

STATE OF TEXAS)
COUNTY OF ROCKWALL) OWNERS CERTIFICATE

D-326

4404-A-OWN
WHEREAS, CENTEX HOMES, a Nevada general partnership and 205 / 276 Investment Company, Ltd., a Texas limited partnership are the owners of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas the subject tract being a portion of that tract conveyed to Centex Homes according to the special warranty deed recorded in Volume 1422, Page 225 of the Land Records of Rockwall County, Texas (LRCT), the subject tract further being a portion of that tract conveyed to 205 / 276 Investment Company, Ltd., according to the deed recorded in Volume 1062, Page 284 (LRCT), the total subject tract being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of State Highway No. 276, said point being S 86° 36' 03" E, a distance of 2138.27 feet from the north right-of-way cut-back line of the intersection of said State Highway No. 276 and State Highway No. 205, said point being the northeast corner of Lot 40, Block A of Meadowcreek Estates Phase I, an addition to the City of Rockwall according to the final plat recorded in Cabinet D, Slide 155 (LRCT), a 1/2" iron pin found at corner;

THENCE, S 86° 36' 03" E, a distance of 254.23 feet, along the south line of said State Highway No. 276, to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

THENCE, continuing along the south line of said State Highway No. 276 and around a non-tangent curve to the left having a central angle of 04° 12' 22", a radius of 5789.65 feet and a chord of S 88° 28' 32" E - 424.94 feet, an arc distance of 425.03 feet to an "X" in top of concrete highway monument found at corner;

THENCE, S 88° 14' 05" E, a distance of 3.34 feet, continuing along the south line of State Highway No. 276, to an "X" in the top of a concrete highway monument found at corner;

THENCE, S 45° 24' 02" E, along a right-of-way flare of said Highway No. 276, a distance of 70.72 feet to an "X" in the top of a concrete highway monument found at corner;

THENCE, S 65° 08' 23" E, crossing said Terrell Road and along the said State Highway No. 276 south line, a distance of 71.64 feet to a point on the east line of said Terrell Road, said point being an angle point of a tract of land conveyed to said Centex Homes and identified as Tract 2, according to the previously mentioned special warranty deed recorded in Volume 1422, Page 0225 (DRRCT), a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

THENCE, N 43° 08' 28" E, continuing along the said State Highway No. 276 south line, a distance of 22.06 feet to the northeast corner of said Centex Homes Tract 2, to a 1/2" iron pin with a cap stamped S & A found at corner;

THENCE, Along the easterly line of said Centex Homes Tract 2, the following:
S 00° 09' 16" E, a distance of 28.83 feet (Deed = 28.19 feet) to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin with a cap stamped S & A found bears N 05° 43' 40" E, a distance of 0.59 feet;

Around a tangent curve to the left having a central angle of 44° 15' 53", a radius of 800.00 feet and a chord of S 22° 17' 13" E - 602.80 feet, an arc distance of 618.05 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found with a cap stamped S & A bears N 11° 58' 44" E, a distance of 0.65 feet;

THENCE, S 44° 25' 07" E, passing the southeast corner of said Centex Homes Tract 2 at a distance of 106.14 feet and continuing 77.50 feet making a total distance of 183.64 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

THENCE, S 45° 34' 51" W, a distance of 1058.50 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

THENCE, along the easterly line of the previously mentioned Meadowcreek Estates Phase I, the following:
N 44° 25' 09" W, a distance of 265.00 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

N 45° 34' 51" E, a distance of 12.92 feet;

N 44° 25' 09" W, a distance of 180.00 feet;

S 45° 34' 51" W, a distance of 6.81 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

N 44° 25' 09" W, a distance of 110.00 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

N 45° 34' 51" E, a distance of 46.63 feet;

N 44° 25' 09" W, a distance of 180.00 feet;

S 45° 34' 51" W, a distance of 5.49 feet;

N 44° 25' 09" W, a distance of 117.79 feet to a 1/2" iron pin with a cap stamped GM RPLS 4396 set at corner;

Around a non-tangent curve to the left having a central angle of 28° 30' 35", a radius of 275.00 feet and a chord of N 17° 39' 14" E - 135.43 feet, an arc distance of 136.84 feet to a 1/2" iron pin found at corner;

N 03° 23' 57" E, a distance of 72.62 feet;

N 86° 36' 03" W, a distance of 32.16 feet;

N 03° 23' 57" E, a distance of 110.00 feet to a 1/2" iron pin found at corner;

S 86° 36' 03" E, a distance of 2.76 feet;

N 03° 23' 57" E, a distance of 180.00 feet;

N 86° 36' 03" W, a distance of 35.60 feet;

N 03° 23' 57" E, a distance of 26.22 feet to a 1/2" iron pin found at corner;

Around a tangent curve to the right having a central angle of 34° 43' 07", a radius of 225.00 feet and a chord of N 20° 45' 30" E - 134.26 feet, an arc distance of 136.34 feet to a 1/2" iron pin found at corner;

N 38° 07' 04" E, a distance of 104.18 feet;

S 86° 36' 03" E, a distance of 27.83 feet;

N 03° 23' 57" E, a distance of 180.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,304,805 square feet or 29.9542 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 Sept. 22, 1999, under my direction and supervision, and further certify that all corners were as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Rockwall, Texas; No interior lot corners were staked for the filing of this plat.

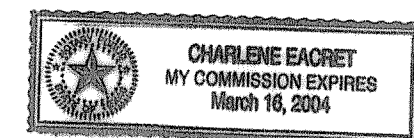
Date: This the 4th Day of October, 2000

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 4 Day of October, 2000.



Charlene Eacret
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED
RCW
Planning & Zoning Commission Date 10/20/00

I hereby certify that the above and foregoing Amended Plat of Meadowcreek Estates Phase II, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14 day of July, 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 18th day of October, 2000

Scott L. Self
Mayor, City of Rockwall



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CENTEX HOMES and 205/276 INVESTMENT COMPANY, LTD., a Texas limited partnership being the owners do hereby adopt this plat designating the hereinabove described property as an Amended Plat Of Meadowcreek Estates Phase II, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the City of Rockwall for the public use forever the streets and alleys shown thereon with the exception that the area identified as State Highway No. 276 is to be dedicated to the City of Rockwall for State Highway No. 276 in fee simple, 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. 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 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 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 63-54.

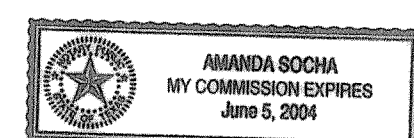
CENTEX HOMES

THE STATE OF TEXAS)
COUNTY OF DALLAS)

By: [Signature]

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Banno 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 Centex Homes 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 17th day of September, 2000.



Amanda Socha
Notary Public, in and for the State of Texas

WITNESS MY HANDS at Decatur, Texas this 28th day of September, 2000.

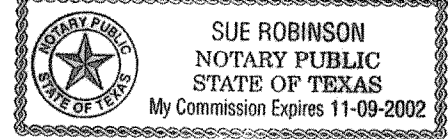
205/276 INVESTMENT COMPANY, LTD.,
a Texas limited partnership

By: Sandrock Investment Company, Inc., a Texas Corporation, General Partner

By: W.A. Sandford, Vice President

STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on 9-28-00 by W.A. Sandford, personally known to me to be the Vice President of Sandrock Investment Company, Inc., a Texas corporation, General Partner of 205/276 Investment Company, Ltd., a Texas limited partnership, on behalf of such corporation and limited partnership.



Sue Robinson
Notary Public, in and for the State of Texas

AMENDED
FINAL PLAT
MEADOWCREEK ESTATES PHASE II

JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS
CENTEX HOMES
2800 Surveyor Boulevard ~ Carrollton, Texas 75006
972.417.3667

205/276 INVESTMENT COMPANY, LTD.
107 West Main St. ~ POB 1080 ~ Decatur, Texas 76234
940.627.0900

ENGINEERING/SURVEYING/PLANNING
TIPTON ENGINEERING, INC.
8330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
972.228.2967

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