

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, and in the J.H.B. Jones Survey, Abstract 124, in the City of Rockwall, Rockwall County, Texas, being part of the called 91.2409 acres tract described in the deed to Shaddock Developers, Ltd., recorded May 01, 2006 in Document Number 0083034 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 northeast corner of the called 6.928 acres tract described in the deed to the City of Rockwall recorded in Volume 173 Page 432 in the RCDR;

THENCE Westerly along the north side of the City of Rockwall tract the following:

THENCE South 89°18'14" West, 128.14 feet to a found 1/2 inch iron rod;

THENCE Westerly on an arc distance of 272.27 feet along a tangent curve to the left with a radius of 650.00 feet, a central angle of 24°00'00", the chord of which bears South 77°18'14" West for a distance of 270.23 feet to a found 1/2 inch iron rod;

THENCE South 65°18'14" West, 265.56 feet to a found 1/2 inch iron rod;

THENCE Westerly on an arc distance of 86.42 feet along a tangent curve to the right with a radius of 350.00 feet, a central angle of 14°29'28", the chord of which bears South 72°32'27" West for a distance of 85.18 feet to a found 1/2 inch iron rod;

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

THENCE North 24°49'38" West, 175.00 feet to a set 1/2 inch iron rod with C&P cap;

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

THENCE Westerly on an arc distance of 330.78 feet along a tangent curve to the right with a radius of 275.00 feet, a central angle of 65°54'00", the chord of which bears North 80°22'14" West for a distance of 311.18 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 49°54'50" West, 89.68 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Northwesterly on an arc distance of 131.65 feet along a tangent curve to the left with a radius of 275.00 feet, a central angle of 27°25'47", the chord of which bears North 59°37'43" West for a distance of 130.40 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 73°20'38" West, 44.50 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Northwesterly along the east right-of-way line of North Lake Shore Drive (100' wide right-of-way) the following:

THENCE Northwesterly on an arc distance of 307.91 feet along a non-tangent curve to the left with a radius of 681.01 feet, a central angle of 29°54'19", the chord of which bears North 01°32'28" East for a distance of 305.59 feet to a found 1/2 inch iron rod;

THENCE North 11°25'13" West, 800.41 feet to a found 1/2 inch iron rod;

THENCE Northwesterly on an arc distance of 134.21 feet along a tangent curve to the right with a radius of 750.00 feet, a central angle of 10°15'10", the chord of which bears North 09°17'38" West for a distance of 134.03 feet to a found 1/2 inch iron rod;

THENCE North 01°10'03" West, 31.12 feet to a found 1/2 inch iron rod;

THENCE South 58°45'59" East, 268.38 feet to a found 1/2 inch iron rod;

THENCE South 24°31'41" East, 129.52 feet to a found 1/2 inch iron rod;

THENCE along the south side of the called 18,306 acres tract described in the deed to Hillwood Shores, L.P., recorded in Volume 1725 Page 118 in the RCDR the following:

THENCE South 43°32'29" East, 86.95 feet to a found 1/2 inch iron rod;

THENCE South 58°56'31" East, 465.30 feet to a found 1/2 inch iron rod;

THENCE South 64°24'44" East, 383.27 feet to a found 1/2 inch iron rod;

THENCE South 01°43'09" East, 25.74 feet to a found 1/2 inch iron rod;

THENCE South 66°32'53" East, 403.88 feet along the south side of the called 5.39 acres tract described in the deed to Frank R. Miller recorded in Volume 83 Page 11 in the RCDR to a found 1/2 inch iron rod;

THENCE South 81°34'47" East, 208.91 feet to a found 1/2 inch iron rod;

THENCE North 87°40'03" East, 924.81 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 01°05'03" East, 63.44 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Southerly on an arc distance of 545.77 feet along a tangent curve to the right with a radius of 780.00 feet, a central angle of 40°05'24", the chord of which bears South 16°57'39" West for a distance of 534.70 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Southerly on an arc distance of 500.58 feet along a reverse curve to the left with a radius of 720.00 feet, a central angle of 39°06'05", the chord of which bears South 19°05'18" West for a distance of 490.56 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 07°49'39" East, 300.84 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 90°09'00" West, 60.01 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 02°48'35" West, 300.21 feet to the POINT OF BEGINNING and CONTAINING 2,620,753 square feet or 60,1642 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 PRESERVE, PHASE 3, subdivision to the City of Rockwall, Texas and whose name is subscribed hereon, 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 THE PRESERVE, PHASE 3, 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 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 purpose of reconstructing, reconstructing, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 subdivision 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;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or city commissioner, completed 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 until such deposit may be used by the owner and/or developer as progress payments on the work progress in making such improvements by making certified 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 20th day of August, 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 as the act of such corporation for the purpose and consideration therein expressed, and in the county therein stated.

Given under my hand and seal of office this 21st day of August, 2007.

Notary Public in and for the State of Texas

My Commission Expires: SANDY NICK
Notary Public, State of Texas
My Commission Expires
May 28, 2008

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 therefor 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 plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

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

C&P Surveying, 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 consideration therein expressed.

Given under my hand and seal of office this 21st day of August, 2007.

Notary Public in and for the State of Texas

LINDSEY M. MIERS
MY COMMISSION EXPIRES
September 27, 2008

RECOMMENDED FOR FINAL APPROVAL

By: C.W. Bricker
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 21st day of August, 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 21st day of August, 2007.

By: William R. Royal, Mayor of Rockwall; Sandy Nick, City Secretary of Rockwall; Chuck Todd, City Engineer



60.1642 Acres
FINAL PLAT
THE PRESERVE - PHASE 3

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

Owned By:
SHADDOCK DEVELOPERS, LTD.
2400 Dallas Parkway, Suite 560
Ft. Worth, Texas 75095
(972) 965-5505

Job No. 05110

LOT AREA TABLE

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
F	7	10000	O	1	13335	P	1	13636	R	1	11871			
	8	10000		2	12000		2	11294		2	10045			
	9	10000		3	13335		3	11796		3	14461			
	10	10014		4	12000		4	12507		4	15886			
	11	10061		5	12000		5	13600		5	10340			
	12	10061		6	12000		6	13540		6	10477			
	13	10061		7	12000		7	22789		7	10477			
	14	10061		8	12000		8	26327		8	11631			
	15	10061		9	12000		9	14741		9	10209			
	16	10000		10	17026		10	11983		10	10083			
	17	10155		11	16311		11	16296		11	10398			
	*18	40587		12	12389		12	15658		12	10407			
				13	12275		13	10600		13	12426			
				14	12609		14	10500		14	12426			
M	1	12689		15	12609		15	10627		15	10855			
	2	10316		16	12374		16	12604		16	10958			
	3	11397		17	12178		17	15612		17	10163			
	4	10750		*18	6301 ac		18	15521		18	10345			
	5	11715					19	12048		19	10509			
	6	10851					20	11550		20	10674			
	7	10626					21	11733		21	10826			
	8	10614					22	12708		22	11002			
N	1	10924	S	1	66322		23	10040		23	11013			
	2	10326					24	10040		24	14584			
	3	10695					25	10040		25	3548			
	4	10690					26	10040						
	5	10000					27	10040						
	6	10625					28	10040						
	7	10756					29	12404						
	8	10631												
	9	10769												
	10	10127												

*-OPEN SPACE