

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MIKE HOGUE is the owner of a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and being part of a 173.00 acre tract as conveyed to W.D. Austin, and recorded in Volume 0, Page 183, Deed Records, Rockwall County, Texas, and also being part of the Austin Addition as recorded in Volume 0, Pages 536-537, Deed Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set on the East right-of-way line of North Coliad Street (SH-205) at the point of intersection of said ROW line with the South line of Harris Heights Addition, Phase 4, an addition to the City of Rockwall recorded in Cabinet B, Slide 184, Plat Records, Rockwall County, Texas;
THENCE: North 89° 34' 12" East along said South line and continuing along the South line of Block B of Harris Heights Addition, Phase 1, an addition to the City of Rockwall recorded in Cabinet B, Slide 109, Plat Records, Rockwall County, Texas, a total distance of 538.03 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing along said Block B, South 03° 49' 03" East a distance of 19.83 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing along said Block B, South 00° 40' 42" East a distance of 833.56 feet to a 1/2" iron rod found for a corner;
THENCE: South 88° 31' 33" West a distance of 370.31 feet to a 1/2" iron rod set for a corner;
THENCE: North 02° 32' 32" East a distance of 146.42 feet to a 1/2" iron rod found for a corner;
THENCE: North 01° 49' 35" West a distance of 146.90 feet to a 1/2" iron rod found for a corner;
THENCE: South 88° 25' 15" West a distance of 217.01 feet to a 1/2" iron rod found for a corner on the Easterly line of North Coliad Street (SH-205);
THENCE: Along said ROW line North 01° 42' 24" East a distance of 67.46 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing along said ROW line North 22° 11' 35" East a distance of 65.26 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing along said ROW line North 01° 13' 08" East a distance of 443.90 feet to the Place of Beginning and containing 419,344 square feet or 9.63 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the NORTH TOWNE ADDITION, an addition 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 above described property 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:

- 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 of 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 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.

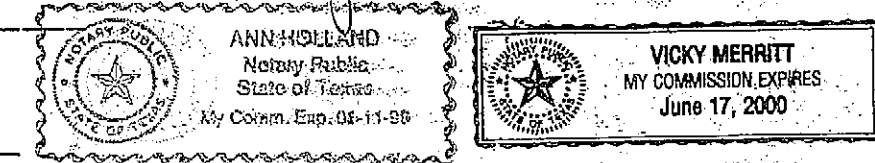
Mike Hogue signature and name

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mike Hogue known to me 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 June, 1998

Notary Public in and for the State of Texas



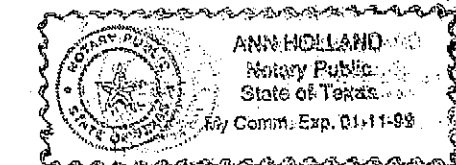
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRIS M. CRONIN, AMERICAN NATIONAL BANK, 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 5th day of JUNE, 1998.

Notary Public in and for the State of Texas

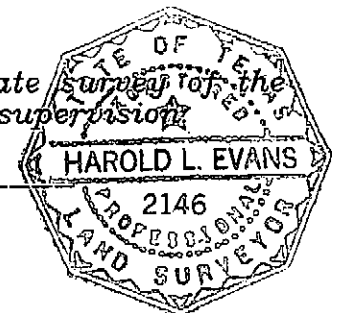


SURVEYOR'S CERTIFICATE

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.

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 4 day of June, 1998 by Harold L. Evans.

Notary Public
RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

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 16 day of March, 1998.

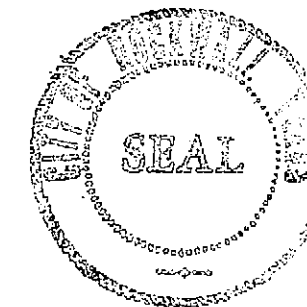
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 15th day of June, 1998.

Mayor, City of Rockwall

City Secretary, City of Rockwall



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Professional information for Harold L. Evans, Consulting Engineer, including address and contact details.

Project information for North Towne Addition, including survey details and owner information.

North Towne Add