

OWNERS CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS SR Rockwall 205, L.L.C. BEING THE OWNER OF A TRACT OF land out of the S. King Survey, Abstract No. 131 and the J.H.B. Jones Survey, Abstract number 124, City of Rockwall, Rockwall County, Texas, and being part of a tract of land described in a deed to Arkoma Development, L.L.C. recorded in Volume 4274, Page 95, Deed Records, Rockwall County, Texas, being part of a tract of land described in a deed to Arkoma Development, L.L.C. recorded in Volume 4411, Page 290, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red cap marked KHA set (hereinafter called 5/8" iron rod set) at the intersection of the most easterly northeast corner of North Lakeshore Drive (variable width right-of-way) and the west right-of-way line of State Highway Number 205 (100 foot right-of-way);

THENCE with the north right-of-way line of said North Lakeshore Drive the following calls:
South 75°56'40" West, a distance of 3.43 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right having a radius of 65.00 feet, a central angle of 96°44'10", a chord bearing and distance of South 34°18'46" West, 97.17 feet;
Southwesterly, with said curve, an arc distance 109.74 feet to a 5/8" iron rod set for the beginning of a compound curve to the right with a radius of 807.50 feet, a central angle of 4°17'33", and a chord bearing and distance of South 84°49'37" West, 60.48 feet;
Southwesterly, with said curve, an arc distance of 60.50 feet to a 5/8" iron rod set for corner;
South 86°58'24" West, a distance of 225.10 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left with a radius of 892.50 feet, a central angle of 17°48'33", and a chord bearing and distance of South 78°04'07" West, 276.30 feet;
Southwesterly, with said curve, an arc distance of 277.42 feet to a 5/8" iron rod set for corner;

THENCE leaving said north right-of-way line, the following courses and distances to wit:
North 13°09'48" West, a distance of 206.39 feet to a 5/8" iron rod set for corner;
North 43°00'00" East, a distance of 99.76 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 04°53'22", and a chord bearing and distance of North 71°14'06" West, 23.46 feet;
Northwesterly, with said curve, an arc distance of 23.47 feet to a 5/8" iron rod set for corner;
North 69°17'26" West, a distance of 35.33 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 01°43'53", and a chord bearing and distance of North 68°25'29" West, 8.31 feet;
Northwesterly, with said curve, an arc distance of 8.31 feet to a 5/8" iron rod set for corner;
North 22°26'28" East, a distance of 50.00 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the left with a radius of 225.00 feet, a central angle of 01°43'43", and a chord bearing and distance of South 68°25'29" East, 6.80 feet;
Northwesterly, with said curve, an arc distance of 6.80 feet to a 5/8" iron rod set for corner;
South 69°17'26" East, a distance of 35.33 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left having a radius of 225.00 feet, a central angle of 59°07'05", and a chord bearing and distance of North 81°09'02" East, 221.99 feet;
Northeasterly, with said curve, an arc distance of 232.16 feet to a 5/8" iron rod set for corner;
North 51°35'29" East, a distance of 93.55 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 00°10'32", and a chord bearing and distance of North 51°40'45" East, 0.84 feet;
Northeasterly, with said curve, an arc distance of 0.84 feet to a 5/8" iron rod set for corner;
North 35°33'55" West, a distance of 65.28 feet to a 5/8" iron rod set for corner;
North 41°00'51" West, a distance of 158.32 feet to a 5/8" iron rod set for corner;
North 48°59'08" East, a distance of 50.00 feet to a 5/8" iron rod set for corner;
South 41°00'51" East, a distance of 160.70 feet to a 5/8" iron rod set for corner;
South 35°33'55" East, a distance of 69.89 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a central angle of 18°24'13", a chord bearing and distance of North 71°24'39" East, 87.95 feet;
Northeasterly, with said curve, an arc distance 88.33 feet to a 5/8" iron rod set for corner in the west right-of-way line of said State Highway Number 205;

THENCE with said east right-of-way line, the following courses and distances to wit:
South 43°34'59" West, a distance of 48.20 feet to a 5/8" iron rod set for corner;
South 71°57'06" East, a distance of 159.25 feet to a 5/8" iron rod set for corner;
South 14°17'14" East, a distance of 243.88 feet to the **POINT OF BEGINNING** and containing 4.8708 acres of land.

Bearing system of this survey is based on a line oriented between found City of Rockwall monuments R008 and R018 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Rockwall monument R008.

NOTES:

1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the **NORTH LAKESHORE VALLEY, LOTS 1 AND 2, BLOCK B** 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 **NORTH LAKESHORE VALLEY, LOTS 1 AND 2, BLOCK B** 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 or 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.

6. 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

SR ROCKWALL 205, L.L.C.

Brett S. Sheldon
Brett S. Sheldon
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared **Brett S. Sheldon** 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 20th day of February, 2008.

Sherry Crow
Sherry Crow
Notary Public in and for the State of Texas
My Commission Expires: 4-10-08

ARKOMA DEVELOPMENT, L.L.C., a Texas limited partnership

By: **ARKOMA MANAGEMENT, INC.**, a Texas corporation
its General Partner

Mark S. Kellhoff
Mark S. Kellhoff - President
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **Mark S. Kellhoff** 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 20th day of February, 2008.

Gabrielle Biesecker
Gabrielle Biesecker
Notary Public in and for the State of Texas
My Commission Expires: 7-8-2010

STATE OF TEXAS §

COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____ 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 _____, 2008.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES:

- 1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, 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 by Ordinance 83-54.
- 2.) All common areas to be maintained by the developer.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dana Brown, 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.

Dana Brown
Dana Brown
Registered Professional Land Surveyor No. 5336
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Dana Brown 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 20th day of February, 2008.

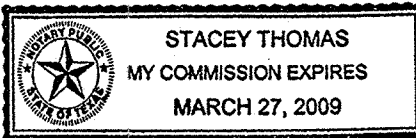
Stacy Thomas
Stacy Thomas
Notary Public in and for the State of Texas

3/27/2009
My Commission Expires:

RECOMMENDED FOR APPROVAL

Cal Bricker
Cal Bricker
Planning and Zoning Commission Chairman

3/19/08
Date



APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 18th day of February, 2008

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

WITNESS OUR HANDS, this 28th day of February, 2008

William R. Casper
William R. Casper
Mayor, City of Rockwall

Barbara J. Chubb
Barbara J. Chubb
City Engineer

FINAL PLAT
NORTH LAKESHORE VALLEY
LOTS 1 & 2, BLOCK B

BEING 4.8708 ACRES OUT OF
S. KING SURVEY ABSTRACT NO. 131
AND THE J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SR Rockwall 205, LLC
5005 LBJ Freeway, Suite 840
Dallas, Texas 75244
Tel. No. (972) 331-2065
Fax No. (972) 331-0020

OWNER:
Arkoma Development, L.L.C.
203 East I-30
Rockwall, Texas 75087
Tel. No. (972) 771-6000
Fax No. (972) 771-6888
Contact: Jean Voltz

SURVEYOR:

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

DATE: February 19, 2008

KHA JOB NO. 68237002

SHEET 2 OF 2

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