

03/20/05 05:05:05 05:10:00-PP.dwg, 3/22/2007 2:25:38 PM

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SHADDOCK DEVELOPERS, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:
A tract or parcel of land situated in the A Hanna Survey, Abstract 98, in the City of Rockwall, Rockwall County, Texas, being part of the called 51.2469 acres tract described in the deed to Shaddock Developers, Ltd., recorded May 01, 2006 as Document Number 00353034 in Volume 4540 Page 145 in the Rockwall County Deed Records (RCDR), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the intersection of the east right-of-way line of North Lake Shore Drive (100' wide right-of-way) and the north right-of-way line of the 20' wide alley on the north side of Block L of Northshore Phase 2B, an addition to the City of Rockwall recorded in Cabinet B Page 324 in the Rockwall County Plot Records (RCPR);

THENCE Northerly along the east line of North Lake Shore Drive the following:

THENCE North 04°14'16" East, 13.83 feet to a found 1/2 inch iron rod;

THENCE Northeasterly an arc distance of 405.28 feet along a non-tangent curve to the right with a radius of 450.00 feet, a central angle of 51°38'06", the chord of which bears North 30°04'02" East for a distance of 391.72 feet to a found 1/2 inch iron rod;

THENCE North 55°52'08" East, 279.61 feet to a found 1/2 inch iron rod;

THENCE Northeasterly an arc distance of 491.91 feet along a non-tangent curve to the left with a radius of 681.01 feet, a central angle of 41°23'11", the chord of which bears North 35°11'13" East for a distance of 481.29 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 73°20'36" East, 44.50 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Southeasterly an arc distance of 131.85 feet along a tangent curve to the right with a radius of 275.00 feet, a central angle of 27°25'49", the chord of which bears South 59°37'43" East for a distance of 130.40 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 45°34'50" East, 669.69 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Easterly an arc distance of 330.76 feet along a tangent curve to the left with a radius of 275.00 feet, a central angle of 65°4'49", the chord of which bears South 00°22'15" East for a distance of 311.18 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 65°10'21" East, 49.05 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 24°49'39" East, 175.00 feet to a found 1/2 inch iron rod;

THENCE South 69°43'07" East, 88.18 feet to a found 1/2 inch iron rod;

THENCE South 10°13'20" East, 315.28 feet to a found 1/2 inch iron rod;

THENCE South 01°19'18" East, 135.01 feet along the west side of Lot 1 Block A of the "Rockwall School Addition No. 2", an addition to the City of Rockwall recorded in Cabinet B Page 116 in the RCDR to a found 1/2 inch iron rod;

THENCE South 89°43'37" West, 377.53 feet along the north side of "The Pinnacle - Phase 1", an addition to the City of Rockwall recorded in Cabinet C Page 111 in the RCDR;

THENCE South 89°48'48" West, 307.22 feet continuing along the north side of "The Pinnacle - Phase 1" to a found 1/2 inch iron rod;

THENCE North 00°05'30" West, 127.56 feet along the east side of the called 50.1 acres tract described in the deed to W.L. Lofland and Annie Lofland recorded in Volume 29 Page 462 in the RCDR to a found wood post;

THENCE South 89°47'13" West, 316.84 feet continuing along the north side of said Lofland tract to a found 1/2 inch iron rod;

THENCE South 89°55'02" West, 544.40 feet along the north side of the called 3.039 acres tract described in the deed to Dr. John D. Coble recorded in Volume 1384 Page 292 in the RCDR and a tract of land described in the deed to Ralph M. Hill to a found 1/2 inch iron rod;

THENCE along the west and north side of said "Northshore Phase 2B" addition the following:

THENCE North 07°04'11" West, 190.00 feet to a found 1/2 inch iron rod;

THENCE South 89°55'49" West, 5.01 feet to a found 1/2 inch iron rod;

THENCE North 07°04'11" West, 140.00 feet to a found 1/2 inch iron rod;

THENCE South 89°55'49" West, 501.13 feet to the POINT OF BEGINNING and CONTAINING 1,439,271 square feet or 33.018 acres of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the THE PRESERVE, PHASE 2, 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, paths, 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 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

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 regulations 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. 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.

Witness my hand this 28th day of March, 2007.

SHADDOCK DEVELOPERS, LTD.
a Texas limited partnership.

By: SHADDOCK DEVELOPMENT COMPANY
a Texas corporation, its General Partner

By: WILLIAM C. SHADDOCK
PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared WILLIAM C. SHADDOCK, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of said SHADDOCK DEVELOPERS, LTD., and that he executed the same on the date of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN upon my hand and seal of office this 28th day of March, 2007.

Notary Public in and for the State of Texas

My Commission Expires:

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 plot 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 of water for personal use and fire protection within such plot, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

THAT I, Thomas C. Holland, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon shall be properly placed, under my personal supervision.

C&P Engineering, Ltd.

By: Thomas C. Holland
Registered Professional Land Surveyor No. 2036

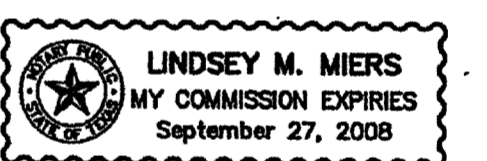


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Thomas C. Holland, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this 28th day of March, 2007.

Lindsey M. Miers
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

City Engineer: Chris Bricker Date: 4-24-07

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 9th day of June, 2007.

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.

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

WITNESS OUR HANDS this 14th day of April, 2007.
Mayor, City of Rockwall: William R. Clegg City Secretary: Shirley Brooks City of Rockwall
City Engineer: Chuck Todd City of Rockwall



Engineer - Surveyor:
C&P ENGINEERING, LTD.
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800

33.018 Acres
FINAL PLAT
THE PRESERVE - PHASE 2

~ 82 LOTS ~
A HANNA SURVEY, ABSTRACT 98
AND I.H.B. SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owned By:
SHADDOCK DEVELOPERS, LTD.
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
(972) 985-5305

March 22, 2007

Job No. 05109

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