

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Quail Run Partners, Ltd. is the owner of a tract of land situated in the Samuel King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of that certain tract of land conveyed to Quail Run Partners, Ltd. by Special Warranty Deed recorded in Volume 3072, Page 290, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the intersection of the West ROW line of State Highway No. 205 (a 100' ROW) with the North ROW line of Ridge Road West (a 100' ROW), said iron rod also being at the Southeast corner of said Quail Run Partners tract;

THENCE: South 79 degrees 01 minutes 37 seconds West, along the North ROW line of Ridge Road West and the South line of said Quail Run Partners tract, a distance of 42.96 feet to a 1/2 inch iron rod set at the beginning of a curve to the left, having a central angle of 32 degrees 30 minutes 00 seconds, a radius of 660.40 feet and a chord bearing South 62 degrees 46 minutes 37 seconds West, a distance of 369.60 feet;

THENCE: Southwesterly, along said curve to the left and along the North ROW line of Ridge Road West and the South line of said Quail Run Partners tract, an arc distance of 374.60 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE: South 46 degrees 31 minutes 37 seconds West, along the North ROW line of Ridge Road West and the South line of said Quail Run Partners tract, a distance of 14.68 feet to a 1/2 inch iron rod set for corner at the Southwest corner of said Quail Run Partners tract and the Southeast corner of Block A, Creekside Village-Phase Two, recorded in Cabinet D, Page 287, Plat Records, Rockwall County, Texas;

THENCE: North 00 degrees 54 minutes 34 seconds West, along the common line of said Quail Run Partners tract and said Block A, a distance of 487.23 feet to a 1/2 inch iron rod set for corner in the South line of a tract of land conveyed to Stephen Bradish, Sr. by Deed recorded in Volume 940, Page 265, Deed Records, Rockwall County, Texas, said point also being at the Northwest corner of said Quail Run Partners tract and the Northeast corner of said Block A;

THENCE: North 89 degrees 05 minutes 26 seconds East, along the common line of said Quail Run Partners tract and said Bradish tract, a distance of 345.57 feet to a 1/2 inch iron rod set for corner in the West ROW line of State Highway No. 205, said iron rod also being at the Northeast corner of said Quail Run Partners tract and the Southeast corner of said Bradish tract;

THENCE: South 08 degrees 08 minutes 41 seconds East, along the West ROW line of State Highway No. 205 and the East line of said Quail Run Partners tract, a distance of 308.41 feet to the PLACE OF BEGINNING and containing 3.141 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

J. L. Lane
Registered Professional Land Surveyor No. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared J.L. Lane, 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 _____ day of _____, 2006.

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

City Engineer, City of Rockwall _____ 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 _____ day of _____, 2006.

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 approval.

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

WITNESS OUR HANDS, this _____ day of _____, 2006.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

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 SHOPS AT RIDGE CREEK subdivision to the City of Rockwall, Texas, and whose names 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 SHOPS AT RIDGE CREEK 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 of 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 the 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 drainage 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 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. 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.

QUAIL RUN PARTNERS, LTD.

By: _____
STACY STANDRIDGE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Stacy Standridge known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2006.

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 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.

FINAL PLAT
SHOPS AT RIDGE CREEK

2 LOTS - 3.141 TOTAL ACRES
ZONED: PD-3
LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT No. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

QUAIL RUN PARTNERS, LTD. OWNER
14860 MONTFORT ROAD, SUITE 241 (214) 363-1998
DALLAS, TEXAS 75254

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

JANUARY 2006

This plat is recorded in Cab. _____, Slide _____, Date _____.

RP-766

SHEET 2 OF 2