEPT, 1997.

By B.J. Elam

Notary Public in and for State of Texas  
My Commission Expires: 3-15-99

RECOMMENDED FOR FINAL APPROVAL  
Carol Ramsey  
Planning And Zoning Commission  
Date: 8/30/97

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 18th day of September, 1997.

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.

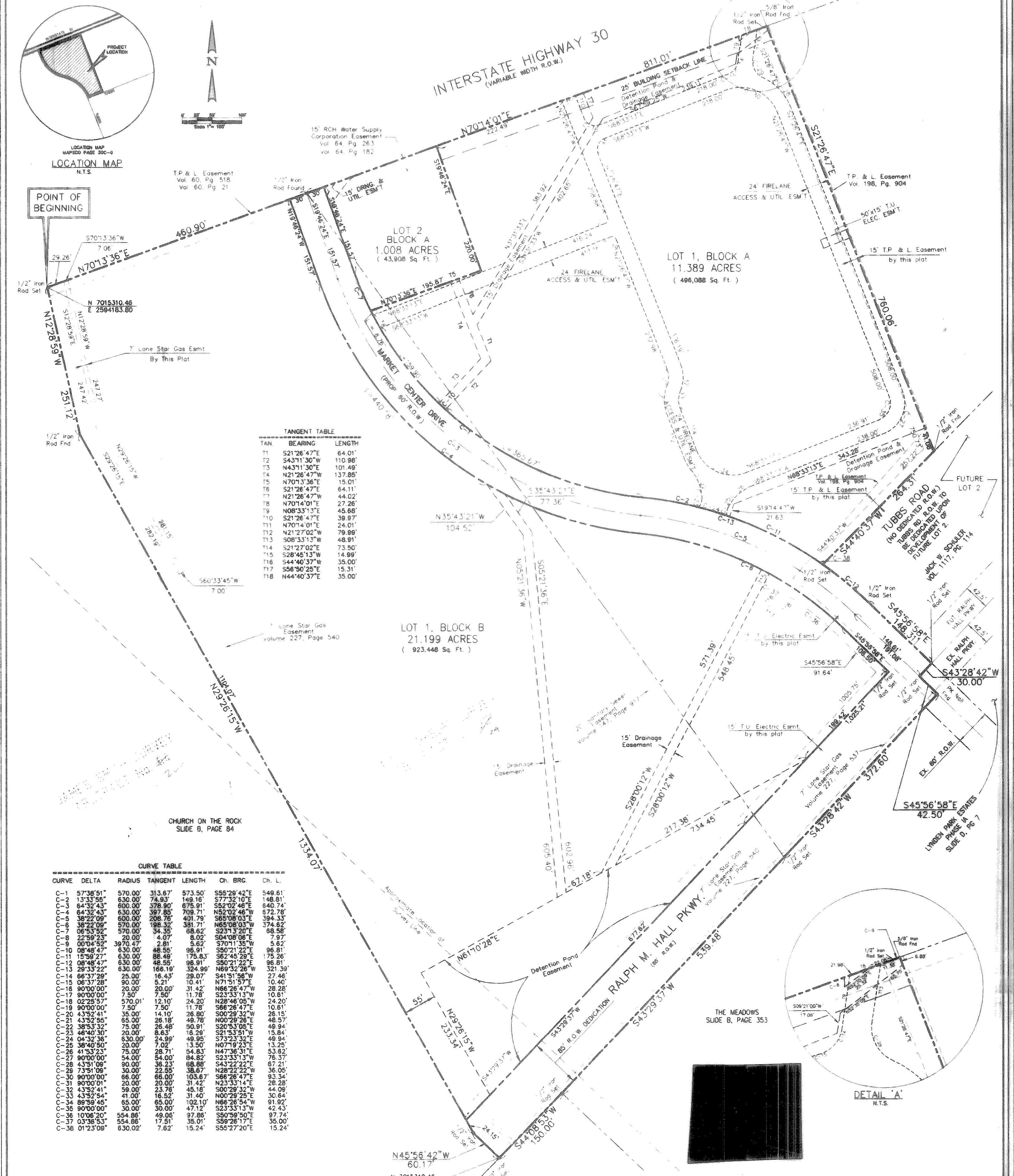
WITNESS OUR HANDS, this 6th day of October, 1997

Carol Ramsey Mayor, City of Rockwall  
Judy Kindred City Secretary City of Rockwall

FINAL PLAT  
37.369 ACRES  
HOME DEPOT - ROCKWALL ADDITION

E.P.G. CHISUM SURVEY, ABST. No. 64  
JAMES SMITH SURVEY, ABSTRACT No. 200  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
12800 FOREST LANE, SUITE 200  
DALLAS, TEXAS 75230  
(972) 490-7090 FAX



NOTE:  
1. The NTMDW easement restricts the construction of permanent structures such as foundations and walls. Items such as paving, driveways, fences, sprinkler systems and normal landscaping that encroach on the NTMDW easement are allowed. However, the NTMDW assumes no responsibility for damage resulting from the need to repair or maintain the NTMDW pipeline. Further, any cost for repair of damages to the NTMDW pipeline resulting from construction will be the responsibility of the owner.

Scale: 1" = 100'  
Designed By: M.D.C.  
Drawn By: W.A.I.  
Checked By: M.D.C.  
File: 07939FP1.DWG  
Project No.: 07939.02151

FINAL PLAT  
HOME DEPOT - ROCKWALL ADDITION

E.P. GAINES CHISUM SURVEY, ABST. No. 64  
JAMES SMITH SURVEY, ABSTRACT No. 200  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
12800 FOREST LANE, SUITE 200  
DALLAS, TEXAS 75230  
(972) 490-7090 FAX

Scale: 1" = 100'  
Date: 9/2/97  
Designed By: M.D.C.  
Drawn By: W.A.I.  
Checked By: M.D.C.  
File: 07939FP1.DWG  
Project No.: 07939.02151

FINAL PLAT  
HOME DEPOT - ROCKWALL ADDITION

E.P. GAINES CHISUM SURVEY, ABST. No. 64  
JAMES SMITH SURVEY, ABSTRACT No. 200  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS