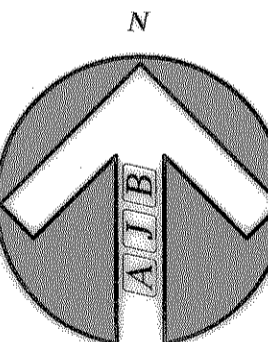


POINT OF BEGINNING

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

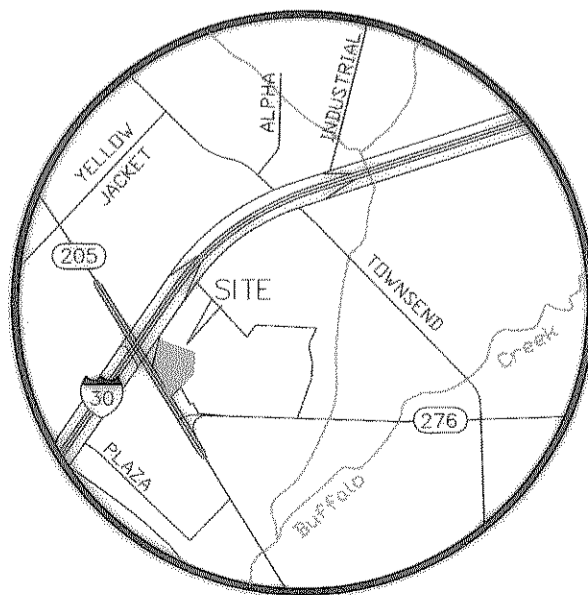
INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

20' LANDSCAPE BUFFER CAB. G, SLIDE 299



HIGHWAY 205
(140' R.O.W.)

Scale: 1" = 50'



LOCATION MAP

LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
OPRRCT Official Public Records of Rockwall County, Texas
PRRCT Plat Records of Rockwall County, Texas
DRRCT Deed Records of Rockwall County, Texas

LOT 4
1.293 ACRES
(56,313 SF)
BLOCK 1

BLOCK 1
LOT 9
1.228 ACRES
(53,491 SF)

3.734 ACRES
(162,654 SF)

BLOCK 1
LOT 10
2.506 ACRES
(109,163 SF)

LOT 7
2.388 ACRES
(104,009 SF)

LOT 2

NOTES
Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.

All easements shown hereon are to be dedicated by this plat, unless otherwise noted.

All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.

Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE the undersigned owners of the land shown on this plat, and designated herein as the FINAL REPLAT ROCKWALL CENTRE CORNERS ADDITION LOTS 9 & 10, BLOCK 1 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. WE further certify that all other parties who have a mortgage or lien interest in the ROCKWALL CENTRE CORNERS ADDITION have been notified and signed 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. I [we] also understand the following:

- 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 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.
- 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 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 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 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 exactions 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; 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.

S-SI ROCKWALL VENTURE NO. ONE, L.P.

By: St. Ives Holdings, LLC, its General Partner

By: St. Ives Realty, Inc., its Manager

By: Troy Bathman, its President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Troy Bathman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 13th day of November, 2009.

Linda Termin
Notary Public in and for the State of Texas

8-14-2013
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

[Signature]

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, S-SI ROCKWALL VENTURE NO. ONE, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being all of LOTS 5 & 6, BLOCK 1 of ROCKWALL CENTRE CORNERS ADDITION according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being the northwest corner of said Lot 5 and the southwest corner of Lot 4 of said addition;

THENCE departing the southeasterly right-of-way line of said Interstate Highway No. 30, SOUTH 70°36'11" EAST a distance of 388.53 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 5 and being the southeast corner of said Lot 4;

THENCE SOUTH 00°56'43" WEST a passing distance of 72.86 to the southeast corner of said Lot 5, in all a total distance of 223.63 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 6 and being located in the northwest line of Lot 7 of said addition;

THENCE SOUTH 44°57'00" WEST a distance of 341.08 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 6 and being located in the northeast right-of-way line of Highway 205 (140' wide);

THENCE along the northeast right-of-way line of said Highway 205, NORTH 29°58'48" WEST a distance of 367.64 feet to a wooden right-of-way marker found in the southeast right-of-way line of said Interstate Highway No. 30;

THENCE along the southeast right-of-way line of said Interstate Highway No. 30, NORTH 12°39'25" EAST a distance of 282.44 feet to the POINT OF BEGINNING;

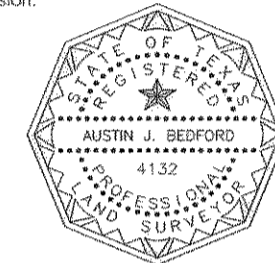
CONTAINING 3.734 acres or 162,654 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

[Signature]
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

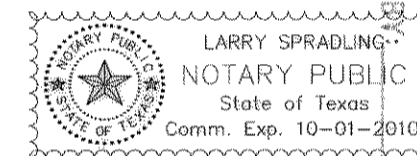


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 12th day of November, 2009.

[Signature]
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

1/2/10
Date

DEPUTY

FILED FOR RECORD
ROCKWALL COUNTY CLERK
10 FEB 11 AM 10:30

APPROVED

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 17th day of August, 2009.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 10th day of Feb., 2009.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer

NOTE: 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.



FINAL REPLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 9 & 10, BLOCK 1
3.734 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: S-SI ROCKWALL VENTURE NO. ONE, L.P.
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248
(972) 235-7888

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