

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, and in the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, the subject tract being a portion of that 63,234 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 intersection of the southwesterly line of Market Center Drive (a 60' ROW) and southeasterly line of Blanchard Drive (a 50' ROW), said intersection being an angle point of Lynden Park Estates Phase 2, an addition to the City Of Rockwall according to the Final Plat recorded in Cabinet D, Slide 341 (LRRCT), a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

THENCE, along the southeasterly line of said Lynden Park Estates Phase 2, the following:

- S 45° 31' 30" E, a distance of 3.37 feet;
- N 44° 28' 30" E, a distance of 190.00 feet;
- N 45° 31' 30" W, a distance of 15.84 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;
- N 44° 28' 30" E, a distance of 112.00 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;
- S 45° 31' 30" E, a distance of 397.37 feet;
- N 44° 28' 30" E, a distance of 182.65 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;
- S 45° 31' 30" E, a distance of 135.00 feet;
- N 44° 28' 30" E, a distance of 237.18 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

Around a tangent curve to the right having a central angle of 90° 00' 00", a radius of 40.00 feet, and a chord of N 89° 28' 30" E - 56.57 feet, an arc distance of 62.83 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

N 44° 28' 30" E, a distance of 1.50 feet to a point on the northeasterly line of said Kimball Hill Homes-Texas, Inc. tract;

THENCE, S 45° 31' 30" E, along the said Kimball Hill Homes-Texas, Inc. tract northeasterly line, a distance of 690.98 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner, from which a 1/2" iron pin found on the northeasterly line of an 18 feet wide alley bears N 39° 57' 43" W - 193.07 feet;

THENCE, S 06° 46' 52" W, along an easterly line of said Kimball Hill Homes-Texas, Inc. tract and the westerly line of Rockwall Lake, a distance of 1520.33 feet to a point on the northeasterly line of Rockwall Lake Estates, an unrecorded addition to the City of Rockwall;

THENCE, part of the way along the northeasterly line of said Rockwall Lake Estates and a southwesterly line of said Kimball Hill Homes-Texas, Inc. tract the following:

- N 45° 26' 45" W, a distance of 485.09 feet;
- N 44° 48' 13" W, passing an angle point of said Kimball Hill Homes-Texas, Inc. tract at a distance of 463.09 feet and continuing to make a total distance of 503.59 feet to a point on the centerline of Tubbs Road (an 85' ROW) at this point, said point also being a northeast corner of Lynden Park Estates Phase 3, an addition to the City of Rockwall recorded in Cabinet E, Slide 151(LRRCT).

THENCE, along the northerly and easterly lines of said Lynden Park Estates Phase 3, the following:

- Around a non-tangent curve to the right having a central angle of 07° 06' 12", a radius of 1250.00 feet, and a chord of N 47° 55' 42" E - 154.87 feet, an arc distance of 154.97 feet;
- N 38° 31' 12" W, a distance of 42.50 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

Around a tangent curve to the right having a central angle of 37° 07' 31", a radius of 515.00 feet, and a chord of N 20° 22' 55" W - 327.89 feet, an arc distance of 333.70 feet;

S 88° 10' 50" W, a distance of 170.00 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

Around a non-tangent curve to the right having a central angle of 02° 32' 46", a radius of 685.00 feet, and a chord of N 00° 32' 47" W - 30.44 feet, an arc distance of 30.44 feet to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

Around a reverse curve to the left having a central angle of 46° 19' 00", a radius of 405.00 feet, and a chord of N 22° 25' 54" W - 318.55 feet, an arc distance of 327.39 feet, to a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

N 45° 31' 30" W, a distance of 398.15 feet to a point on the southeasterly line of said Blanchard Drive and Lynden Park Estates Phase 2, a 1/2" iron pin with a cap stamped Tipton Eng. Inc. found at corner;

THENCE, N 44° 28' 30" E, along the southeasterly line of said Blanchard Drive and Lynden Park Estates Phase 2, a distance of 110.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,491,317 square feet or 34,2359 acres of land.

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 January of 2003, 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2003.

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 \_\_\_\_\_ Day of \_\_\_\_\_, 2003.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

CURVE DATA table with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Contains 49 rows of curve data.

RECOMMENDED FOR FINAL APPROVAL

APPROVED

Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2003

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer, City of Rockwall

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned owner(s) of the land shown on this plat, and designated herein as Lynden Park Estates Phase 4 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 4 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, fences, trees, shrubs, or other growths or improvements 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 such improvements are made. Such deposit may be used by the owner and/or developer as progress payments as such improvements are made. Such deposit may be used by the owner and/or developer as progress payments as such improvements are made. Such deposit may be used by the owner and/or developer as progress payments as such improvements are made.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Notary Public, in and for the State of Texas

FINAL PLAT  
LYNDEN PARK ESTATES PHASE 4  
E.T. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
G. WELLS SURVEY, ABSTRACT NO. 219  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
KIMBALL HILL HOMES - TEXAS, INC.  
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972.353.4345

ENGINEERING/SURVEYING/PLANNING  
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