

**OWNER'S CERTIFICATE
(Public Dedication)**

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP, Betsy Commercial, Ltd., Stone Creek Balance, Ltd. and Stone Creek SF, Ltd. are the owners of a 24.6420 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas; said tract being all of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00408648 of the Deed Records of Rockwall County, Texas, part of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deeds to Betsy Commercial, Ltd. recorded in Instrument No. 2007-00375307 of the said Deed Records, part of that certain tract of land described in Special Warranty Deeds to Stone Creek Balance, Ltd. recorded in Instrument No. 2007-00375304 of the said Deed Records and part of that certain tract of land described as Phase 2B in Special Warranty Deed to Stone Creek SF, Ltd. recorded in Instrument No. 2007-00375308 of the said Deed Records; said 24.6420 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way) and the south right-of-way line of F.M. 552 (a variable width right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552, at a distance of 789.91 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Tract 1, continuing along said south line of F.M. 552, in all a total distance of 889.91 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the northwest corner of that certain tract of land described as Tract 2 in same deed to Metroplex Acquisition Fund, LP;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and along the west line of second referenced Tract 2, at a distance of 232.83 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of second referenced Tract 2, continuing in all a total distance of 715.14 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 10 seconds, a radius of 659.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 237.49 feet, an arc distance of 238.84 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 20 degrees, 12 minutes, 35 seconds West, a distance of 331.81 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, having a central angle of 26 degrees, 22 minutes, 28 seconds, a radius of 580.00 feet, a chord bearing and distance of North 77 degrees, 45 minutes, 43 seconds West, 250.95 feet, an arc distance of 253.18 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, a distance of 82.76 feet to a 1/2-inch iron rod with "Corwin Eng Inc." cap found for corner; said point being at the south end of the east terminus of Bordeaux Drive (a 100-foot wide right-of-way); said point also being the northeast corner of Lot 17, Block N, Stone Creek Phase I, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Page 327 of the Plat Records of Rockwall County, Texas;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east terminus of Bordeaux Drive, a distance of 100.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the north end of said east terminus of Bordeaux Drive;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, departing the said east terminus of Bordeaux Drive and along the north right-of-way line of said Bordeaux Drive, a distance of 459.88 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said east line of State Highway 205 and the said north line of Bordeaux Drive; said point also being the southwest corner of said Tract 1;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said north line of Bordeaux Drive and along the said east line of State Highway 205 and the west line of Tract 1, a distance of 1042.29 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being the south end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Tract 1 and along the said corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

CONTAINING, 1,073,405 square feet or 24.6420 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman 5/28/09
Roman L. Groysman
Registered Profession Land Surveyor
No. 5864



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 the STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, 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, 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 STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, 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. 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.

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 conform 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.

METROPLEX ACQUISITION FUND, LP
a Texas limited partnership
By: SIX PINES REALTY, L.C.
a Texas limited liability company
Its general partner

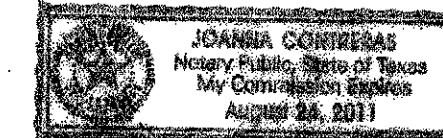
Ronald G. Gantzier
By: Ronald G. Gantzier, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gantzier, 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 purposes and consideration therein stated.

Given upon my hand and seal of office this 29th day of May, 2009.

Joanna Contreras
Notary Public in and for the State of Texas
My Commission Expires: August 31, 2011



BETSY COMMERCIAL, LTD., a Texas limited partnership
By: BETSY COMMERCIAL GP Corporation, a Texas corporation, its general partner

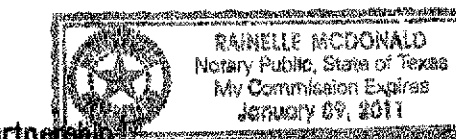
Richard M. Skorbjurg
By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



STONE CREEK BALANCE, LTD., a Texas limited partnership
By: STONE CREEK BALANCE GP Corporation, a Texas corporation, its general partner

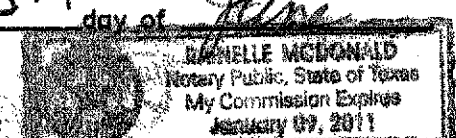
Richard M. Skorbjurg
By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



STONE CREEK SF, LTD., a Texas limited partnership
By: STONE CREEK SF GP Corporation, a Texas corporation, its general partner

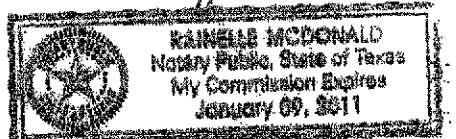
Richard M. Skorbjurg
By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June, 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-09-2011



RECOMMENDED FOR FINAL APPROVAL

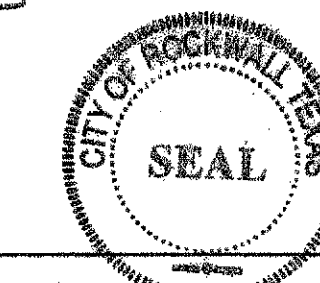
[Signature] 04-14-09
Planning and Zoning Commission Date

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 29th day of April, 2009.

WITNESS OUR HANDS, this 2nd day of July, 2009.

William R. Casper
Mayor, City of Rockwall
Anty Chahbeny
City Secretary City of Rockwall
Chris Judd 7-10-09
City of Rockwall Engineer



FINAL PLAT

**STONE CREEK RETAIL ADDITION
LOTS 1-6, BLOCK A**
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

SHEET 4 OF 4

PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 880 DALLAS, TEXAS 75225 (214) 343-4477	PREPARED FOR: BETSY COMMERCIAL, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	PREPARED FOR: STONE CREEK BALANCE, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	PREPARED FOR: STONE CREEK SF, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	P.O. NO.: 1393-08-087 DATE: 03-20-2009 SCALE: 1" = 60' DRAWN BY: RLG CHECKED BY: BEC
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PI NO: 1393-08-087

H-18

DWG NO: 1393-08-087-04A.DWG

ROCK 05/28/09 11:37 AM
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POE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008, ALL RIGHTS RESERVED

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

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