

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, NEWPORT PARTNERS, Limited Partnership, is the owner of a tract of land situated in the E. Teal Survey, Abstract 207, City of Rockwall, Rockwall County, Texas, said tract being all of Lots 1 through 21, Block A; all of Lots 1 through 12, Block B; all of Lots 1 through 8, Block C; and all of Lots 1 and 2, Block D, of Newport Place, an addition to the City of Rockwall, Recorded in Cabinet C, Page 341, Plat Records, Rockwall, County, Texas.

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 Replat Newport Place subdivision 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 Newport Place subdivision 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. 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 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.

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.

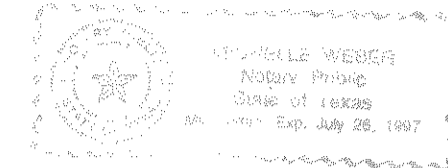
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	270.00'	24.85'	12.44'	24.84'	S84°58'40"E	05°16'26"
C2	15.00'	25.92'	17.57'	22.82'	N71°10'03"E	99°01'29"
C3	270.00'	50.60'	25.37'	50.53'	S51°53'20"E	10°44'16"
C4	50.00'	34.38'	17.90'	33.71'	N26°53'34"W	39°23'58"
C5	50.00'	114.34'	109.77'	91.00'	S22°06'13"E	131°01'20"
C6	50.00'	86.90'	59.14'	76.37'	N42°35'46"E	99°34'42"
C7	270.00'	219.86'	116.44'	213.84'	N69°03'26"E	46°39'22"
C8	15.00'	25.92'	17.57'	22.82'	S27°51'26"E	99°01'29"
C9	270.00'	23.43'	11.72'	23.42'	S79°51'19"E	04°58'16"
C10	70.00'	33.91'	17.30'	33.58'	S32°42'51"E	27°45'24"
C11	70.00'	3.97'	1.98'	3.97'	S17°12'46"E	03°14'46"
C12	70.00'	37.88'	19.41'	37.42'	N31°05'28"W	31°00'10"
C13	175.00'	59.45'	30.01'	59.16'	N36°51'40"W	19°27'47"
C14	175.00'	59.45'	30.01'	59.16'	S36°51'40"E	19°27'47"
C15	30.00'	47.12'	30.00'	42.43'	N01°35'33"W	90°00'00"
C16	30.00'	47.12'	30.00'	42.43'	S88°24'27"W	90°00'00"
C17	200.00'	43.86'	22.02'	43.77'	N33°24'44"W	12°33'56"
C18	200.00'	24.08'	12.05'	24.06'	N43°08'37"W	06°53'51"
C19	150.00'	18.09'	9.06'	18.08'	S30°35'05"E	06°54'37"
C20	150.00'	32.86'	16.50'	32.80'	S40°18'58"E	12°33'09"
C21	50.00'	35.71'	18.66'	34.96'	S85°38'51"W	40°55'32"
C22	50.00'	40.73'	21.57'	39.62'	S41°50'46"W	46°40'38"
C23	50.00'	40.90'	21.67'	39.77'	N50°27'23"W	46°42'02"
C24	50.00'	5.47'	2.74'	5.47'	N23°53'12"W	06°16'20"
C25	15.00'	23.81'	15.25'	21.39'	N01°07'17"W	90°56'31"
C26	15.00'	24.65'	16.13'	21.97'	N88°34'39"W	94°08'46"
C27	60.00'	15.42'	7.75'	15.37'	S36°59'18"W	14°43'19"
C28	60.00'	23.01'	11.65'	22.86'	S18°38'36"W	21°58'06"
C29	40.00'	25.61'	13.26'	25.18'	S26°00'16"W	36°41'25"
C30	150.00'	40.97'	20.61'	40.84'	S36°31'32"W	15°38'53"
C31	150.00'	37.63'	18.92'	37.53'	N34°19'01"W	14°22'30"
C32	15.00'	23.32'	14.76'	21.04'	S88°52'43"W	89°03'29"
C33	200.00'	41.23'	20.69'	41.16'	S38°26'37"W	11°48'41"
C34	200.00'	37.99'	19.05'	37.93'	S27°06'48"W	10°52'58"
C35	150.00'	18.45'	9.24'	18.44'	S25°10'42"W	07°02'47"
C36	15.00'	23.33'	14.77'	21.05'	N88°54'53"E	89°07'50"
C37	15.00'	23.79'	15.23'	21.37'	S01°05'07"E	90°52'10"
C38	200.00'	48.21'	24.22'	48.10'	S34°02'09"E	13°48'44"
C39	175.00'	69.32'	35.12'	68.86'	S33°00'08"W	22°41'39"
C40	555.78'	2.50'	1.25'	2.50'	S45°51'30"W	00°15'30"
C41	555.78'	22.55'	11.27'	22.54'	S46°53'29"W	02°19'27"
C42	270.00'	244.71'	131.48'	236.42'	S71°41'39"W	51°55'48"
C43	330.00'	165.05'	84.29'	163.34'	N83°19'50"E	28°39'26"
C44	150.00'	71.52'	36.45'	70.84'	S06°00'00"E	27°19'06"
C45	270.00'	168.80'	87.26'	166.07'	N64°25'48"W	35°49'15"
C46	92.50'	69.82'	36.67'	68.18'	S09°22'25"W	43°14'57"
C47	107.50'	40.70'	20.60'	40.46'	N01°24'13"W	21°41'40"
C48	128.19'	71.80'	36.87'	70.86'	N25°29'14"E	32°05'24"
C49	30.00'	46.63'	29.51'	42.08'	N88°52'43"E	89°03'29"

Newport Place Partners Limited Partnership
NEWPORT PARTNERS, L.P.
By: Zena Development Corporation, General Partner
BY: [Signature]
C. Pat Di Fonzo, President

STATE OF TEXAS
COUNTY OF TARRANT
Before me, the undersigned authority, on this day personally appeared C. Pat DiFonzo, the President of Zena Development Corporation, General Partner, 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 on behalf of said Corporation.
Given upon my hand and seal of office this 24 day of February, 1997

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

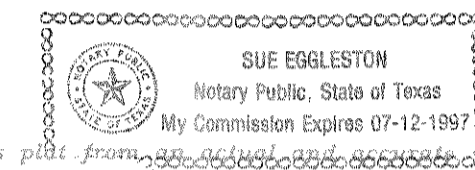


[Signature]
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Danny Mitchell, Sr. Vice-President 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 4th day of March, 1997

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



SURVEYOR'S CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS.

That I, Harold L. Evans, 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]
HAROLD L. EVANS, P.E. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146
STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on the 20 day of February, 1997 by Harold L. Evans.



[Signature]
Notary Public

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

11 March 1997
Date

APPROVED

I hereby certify that the above and foregoing plat, as addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 05 day of August, 1995.

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this day of , 1996

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



FILED FOR RECORDED
ROCKWALL, TEXAS
07 FEB 1997
COUNTY CLERK
CITY OF ROCKWALL, TEXAS

REPLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
	2/3/97	9551

NEWPORT PLACE
E. TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NEWPORT PARTNERS, LIMITED PARTNERSHIP
P.O. BOX 92864 SOUTHLAKE, TEXAS 76092 (214) 728-0719

Newport Place