

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, We, S-SI ROCKWALL VENTURE NO. ONE, L.P. and CARROLLTON VENTURE NO. ONE, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.98 acre tract of land as described in a deed to Carrollton Venture No. One, L.P. recorded in Volume 4863, Page 281, Official Public Records of Rockwall County, Texas (OPRRCT), and also being all of a 14.74 acre tract of land as described in deed to S-SI Rockwall Venture No. One, L.P. recorded in Volume 4840, Page 234 (OPRRCT), and also being all of a 4.932 acre tract of land described in a deed to S-SI Rockwall Venture No. One, L.P. recorded in Volume 4840, Page 240, (OPRRCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the most northerly corner of said 4.932 acre tract and the most westerly corner of Lot 1, Block 1, Toyota of Rockwall, an addition to City of Rockwall, according to the plat recorded in Cabinet G, Slide 1553, Plat Records of Rockwall County, Texas (PRRCT);

THENCE SOUTH 44°43'27" EAST, departing the southeasterly right-of-way line of said Interstate Highway No. 30 and along the southwesterly line of said Lot 1, a distance of 744.40 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 1;

THENCE NORTH 33°47'33" EAST, along the southeasterly line of said Lot 1, a distance of 145.60 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°02'16" EAST, departing the southeasterly line of said Lot 1, over and across said Carrollton Venture tract, for a distance of 615.16 feet to a 5/8 inch iron rod set for corner;

THENCE continuing over and across said Carrollton Venture tract as follows:

SOUTH 24°14'55" WEST, a distance of 166.66 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 00°57'56" WEST, a distance of 55.03 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 15°36'06" EAST, a distance of 141.04 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 01°56'32" WEST, a distance of 165.50 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 17°48'30" WEST, a distance of 480.98 feet to a 5/8 inch iron rod set for corner in the northerly right-of-way line of State Highway No. 276 (a 120' wide right-of-way);

THENCE NORTH 86°45'50" WEST, along the northerly right-of-way line of said State Highway No. 276, a distance of 985.07 feet to an iron rod capped "PATE" found for the most easterly corner of Lot 1 of the Haldeman Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Slide 36 (PRRCT);

THENCE NORTH 30°01'20" WEST, along the northeasterly line of said Lot 1 of Haldeman Addition, a distance of 121.26 feet to an iron rod capped "PATE" found for the most northerly corner of said Lot 1 of Haldeman Addition;

THENCE SOUTH 44°22'14" WEST, along the northerly line of said Lot 1 of Haldeman Addition, a distance of 31.14 feet to a 5/8 inch iron rod set for the most easterly southeast corner of Lot 2 of said Haldeman Addition;

THENCE NORTH 30°05'37" WEST, along the northeasterly line of said Lot 2 of Haldeman Addition, a distance of 199.63 feet to an iron rod capped "DARTER & BURGESS" found for the most northerly corner of said Lot 2 of Haldeman Addition;

THENCE SOUTH 44°57'00" WEST, along the northwesterly line of said Lot 2 of Haldeman Addition, a distance of 160.80 feet to a 5/8 inch iron rod set for corner on the northeasterly right-of-way line of State Highway No. 205 (a 140 foot wide right-of-way);

THENCE NORTH 29°59'48" WEST, along the northeasterly right-of-way line of said State Highway No. 205, a distance of 367.64 feet to a wooden right-of-way marker found at the intersection of the northeasterly right-of-way line of said State Highway No. 205 and the southeasterly right-of-way line of said Interstate Highway No. 30;

THENCE along the southeasterly right-of-way line of said Interstate Highway No. 30 as follows:

NORTH 12°39'25" EAST, a distance of 322.78 feet to a 5/8 inch iron rod set for corner at an angle point;

NORTH 33°16'00" EAST, a distance of 639.48 feet to the POINT OF BEGINNING and CONTAINING 33.175 acres or 1,445,079 square feet of land more or less.

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 the ROCKWALL CENTRE CORNERS 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 ROCKWALL CENTRE CORNERS ADDITION 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. I (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 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.

WE 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

S-SI ROCKWALL VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

CARROLLTON VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

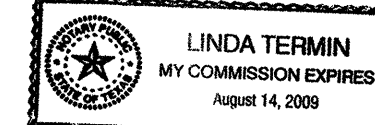
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Troy Bathman, 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 15th day of MAY, 2008.

Linda Termin
Notary Public in and for the State of Texas

8-14-09
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

Casey R. Hoyer
EXECUTIVE V.P. SOVEREIGN BANK

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, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

May 15, 2008
Date



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 15th day of May, 2008.

Notary Public in and for the State of Texas

TERESA ANNISE MYERS
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-09-2010

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

5/23/08
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 15th day of February, 2008.

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.

WITNESS OUR HANDS, this 20th day of May, 2008.

William R. Pegg, Mayor, City of Rockwall; Christy Chisholm, City Secretary; Chuck Ladd, City Engineer



NOTES

Bearings shown hereon are based on the southeast line of R-30 (N 33°16'00" E) as shown on TxDOT Right-of-way map, sheet No. 2.

All easements shown hereon are to be dedicated by this plat, unless otherwise noted.

All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.

Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1485 with a combined scale factor of 0.9996738368405. All other distances shown hereon are surface.

CIVIL ENGINEER:
CPH ENGINEERS, INC.
5728 LBJ FREEWAY, SUITE 330
DALLAS, TX 75240 - 972.490.1515

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 1-7, BLOCK 1
33.174 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owners: S-SI ROCKWALL VENTURE NO. ONE, L.P. AND CARROLLTON VENTURE NO. ONE, L.P. ~ (972) 235-7888
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248

Scale: 1" = 100'
Date: November 8, 2007
Technician: T. Myers
Drawn By: T. Myers
Checked By: A.J. Bedford
P.C.: L. Spradling
File: rockwall centre corners
Job. No. 473-004-07
4222 Roswell Road, Suite 2 • Garland, Texas 75043
(972) 240-5899 • Fax (972) 240-4486

Sheet: 2
of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

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