

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

OWNERS CERTIFICATE

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 (LRRC), the subject tract being more particularly described as follows:

BEGINNING at a point on the southwesterly line of said Kimball Hill Homes-Texas, Inc. 65.234 acre tract and at the most southerly corner of Lot 4, Block D of Lynden Park Estates Phase 2, an addition to the City of Rockwall recorded in Cabinet D, Page 341(LRRC), a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, Along the southerly and easterly lines of said Lynden Park Estates Phase 2, the following:

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

North 45°31'30" West, a distance of 127.14 feet to an "X" cut in concrete set at corner.

Around a non-tangent curve to the left having a central angle of 04° 43' 26", a radius of 425.00 feet and a chord of North 46°50'13" East - 35.03 feet, an arc distance of 35.04 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

North 44°28'30" East, a distance of 95.00 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE South 45°31'30" East, leaving said Lynden Park Estates No. 2 southerly line, a distance of 398.15 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE around a tangent curve to the right having a central angle of 46° 19' 00", a radius of 405.00 feet and a chord of South 22°25'54" East - 318.55 feet, an arc distance of 327.39 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE around a reverse tangent curve to the left having a central angle of 02° 32' 46", a radius of 685.00 feet and a chord of South 00°32'47" East - 30.44 feet, an arc distance of 30.44 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE North 88°10'50" East a distance of 170.00 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE around a non-tangent curve to the left having a central angle of 37° 07' 31", a radius of 515.00 feet and a chord of South 20°22'55" East - 327.89 feet, an arc distance of 333.70 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner;

THENCE South 38°31'12" East a distance of 42.50 feet;

THENCE around a non-tangent curve to the left having a central angle of 07° 06' 12", a radius of 1250.00 feet and a chord bearing of South 47°55'42" West - 154.87 feet, an arc distance of 154.97 feet.

THENCE South 44°48'13" East a distance of 22.50 feet to an angle point of said Kimball Hill Homes-Texas, Inc. tract located in Tubbs Road, an undedicated right of way at this point.

THENCE South 44°21'42" West along said Tubbs Road and the north line of Rockwall Lake Estates, an unrecorded addition to the City of Rockwall, a distance of 470.73 feet to a PK nail found in the existing asphalt pavement of Tubbs Road, from which a 1/2" iron pin found bears South 40° 01' 21" West, a distance of 5.57 feet;

THENCE North 46°27'01" West along the southwesterly line of said Kimball Hill Homes-Texas Inc. 65.234 acre tract, a distance of 1041.97 feet to the PLACE OF BEGINNING with the subject tract containing 788,884 square feet or 18.1103 acres of land.

CURVE DATA

Table with 7 columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. It lists curve data for curves C-1 through C-29.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned owner(s) of the land shown on this plat, and designated herein as the Lynden Park Estates Phase 3 addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the City of Rockwall for the public use forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lynden Park Estates Phase 3 subdivision have been notified and agreed to 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:

- 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 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 or 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; 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 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 and 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.

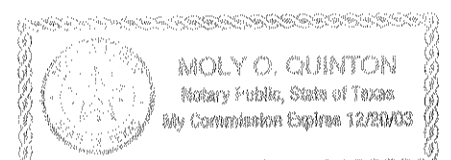
KIMBALL HILL HOMES TEXAS, INC.

By: Samuel L. Wyse, III
Area Vice President

THE STATE OF TEXAS )
COUNTY OF DENTON )

BEFORE ME, the undersigned authority, on this day personally appeared Sam L. 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 30th day of November, 2001.



Molly G. Quinton
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 in November of 2001, 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 title of this plat.

Date: This 3rd Day of December, 2001.

TIPTON ENGINEERING, INC.

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 3rd Day of December, 2001.



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

V. Mumpson
Planning & Zoning Commission

APPROVED
27 Dec 01
Date

I hereby certify that the above and foregoing plat of Lynden Park Estates Phase 3, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the day of 27th, 2001.

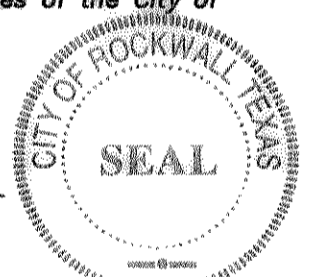
This approval shall be invalid unless the approved plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS MY HAND this 20th day of December, 2001

Mayor, City of Rockwall

Cheryl Austin
City Secretary, City of Rockwall



E-152
FINAL PLAT
LYNDEN PARK ESTATES PHASE 3
E.T. GAINES 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
972.363.4346

ENGINEERING/SURVEYING/PLANNING
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
972.228.2867