

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

OWNERS CERTIFICATE

45210WN

WHEREAS, Kimball Hill Homes - Texas, Inc., is the owner of a tract of land situated in the E.T. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, the subject tract being a portion of that 65.234 acre tract of land conveyed to Kimball Hill Homes - Texas, Inc., according to the warranty deed recorded in Volume 1818, Page 222 of the Land Records of Rockwall County, Texas (LRRCT), the subject tract being more particularly described as follows:

BEGINNING at the most westerly corner of said Kimball Hill Homes - Texas, Inc., 65.234 acre tract, said point being the most southerly corner of Lot 21, Block E of Lynden Park Estates Phase 1B, an addition to the City of Rockwall recorded in the Land Records of Rockwall County, Texas (LRRCT), a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears N 39° 19' 58" E, a distance of 295.57 feet;

THENCE, Along the southeasterly line of said Lynden Park Estates Phase 1B, the following:

N 43° 08' 57" E, a distance of 830.01 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

N 46° 27' 01" W, a distance of 56.09 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

N 46° 32' 59" E, passing at 110.00 feet the most easterly corner of said Lynden Park Estates Phase 1B, same being the most southerly corner of Lynden Park Estates Phase 1A, an addition to the City of Rockwall as recorded in Cabinet D, Page 7 & 8 (LRRCT), and proceeding along the southeasterly line of said Lynden Park Estates Phase 1A to make a total distance of 170.00 feet;

THENCE, continuing along the southeasterly line of said Lynden Park Estates Phase 1A, the following:

N 46° 27' 01" W, a distance of 80.14 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

N 43° 32' 59" E, a distance of 56.75 feet;

S 71° 44' 58" E, a distance of 25.00 feet;

Around a non-tangent curve to the right having a central angle of 21° 55' 26", a radius of 200.00 feet and a chord of N 59° 18' 58" E - 76.06 feet, an arc distance of 76.53 feet;

Around a reverse curve to the left having a central angle of 26° 18' 05", a radius of 1244.98 feet and a chord of N 57° 07' 39" E - 566.50 feet, an arc distance of 571.50 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, S 46° 01' 24" E, along the northeasterly line of said Kimball Hill Homes - Texas, Inc. 65.234 acre tract, a distance of 179.93 feet to a point from which a 1/2" iron pin found bears N 74° 57' 46" E, a distance of 21.20 feet;

THENCE, S 45° 31' 30" E, continuing along said Kimball Hill Homes - Texas, Inc. 65.234 acre tract, a distance of 811.55 feet;

THENCE, S 44° 28' 30" W, leaving said Kimball Hill Homes - Texas, Inc. 65.234 acre tract, a distance of 1.50 feet;

THENCE, Around a non-tangent curve to the left having a central angle of 90° 00' 00", a radius of 40.00 feet and a chord of S 89° 28' 30" W - 56.57 feet, an arc distance of 62.83 feet;

THENCE, S 44° 28' 30" W, a distance of 237.18 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, N 45° 31' 30" W, a distance of 135.00 feet;

THENCE, S 44° 28' 30" W, a distance of 182.65 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, N 45° 31' 30" W, a distance of 397.37 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, S 44° 28' 30" W, a distance of 112.00 feet;

THENCE, S 45° 31' 30" E, a distance of 15.84 feet;

THENCE, S 44° 28' 30" W, a distance of 190.00 feet;

THENCE, N 45° 31' 30" W, a distance of 3.31 feet;

THENCE, S 44° 28' 30" W, a distance of 205.00 feet;

THENCE, Around a tangent curve to the right having a central angle of 04° 43' 26", a radius of 425.00 feet and a chord of S 46° 50' 13" W - 35.03 feet, an arc distance of 35.04 feet;

THENCE, S 45° 31' 30" E, a distance of 127.14 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, S 43° 08' 57" W, a distance of 680.67 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE, N 46° 27' 01" W, along the above mentioned Kimball Hill Homes, Inc. 65.234 acre tract southwest line, a distance of 580.01 feet to the PLACE OF BEGINNING with the subject tract containing 1,105,675 square feet or 25.3828 acres of land.

Bearings for this description are based on bearings found along the southeasterly line of the final plat of Lynden Park Estates Phase 1-A, Cabinet D, Page 7 (LRRCT).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KIMBALL HILL HOMES-TEXAS, INC., does hereby adopt this plat designating the hereinabove described property as Lynden Park Estates Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the City of Rockwall for the public use forever the streets and alleys shown thereon in fee simple and does 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. 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 systems 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of 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 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 such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the 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.

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.

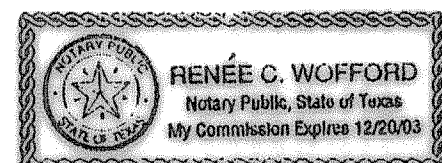
KIMBALL HILL HOMES-TEXAS, INC.

By: Samuel J. Wyse, III  
AREA VICE PRESIDENT

THE STATE OF TEXAS )  
COUNTY OF Denton )

BEFORE ME, the undersigned authority, on this day personally appeared Samuel J. Wyse, III known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Kimball Hill Homes-Texas, Inc. and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 1st day of November, 2000.

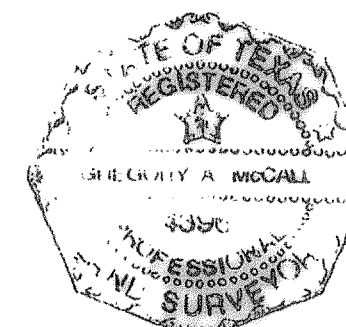


Renée C. Wofford  
Notary Public, in and for the State of Texas

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 October 17, 2000, 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 platting rules and regulations of the City of Rockwall, Texas; No interior lot corners were staked for the filing of this plat.

Date: This the 2nd Day of November, 2000.



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 2nd Day of November, 2000.

Barbara Fiddle  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED

J. Cole Rindler 12/2/00  
Chairman, Planning & Zoning Commission Date

I hereby certify that the above and foregoing plat of Lynden Park Estates Phase 2, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 19th day of NOV, 2000.

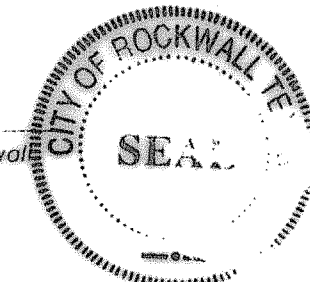
This approval shall be invalid unless the approved plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS MY HAND this 1st day of November, 2000

Scott L. Self  
Mayor, City of Rockwall

Scott L. Self  
City Secretary, City of Rockwall



FINAL PLAT  
LYNDEN PARK ESTATES PHASE 2  
E.T. GRAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
OWNER  
KIMBALL HILL HOMES-TEXAS, INC.  
1422 West Main Street ~ Suite 201 ~ Lewisville, Texas 75067  
972.353.4345

ENGINEERING/SURVEYING/PLANNING  
TIPTON ENGINEERING, INC.  
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043  
972.226.2967

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