

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, HARBOR HEIGHTS INVESTORS, L.P. IS THE OWNER OF a tract of land in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, Texas, recorded in Document Number 2011-00444408 and 2011-00444411, of the Deed Records of Rockwall County, Texas, and J-BR2, LLC IS THE OWNER OF a tract of land in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, Texas, recorded in Document Number 2013-485327, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of a tract of land described by deed to Teresa M. Easter recorded in Volume 211, Page 282 of the Deed Records of Rockwall County, Texas, said point also lying on the southerly Right of Way of Interstate 30, a variable width Right of Way;

THENCE North 74 degrees 49 minutes 50 seconds East, along the southerly Right of Way of said Interstate 30, a distance of 290.75 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of said Deed Records;

THENCE South 14 degrees 20 minutes 24 seconds West, along the northwest line of said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East, along said Faulkner tract, a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 73 degrees 25 minutes 30 seconds East, along said Faulkner tract, a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 16 degrees 31 minutes 03 seconds West, along said Faulkner tract, a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the aforementioned southerly right-of-way line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East, along said southerly right-of-way line of Interstate 30, a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East, along said southerly right-of-way line of Interstate 30, a distance of 88.82 feet to a 1/2 inch iron rod found lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West, passing a 1/2 inch iron rod found at a distance of 21.74 feet for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet A, Slide 217 of said Plat Records and continuing for a total distance of 116.07 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 02 minutes 50 seconds West, along the northwest line of said Lot 1, Block A, a distance of 15.09 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A;

THENCE South 46 degrees 02 minutes 42 seconds East, along the southwest line of said Lot 1, Block A, a distance of 90.23 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 44 minutes 53 seconds East, along the southwest line of said Lot 1, Block A, a distance of 46.62 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 19 minutes 52 seconds East, along the southwest line of said Lot 1, Block A, a distance of 57.97 feet to a 1/2 inch iron rod found in the northwest line of a tract of land described by deed to the City of Rockwall recorded in Volume 4324, Page 290 of said Deed Records for the south corner of said Lot 1, Block A;

THENCE South 43 degrees 20 minutes 47 seconds West, along the northwest line of said City of Rockwall tract, a distance of 9.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 72 degrees 44 minutes 07 seconds East, through the interior of said City of Rockwall tract, a distance of 16.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 25 minutes 28 seconds East, a distance of 156.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, a distance of 16.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 15 minutes 53 seconds East, passing the southwest line of said City of Rockwall tract, and the northwest line of

George Morton Estate Addition, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet A, Slide 46 of said Plat Records, a distance of 95.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 10 minutes 59 seconds East, a distance of 40.58 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 44 degrees 05 minutes 59 seconds West, a distance of 65.29 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE North 45 degrees 21 minutes 56 seconds West, a distance of 42.69 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, passing the northwest line of said George Morton Estate Addition and the southeast line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290, for a distance of 254.65 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 15 minutes 53 seconds East, passing the southeast line of said City of Rockwall tract recorded in Volume 4324, Page 290, and the northwest line of said George Morton Estate Addition, a distance of 187.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 17 minutes 17 seconds West, a distance of 14.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 21 minutes 56 seconds East, a distance of 97.77 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE North 44 degrees 08 minutes 52 seconds East, a distance of 20.08 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 45 degrees 48 minutes 38 seconds East, a distance of 97.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for an angle point in same;

THENCE South 45 degrees 47 minutes 16 seconds East, a distance of 51.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northerly Right of Way of Summer Lee Drive, a 65.00 feet wide right-of-way, and being in a non-tangent curve to the right;

THENCE in a southwesterly direction, along said curving north Right of Way of said Summer Lee Drive and said non-tangent curve to the right, through a central angle of 18 degrees 44 minutes 32 seconds, having a radius of 467.50 feet, a chord bearing South 66 degrees 55 minutes 17 seconds West at 152.24 feet, and an arc distance of 152.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the east corner of a tract of land described as by deed to the City of Rockwall recorded in Document No. 2011-00444412 of said Deed Records;

THENCE North 45 degrees 47 minutes 16 seconds West, departing the northerly Right of Way of said Summer Lee Drive, a distance of 67.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north corner of City of Rockwall tract, said point also being the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, along said non-tangent curve to the left, through a central angle of 26 degrees 59 minutes 40 seconds, having a radius of 126.00 feet, a chord bearing South 10 degrees 14 minutes 17 seconds West at 58.82 feet, and an arc distance of 59.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the aforementioned northerly Right of Way of said Summer Lee Drive;

THENCE South 81 degrees 22 minutes 15 seconds West, along the northerly Right of Way of said Summer Lee Drive, a distance of 48.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of a tract of land described as by deed to the City of Rockwall recorded in said Document No. 2011-00444412, and the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, along said non-tangent curve to the right, departing the northerly Right of Way of said Summer Lee Drive, through a central angle of 12 degrees 16 minutes 06 seconds, having a radius of 174.00 feet, a chord bearing North 01 degree 23 minutes 27 seconds East at 37.19 feet, and an arc distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north corner of said City of Rockwall tract;

THENCE South 44 degrees 08 minutes 41seconds West, a distance of 60.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the northerly Right of Way of the aforementioned Summer Lee Drive marking the west corner of said City of Rockwall tract;

THENCE South 81 degrees 22 minutes 15 seconds West, along the northerly Right of Way of said Summer Lee Drive, a distance of 189.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 45 degrees 21 minutes 56 seconds West, departing the northerly Right of Way of said Summer Lee Drive, a distance of 79.36 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found in the northwest line of said George Morton Estate Addition and the southeast

line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290;

THENCE North 44 degrees 06 minutes 04 seconds East, along the northwest line of said George Morton Estate Addition, and the southeast line of said City of Rockwall tract recorded in Volume 4324, Page 290, a distance of 261.97 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 45 degrees 21 minutes 56 seconds East, a distance of 168.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along said non-tangent curve to the left, through a central angle of 41 degrees 42 minutes 56 seconds, having a radius of 126.00 feet, a chord bearing North 03 degrees 35 minutes 35 seconds East at 89.72 feet, and an arc distance of 91.74 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 17 degrees 15 minutes 53 seconds West, a distance of 29.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, a distance of 14.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 17 degrees 15 minutes 53 seconds West, passing the northwest line of said George Morton Estate Addition and the southeast line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290, and continuing through the interior of said City of Rockwall tract recorded in Volume 4324, Page 290 a distance of 356.57 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 02 seconds West, passing the northwest line of said City of Rockwall tract recorded in Volume 4324, Page 290, a distance of 646.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the easterly Right of Way of Shoreline Trail, a variable width right-of-way, said point also being in a non-tangent curve to the right;

THENCE in a northwesterly direction, along said non-tangent curve to the right, through a central angle of 02 degrees 44 minutes 37 seconds, having a radius of 719.60 feet, a chord bearing North 18 degrees 11 minutes 15 seconds West at 34.45 feet, and an arc distance of 34.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along the curving easterly Right of Way of said Shoreline Trail, and said non-tangent curve to the left, through a central angle of 54 degrees 48 minutes 41 seconds, having a radius of 50.00 feet, a chord bearing North 10 degrees 39 minutes 17 seconds East at 46.03 feet, and at an arc distance of 47.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, along said non-tangent curve to the right, through a central angle of 70 degrees 01 minute 27 seconds, having a radius of 85.00 feet, a chord bearing North 75 degrees 44 minutes 40 seconds East at 97.54 feet, and an arc distance of 103.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 72 degrees 44 minutes 07 seconds East, a distance of 225.90 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 38 degrees 26 minutes 42 seconds West, a distance of 276.83 feet to a 1/2 inch iron rod found for the south corner of the aforementioned Easter tract recorded in Volume 211, Page 282, and the east corner of a tract of land described by deed to Teresa M. Easter recorded in Volume 3256, Page 293 of said Deed Records;

THENCE North 44 degrees 17 minutes 46 seconds East, along the southeast line of said Easter tract recorded in Volume 211, Page 282, a distance of 234.62 feet to the POINT OF BEGINNING and containing 469,646 square feet or 10.782 acres of land.

FINAL PLAT
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A; LOT 1, BLOCK B;
LOT 1, BLOCK C; LOT 1, BLOCK D

~ 5 LOTS ~
BEING 10.782 ACRES SITUATED IN THE
M.J. BARKSDALE SURVEY, ABST. 11 & E. TEAL SURVEY ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

Owner:
HARBOR HEIGHTS INVESTORS, L.P.
#2 Horizon Ct.
Heath, Texas 75032
(972) 772-9400

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700