

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RIDGE ROAD TOWN CENTRE PARTNERS, L.P., BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 3, Block A, of ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 235 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a TXDOT Alum. disk monument found for corner in the Southeast right-of-way line of F.M. Highway 740 (Ridge Road) at the West corner of the above cited Lot 6R, Block A;

THENCE N. 37 deg. 01 min. 43 sec. E. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 38 deg. 59 min. 43 sec. E. along said right-of-way line, a distance of 56.19 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the POINT OF BEGINNING;

THENCE N. 38 deg. 59 min. 43 sec. E. along said right-of-way line, a distance of 14.84 feet to an "X" found in concrete access drive;

THENCE N. 40 deg. 21 min. 13 sec. E. a distance of 45.21 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 52 deg. 10 min. 10 sec. E. a distance of 232.40 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 42 deg. 16 min. 10 sec. E. a distance of 213.24 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 57 min. 16 sec. W. a distance of 228.23 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right-of-way line of F.M. Highway 740 (Ridge Road);

THENCE N. 43 deg. 57 min. 07 sec. E. along said right-of-way line, a distance of 0.44 feet to a 1/2" iron rod found for corner at a turn in said right-of-way line;

THENCE N. 54 deg. 23 min. 49 sec. E. along said right-of-way line, a distance of 55.90 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 44 deg. 05 min. 32 sec. E. along said right-of-way line, a distance of 105.00 feet to a TXDOT aluminum disk monument found for corner;

THENCE N. 32 deg. 46 min. 56 sec. E. along said right-of-way line, a distance of 50.99 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 48 min. 06 sec. E. along said right-of-way line, a distance of 168.01 feet to a 1/2" iron rod found for corner at the North most corner of said Lot 3;

THENCE S. 44 deg. 57 min. 42 sec. E. a distance of 580.87 feet to a 1/2" iron rod found for corner at the East most corner of said Lot 3, said point being at the North corner of a tract of land as described in a Deed to the City of Rockwall, Texas, as recorded in Volume 170, page 772 of the Deed Records of Rockwall County, Texas;

THENCE S. 45 deg. 04 min. 39 sec. W. a distance of 214.98 feet to a 1/2" iron rod found for corner;

THENCE S. 45 deg. 01 min. 32 sec. E. a distance of 65.47 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 58 min. 08 sec. W. a distance of 204.46 feet to a 1/2" iron rod found for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. a distance of 215.88 feet to a 1/2" iron rod found for corner, said point being in the Northeast line of an access easement as shown on Replat recorded in Cabinet C, Page 274, of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 89.58 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 54 deg. 14 min. 38 sec. W. a distance of 59.32 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the curving Southwest line of said access easement;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 16 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of N. 43 deg. 57 min. 45 sec. W., 81.36 feet, along the Southwest line of said easement, an arc distance of 81.64 feet to a 1/2" iron rod found for corner;

THENCE N. 52 deg. 10 min. 10 sec. W. along the Southwest line of said easement, a distance of 368.12 feet to the POINT OF BEGINNING and containing 332,979 square feet or 7.64 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT LOT 3, BLOCK A, ROCKWALL TOWN CENTRE PHASE 4 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 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.

I further acknowledge that the dedications and/or exaction's 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Michael J. Henry
Vice President
RIDGE ROAD TOWN CENTRE PARTNERS, L.P.
BY G.P. RIDGE ROAD PARTNERS, L.L.C.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared MICHAEL J. HENRY, 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 27th day of OCTOBER

Ruthann Wessler
Notary Public in and for the State of Texas

RUTHANN WESSLER
Notary Public, State of Texas
My Commission Expires 08-31-08
My Commission Expires:

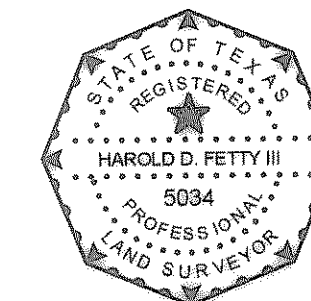
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission Date 11/1/04

APPROVED

I hereby certify that the above and foregoing plat of REPLAT LOT 3, BLOCK A, ROCKWALL TOWN CENTRE PHASE 4, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

21 day of January, 2003

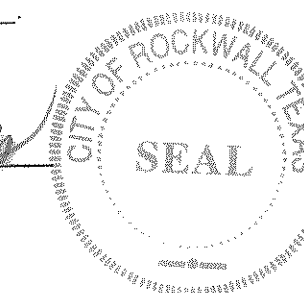
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 9th day of November, 2004

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall



Chuck Todd 11-2-04
CITY ENGINEER

REPLAT LOT 3, BLOCK A
ROCKWALL TOWNE CENTRE PHASE 4

BEING A REPLAT
OF
PART OF LOT 3, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4
OUT OF THE
E.P.G. CHISUM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
RIDGE ROAD TOWN CENTRE PARTNERS, L.P.
5950 BERKSHIRE LANE, SUITE 310
DALLAS, TX 75225
214-691-4900

F124

ROCKWALL SURVEYING COMPANY, Inc.
1984 S. F.M. 551 ROYSE CITY, TEXAS 75109 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE OCT 25, 2004
SCALE NONE FILE #20011293P
CLIENT RTCP, L.P.

Rockwall Towne
Centre 4 Lot 3 B1KA