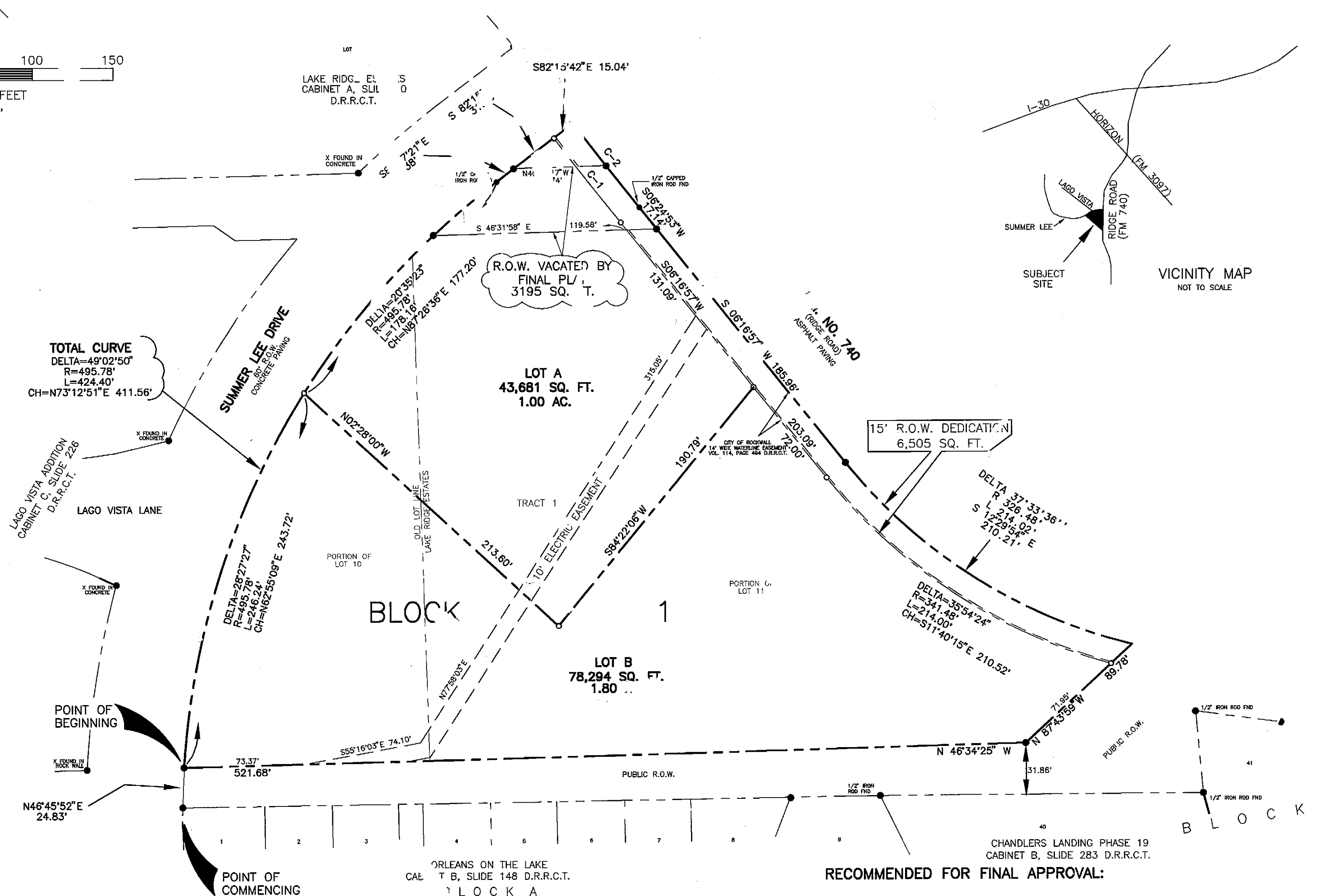
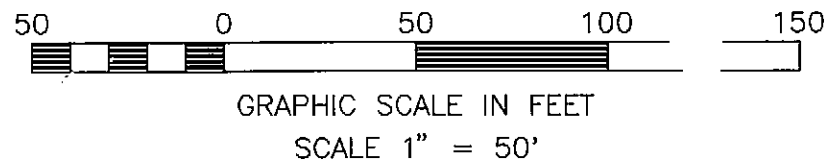


CURVE 1  
 DELTA 00° 00' 33"  
 R=3874.87'  
 L=66.74'  
 CH=S06°46'33"W 66.74'

CURVE C-2  
 DEL A 00°59'06"  
 R=3859.83'  
 L=66.35'  
 H=S06°46'33" 66.35'



TOTAL CURVE  
 DELTA=49°02'50"  
 R=495.78'  
 L=424.40'  
 CH=N73°12'51"E 411.56'

LAGO VISTA ADDITION  
 CABINET C, SLIDE 228  
 D.R.R.C.T.  
 LAGO VISTA LANE

POINT OF BEGINNING  
 X FOUND IN CONCRETE

POINT OF COMMENCING

ORLEANS ON THE LAKE  
 CABINET B, SLIDE 148 D.R.R.C.T.  
 BLOCK A

RECOMMENDED FOR FINAL APPROVAL:

CHANDLER'S LANDING PHASE 19  
 CABINET B, SLIDE 283 D.R.R.C.T.

Owner:  
 Community Bank of Rockwall  
 201 East Kaufman  
 Rockwall, Texas 75087

Land Planner:  
 Tom Malone Architects  
 3518 West Vickery  
 Fort Worth, Texas 76107

Surveyor & Engineer:  
**BHB** Baird, Hampton & Brown, Inc.  
 Engineering & Surveying  
 810 Houston St. Suite Fort Worth, Texas 76102 (817) 338-1277 Fax (817) 338-9245

- INDICATES 5/8 INCH IRON ROD SET
- INDICATES 1/2 INCH IRON ROD FOUND UNLESS OTHERWISE NOTED

FINAL PLAT  
 LOT A & B, BLOCK 1  
**COMMUNITY BANK OF ROCKWALL ADDITION**  
 BEING A REPLAT OF  
 A PORTION OF LOTS 10, 11 & 12  
 AND PORTIONS OF PUBLIC R.O.W. ALL AS SHOWN PER  
 LAKE RIDGE ESTATES RECORDED IN CABINET A, SLIDE 10 P.R.R.C.T.  
 ROCKWALL, ROCKWALL COUNTY, TEXAS  
 DATE: AUGUST 30, 1996  
 SHEET 2 OF 2

C-363-364

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

STATE OF TEXAS:

COUNTY OF ROCKWALL:

I the undersigned being an authorized agent of Community Bank of Rockwall the owners of the land shown on this plat and designated as Lot A & B, Block 1, Community Bank of Rockwall Addition a subdivision to the City of Rockwall, Texas and whose name is subscribed hereto, here dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lot A & B, Block 1, Community Bank of Rockwall Addition subdivision 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. I also understand the following:

1. No building shall be constructed of 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 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.
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 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 streets or streets on which property abuts, including the 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 insure 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 developer and/or owner 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 designed 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 exactions made herein are proportional to the impact of the subdivision upon the public service required in order that the development will comport with the present and future growth needs of the City of Rockwall; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Michael McCallum  
Community Bank of Rockwall  
Authorized Agent

STATE OF TEXAS:

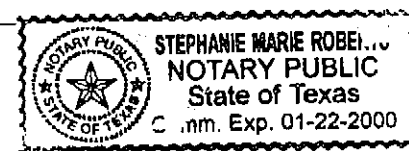
COUNTY OF ROCKWALL:

Before me the undersigned authority, on this day personally appeared Michael McCallum 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 expressed.

Given upon my hand and seal of office this the 28th day of October 1996.

Stephanie Marie Roberts  
Notary Public in and for the State of Texas

My commission expires: 1/22/2000



C-363-364

FILED FOR RECORD  
ROCKWALL CO. TEXAS

96 OCT 30 PM 2:14

PAULETTE BURKS  
CO. CLERK

BY: Sh DEPUTY

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.

RECOMMENDED FOR FINAL APPROVAL

Cass L. Rowland  
Planning and Zoning Commission

Date: 30 October 1996

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 21 day of October, 1996.

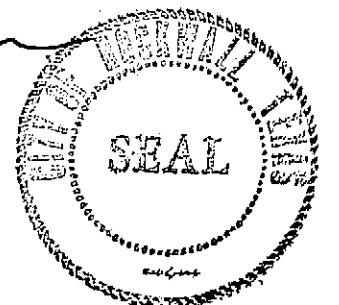
This approval shall be invalid unless plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WIT MY JUR HANDS, this 2th day of October, 1996.

William  
Mayor, City of Rockwall

Shirley R. Roller  
City Secretary, City of Rockwall



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, Daniel H. Joslin, do hereby state 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.

Daniel H. Joslin  
R.P.L.S. No. 4749

STATE OF TEXAS:

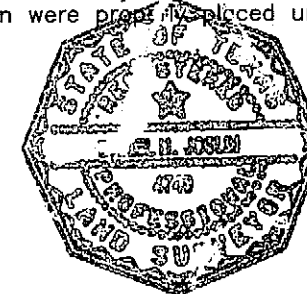
COUNTY OF ROCKWALL:

This instrument was acknowledged before me on the 23rd day of October, 1996.

By: Patricia M. Beranek

Notary Public in and for the State of Texas

My commission expires: 09/06/99



FINAL PLAT  
LOT A & B, BLOCK 1  
COMMUNITY BANK OF ROCKWALL ADDITION

BEING A REPLAT OF  
A PORTION OF LOTS 10, 11 & 12  
AND PORTIONS OF PUBLIC R.O.W. ALL AS SHOWN PER  
LAKE RIDGE ESTATES RECORDED IN CABINET A, SLIDE 10 P.R.R.C.T.  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
DATE: AUGUST 30, 1996

SHEET 1 OF 2

STATE OF TEXAS:

COUNTY OF ROCKWALL:

WHEREAS, Community Bank of Rockwall, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the City of Rockwall, Rockwall County, Texas, located in the Edward Teal Survey, Abstract No. 207, said tract being or intended Tract 1 and Tract 2 as deeded to the Community Bank of Rockwall recorded in Volume 1072, Page 26 of the Deed Records of Rockwall County, Texas, said tract being a portion of Lots 10, 11 and 12, Lake Ridge Estates per plat recorded in Slide A, Page 10 of said Deed Records and a portion of Public R.O.W. as shown per said Lake Ridge Estates, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the Southerly R.O.W. line of Summer Lee Drive (60' R.O.W.) being the most North corner of Lot 1, Block A, Orleans on the Lake Addition, per plat recorded in Cabinet B, Slide 148 of said Deed Records, THENCE North 46 degrees 45 minutes 52 seconds East, crossing said Public R.O.W. or along said Southerly R.O.W. line of Summer Lee Drive, a distance c. 24.83 feet to a found 1/2 inch iron rod being the POINT OF BEGINNING of said tract hereon described, said point of beginning also being the beginning of a non-tangent curve to the right along said Southerly R.O.W. line of Summer Lee Drive whose chord bears North 73 degrees 12 minutes 51 seconds East, a distance of 411.56 feet and having a radius of 495.78 feet;

THENCE Northeasterly, along said curve to the right through a central angle of 49 degrees 02 minutes 50 seconds, an arc length of 424.40 feet to a found 1/2 inch capped iron rod for the end of said curve;

THENCE South 82 degrees 17 minutes 21 seconds East, continuing along said Southerly R.O.W. line of Summer Lee Drive, a distance of 13.38 feet to a found 1/2 inch iron rod;

THENCE South 82 degrees 15 minutes 42 seconds East, continuing along said Southerly R.O.W. line of Summer Lee Drive, a distance of 6.32 feet to a found 1/2 inch iron rod at the intersection of the Southerly R.O.W. line of Summer Lee Drive with the West R.O.W. line of F.M. 740 (Ridge Road), said found 1/2 inch iron rod also being the beginning of a non-tangent curve to the left along said West R.O.W. line of F.M. 740 whose chord bears South 06 degrees 46 minutes 30 seconds West, a distance of 66.35 feet and having a radius of 3859.83 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 00 degrees 59 minutes 06 seconds, an arc length of 66.35 feet to a found 1/2 inch capped iron rod for the end of said curve;

THENCE South 06 degrees 24 minutes 53 seconds West, along said West R.O.W. line of F.M. 740, a distance of 17.14 feet to a found 1/2 inch iron rod;

THENCE South 06 degrees 16 minutes 57 seconds West, continuing along said West R.O.W. line of F.M. 740, a distance of 185.96 feet to a found 1/2 inch iron rod, said found 1/2 inch iron rod also being the beginning of a curve to the left whose chord bears South 12 degrees 29 minutes 54 seconds East, a distance of 210.21 feet and having a radius of 326.48 feet;

THENCE Southeasterly, along said curve to the left through a central angle of 37 degrees 33 minutes 36 seconds, an arc length of 214.02 feet to a found 1/2 inch iron rod for the end of said curve;

THENCE North 87 degrees 43 minutes 59 seconds West, leaving said West R.O.W. line of F.M. 740 and along the Northerly R.O.W. line of a Public R.O.W. as shown per said Lake Ridge Estates, a distance of 89.78 feet to a found 1/2 inch iron rod for corner;

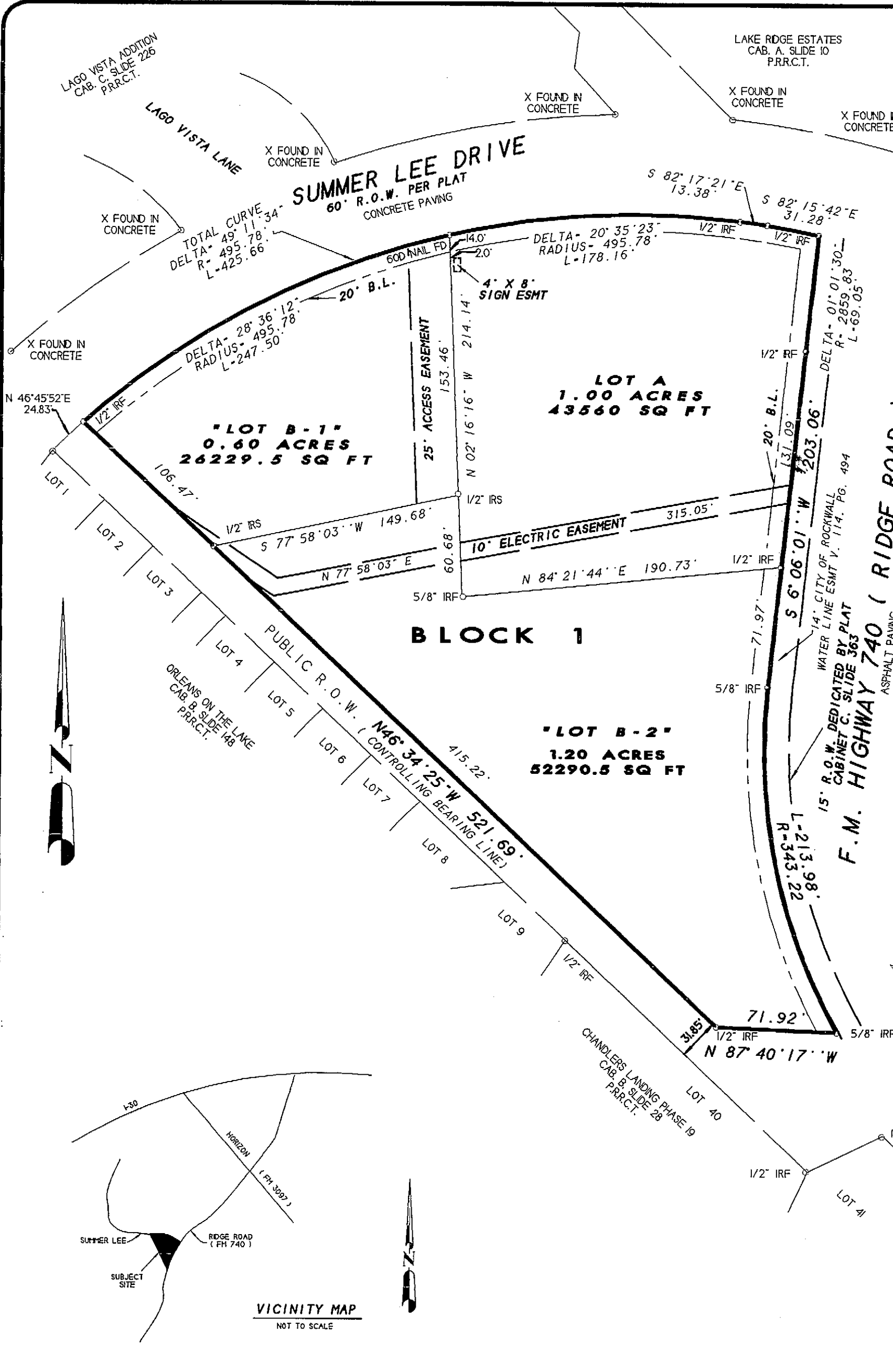
THENCE North 46 degrees 34 minutes 25 seconds West, along the Northeasterly R.O.W. line of said public R.O.W. as shown per said Lake Ridge Estates, a distance of 521.68 feet to the POINT OF BEGINNING and containing 129,233 Square Feet or 2.97 acres of land.

Owner:  
Community Bank of Rockwall  
201 East Kaufman  
Rockwall, Texas 75087

Land Planner:  
Tom Malone Architects  
3518 West Vickery  
Fort Worth, Texas 76107

Surveyor & Engineer:

**BHB** Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
810 Houston St. Suite 300 Fort Worth, Texas 76102 (817) 338-1277 Fax (817) 338-9245



OWNER'S CERTIFICATE 195522 D-133

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, COMMUNITY BANK OF ROCKWALL, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, Rockwall County, Texas, and being all of Lot A and Lot B, Block 1, of COMMUNITY BANK OF ROCKWALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slides 363-364, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Southwest right-of-way line of Summer Lee Drive, said point being the Northwest corner of said Lot B, Block 1, said point also being N. 46 deg. 45 min. 52 sec. E., 24.83 feet from a 1/2" iron rod found at the North corner of Lot 1, Block A, of ORLEANS ON THE LAKE ADDITION, an Addition to Rockwall, Texas, according to the Plat recorded in Cabinet B, Slide 148 of the Plat Records of Rockwall County, Texas;

THENCE in a Northeasterly direction along said right-of-way line, along a curve to the right having a central angle of 49 deg. 11 min. 34 sec., a radius of 495.78 feet, a chord of N. 72 deg. 57 min. 39 sec. E., 412.71 feet, along said right-of-way line an arc distance of 425.66 feet to a 1/2" iron rod found for corner;

THENCE S. 82 deg. 17 min. 21 sec. E. along said right-of-way line, a distance of 13.38 feet to a 1/2" iron rod found for corner;

THENCE S. 82 deg. 15 min. 42 sec. E., a distance of 31.28 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lot A, Block 1 at the intersection of said right-of-way line with the Southwest right-of-way line of F.M. Highway 740 ( Ridge Road ) ;

THENCE in a Southwesterly direction along the West right-of-way line of Ridge Road, along a curve to the left having a central angle of 01 deg. 01 min. 30 sec., a radius of 3859.83 feet, a chord of S. 07 deg. 28 min. 26 sec. W. 69.05 feet, along said right-of-way line an arc distance of 69.05 feet to a 1/2" iron rod found for corner;

THENCE S. 06 deg. 06 min. 01 sec. W., along said right-of-way line a distance of 206.06 feet to a 5/8" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 35 deg. 42 min. 10 sec., a radius of 343.22 feet, a chord of S. 11 deg. 38 min. 28 sec. E., 210.43 feet, along said right-of-way line an arc distance of 213.87 feet to a 5/8" iron rod found for corner at the Southeast corner of said Lot B, Block 1, at the intersection of said right-of-way line with a public right-of-way;

THENCE N. 87 deg. 40 min. 17 sec. W. a distance of 71.92 feet to a 1/2" iron rod found for corner in a public right-of-way line at the Southwest corner of said Lot B, Block 1;

THENCE N. 46 deg. 34 min. 25 sec. W. ( Controlling bearing line ) along said right-of-way line a distance of 521.69 feet to the POINT OF BEGINNING and containing 2.81 acres or 122,526.8 square feet of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, 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.

*Harold D. Fetty III* Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of November, 1998.

*Nancy E. Money*  
Notary Public in and for the State of Texas  
My Comm. Exp. 05-06-2002

RECOMMENDED FOR FINAL APPROVAL

*Greg Caffard* 12/8/98  
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 Council of the City of Rockwall on the 18 day of October, 1998.

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 dated of final approval.

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

WITNESS OUR HANDS, this 1st day of December, 1998.

*[Signature]* Mayor, City of Rockwall  
*Cindy Kendrick* City Secretary City of Rockwall

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 REPLAT OF COMMUNITY BANK OF ROCKWALL 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. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF COMMUNITY BANK OF ROCKWALL ADDITION have been notified and sign 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. I also understand the following:

1. No building 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 building, 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.
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 street 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 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 bound, which time shall be fixed by the city council of the City of Rockwall.

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

*Mike McCullum*  
Mike McCullum  
Community Bank of Rockwall, Authorized Agent

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mike McCullum, 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 24th day of November, 1997/1998

*Nancy E. Money*  
Notary Public in and for the State of Texas  
My Comm. Exp. 05-06-2002



REPLAT OF  
COMMUNITY BANK  
OF ROCKWALL ADDITION

2.81 ACRES IN THE  
EDWARD TEAL SURVEY, ABST. NO. 207  
ROCKWALL, ROCKWALL COUNTY, TEXAS

3 LOTS TOTAL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.

OWNER  
COMMUNITY BANK  
MIKE MCCULLUM, PRES.  
201 E. KAUFMAN STREET  
ROCKWALL, TEXAS 75087  
972-771-5353

SURVEY DATE AUGUST 17, 1998  
SCALE 1" = 60' FILE # 98762-3  
CLIENT CBR GF # NONE

17

Community Bank

NOTES: (1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

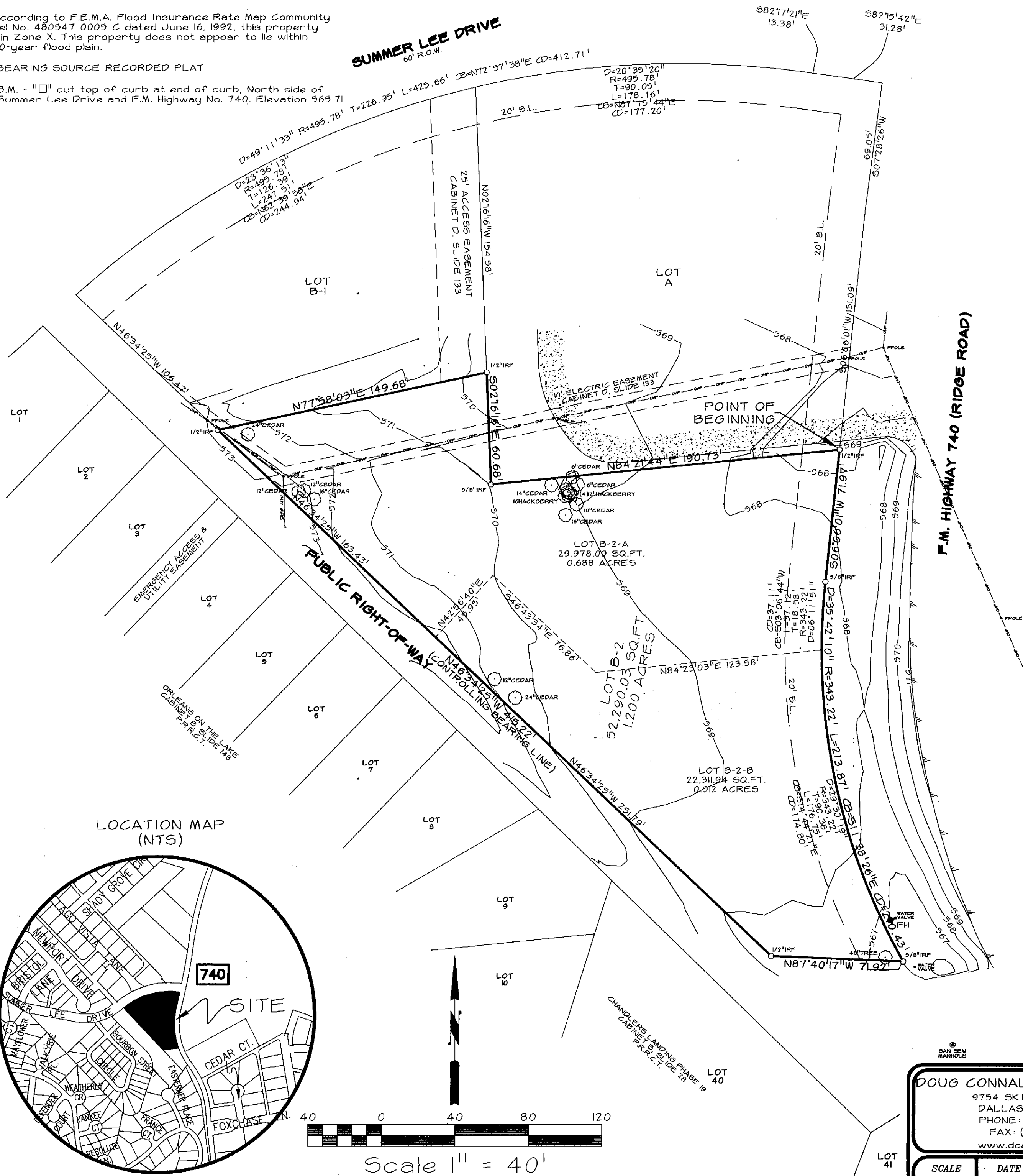
(2) BEARING SOURCE RECORDED PLAT

(3) B.M. - "□" cut top of curb at end of curb, North side of Summer Lee Drive and F.M. Highway No. 740, Elevation 565.71

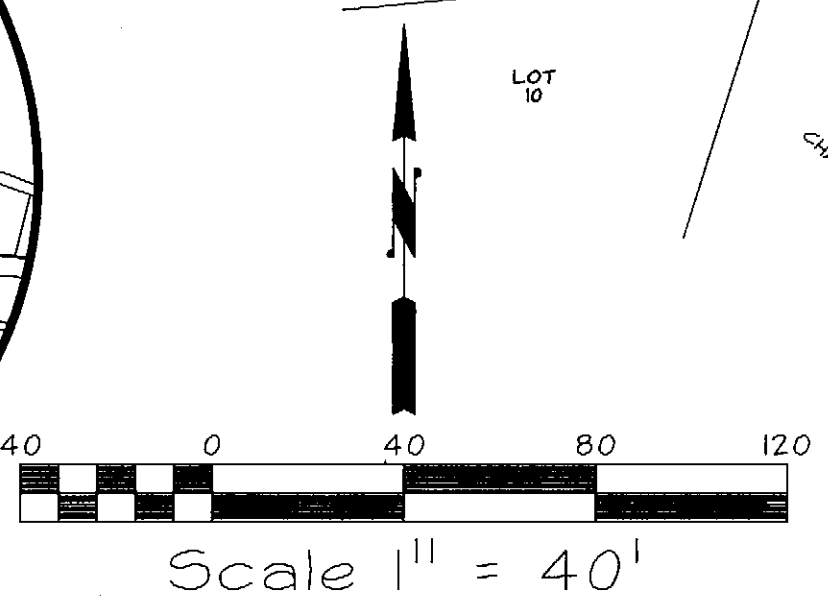
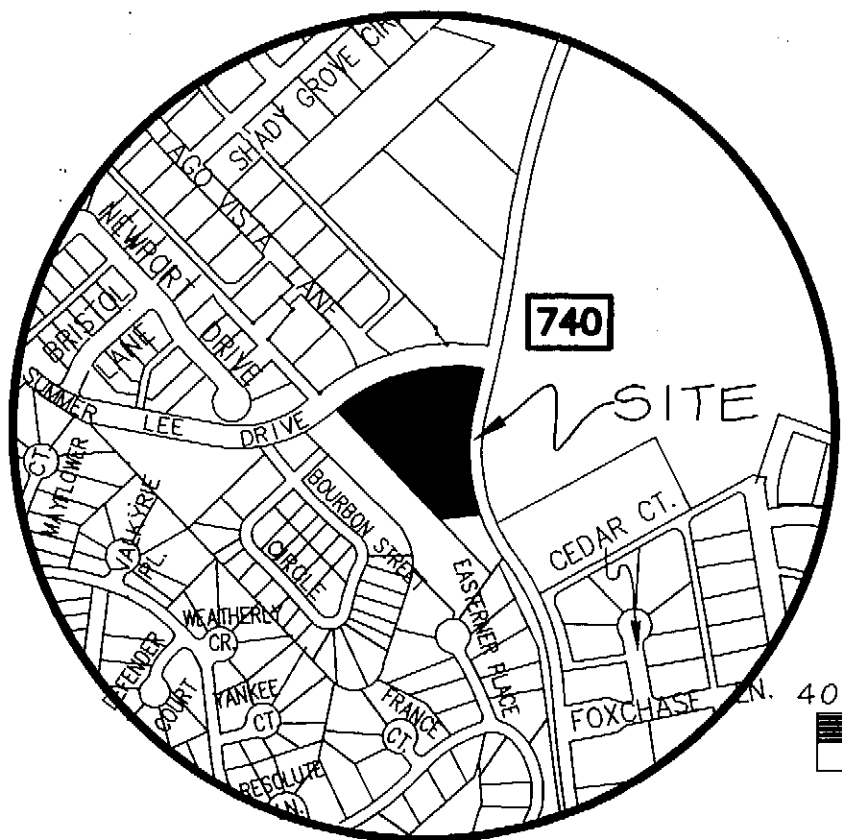
FILED FOR RECORD  
ROCKWALL COUNTY  
00 AUG - 7 PM 1:40  
J. LOUETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

D-279-280

Community Bank



LOCATION MAP (NTS)



29 of 2

DOUG CONNALLY & ASSOC., INC.  
9754 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216  
www.dcasurveying.com

REPLAT OF LOT B-2 OF REPLAT OF  
COMMUNITY BANK OF ROCKWALL ADDITION

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL AMERICAN INC., a Texas Limited Partnership P.O. BOX 25108  
Dallas, Dallas County, Texas 75225

SCALE	DATE	JOB NO.	DRAWN
1" = 30'	6/6/00	005134-1	T.O.



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas Rockwall American Inc., a Texas Limited Partnership being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, Rockwall County, Texas, and being all of Lot B-2, Block 1 of Replat of Community Bank of Rockwall Addition, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet D, Slide 133, Plat Records, Rockwall County, Texas, and being the same property conveyed from Community Bank of Rockwall to Ridgeman Place, LTD., a Texas Limited Partnership by deed recorded in Volume 1473, Page 272, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner in the West R.O.W. line of F.M. Highway No. 740 (Ridge Road) and being the Southeast corner of Lot A, Block 1 of said addition and also being the Northeast corner of Lot B-2, Block 1 of said addition:

THENCE South 06 degrees 06 minutes 01 seconds West along the West R.O.W. line of F.M. Highway No. 740, a distance of 71.97 feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left, having a radius of 343.22 feet, a central angle of 35 degrees 42 minutes 10 seconds, a chord bearing of South 11 degrees 38 minutes 26 seconds East, a chord distance of 210.43 feet:

THENCE Along said curve to the left and the West R.O.W. line of F.M. Highway No. 740, an arc length of 213.87 feet to a 5/8 inch iron rod found for corner and being the Southeast corner of Lot B-2, Block 1 of said addition, at the intersection of said R.O.W. line with a public right-of-way:

THENCE North 87 degrees 40 minutes 17 seconds West along said public right-of-way line, a distance of 71.92 feet to a 1/2 inch iron rod found for corner and being the Southwest corner of Lot B-2, Block 1 of said addition:

THENCE North 46 degrees 34 minutes 25 seconds West (Controlling bearing line) along said public right-of-way line, a distance of 415.22 feet to a 1/2 inch iron rod found for corner and being the Southwest corner of Lot B-1, Block 1 of said addition:

THENCE North 77 degrees 58 minutes 03 seconds East along the South line of Lot B-1, Block 1 of said addition, a distance of 149.68 feet to a 1/2 inch iron rod found for corner and being the Southeast corner of Lot B-1, Block 1 and the West line of Lot A, Block 1 of said addition:

THENCE South 02 degrees 16 minutes 16 seconds East along the West line of Lot A, Block 1 of said addition, a distance of 60.68 feet to a 5/8 inch iron rod found for corner and being the Southwest corner of Lot A, Block 1 of said addition:

THENCE North 84 degrees 21 minutes 44 seconds East along the South line of Lot A, Block 1, a distance of 190.73 feet to the Point of Beginning and containing 52,290.03 square feet or 1.200 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT B-2 OF REPLAT OF COMMUNITY BANK OF ROCKWALL ADDITION 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. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT B-2 OF REPLAT OF COMMUNITY BANK OF ROCKWALL ADDITION subdivision have been notified and signed this plat.

I (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, voter 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 raw 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 (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: 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.

R Gregory Lumb, PRES  
ROCKWALL AMERICAN INC., a Texas Limited Partnership  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall American Inc., a Texas Limited Partnership 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 14 day of July, 2000.  
Charles R. Nelson  
Notary Public in and for the State of Texas  
My Commission Expires: 10-10-02

Michael E. McClelland  
COMMUNITY BANK, a Texas Banking Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Community Bank, a Texas Banking Corporation 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 21 day of July, 2000.  
Michael E. Hoffmann  
Notary Public in and for the State of Texas  
My Commission Expires: 7-28-01

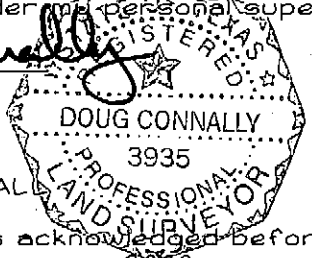
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, Doug Connally, 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.

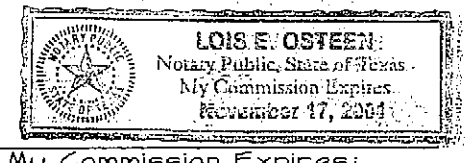
Doug Connally  
DOUG CONNALLY  
RPLS No. 3935



STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 21st day of July, 2000.

BY Lois E. Osteen  
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL  
J. Carter Rood  
Planning and Zoning Commission  
Date 8/7/00

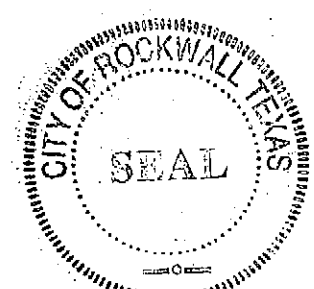
APPROVED

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 11 day of July, 2000.

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 final approval.

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

WITNESS OUR HANDS, this 7th day of August, 2000.  
Belinda Plew  
Mayor, City of Rockwall  
City Secretary City of Rockwall



29 (2 of 2)

DOUG CONNALLY & ASSOC., INC.  
9754 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216  
www.dcasurveying.com

REPLAT OF LOT B-2 OF REPLAT OF  
COMMUNITY BANK OF ROCKWALL ADDITION

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL AMERICAN INC., a Texas Limited Partnership P.O. BOX 25106  
Dallas, Dallas County, Texas 75225

SCALE	DATE	JOB NO.	DRAWN
1"=30'	6/6/00	005134-1	T.O.



STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas We, Rockwall American, Inc., a Texas Corporation (Owner Lot B-2-A) and 4740 LTD., a Texas general partnership (Owner Lot B-2-B), being the owner's of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, Rockwall County, Texas, and being all of Lot B-2-A and Lot B-2-B, Block 1 of Replat of Lot B-2 of Replat of Community Bank of Rockwall Addition, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet D, Slide 279, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed from Rockwall American, Inc. to 4740 LTD., a Texas general partnership by deed recorded in Volume 1939, Page 0081, Deed Records, Rockwall County, Texas, and being the same property conveyed from Ridgeman Place, LTD., a Texas Limited Partnership to Rockwall American, Inc., a Texas corporation by deed recorded in Volume 1923, Page 0085, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner in the West R.O.W. line of F.M. Highway No. 740 (Ridge Road) and being the Southeast corner of Lot A, Block 1 of Replat of Community Bank of Rockwall Addition, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet D, Slide 133, Plat Records, Rockwall County, Texas, and also being the Northeast corner of Lot B-2, Block 1 of said addition:

THENCE South 06 degrees 06 minutes 01 seconds West along the West R.O.W. line of F.M. Highway No. 740, a distance of 71.97 feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left, having a radius of 343.22 feet, a central angle of 35 degrees 42 minutes 10 seconds, a chord bearing of South 11 degrees 38 minutes 30 seconds East, a chord distance of 210.43 feet:

THENCE Along said curve to the left and the West R.O.W. line of F.M. Highway No. 740, an arc length of 213.87 feet to a 5/8 inch iron rod found for corner and being the Southeast corner of Lot B-2-B, Block 1 of Replat of Lot B-2 of Replat of Community Bank of Rockwall addition, at the intersection of said R.O.W. line with a public right-of-way:

THENCE North 87 degrees 40 minutes 17 seconds West, along said public right-of-way line, a distance of 71.92 feet to a 1/2 inch iron rod found for corner and being the Southwest corner of Lot B-2-B, Block 1 of said addition:

THENCE North 46 degrees 34 minutes 25 seconds West, continuing along said public right-of-way line, a distance of 415.22 feet to a 1/2 inch iron rod found for corner and being the Southwest corner of Lot B-1, Block 1 of Replat of Community Bank of Rockwall addition:

THENCE North 77 degrees 58 minutes 03 seconds East along the South line of Lot B-1, Block 1 of said addition, a distance of 149.68 feet to a 1/2 inch iron rod found for corner and being the Southeast corner of Lot B-1, Block 1 and the West line of Lot A, Block 1 of Replat of Community Bank of Rockwall addition:

THENCE South 02 degrees 16 minutes 16 seconds East along the West line of Lot A, Block 1 of Replat of Community Bank of Rockwall addition, a distance of 60.68 feet to a 5/8 inch iron rod found for corner and being the Southwest corner of Lot A, Block 1 of said addition:

THENCE North 84 degrees 21 minutes 44 seconds East along the South line of Lot A, Block 1, a distance of 190.73 feet to the Point of Beginning and containing 52,289.11 square feet or 1.2004 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Lots B-2-A and B-2-B of Replat of Lot B-2 of Replat of Community Bank of Rockwall Addition 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 Replat of Lots B-2-A and B-2-B of Replat of Lot B-2 of Replat of Community Bank of Rockwall Addition 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 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, voter 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 raw 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: 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 exactions made herein.

R. Gregory Lamb, PRES.  
ROCKWALL AMERICAN INC., A TEXAS CORPORATION (OWNER LOT B-2-A)  
R. GREGORY LAMB, (PRESIDENT)

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared R. GREGORY LAMB, 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 20 day of November, 2001.

Nancy D. Durr  
Notary Public in and for the State of Texas  
Zaven Chakmakjian, Pres.  
4740 LTD., TIMIL L.C., GENERAL PARTNER (OWNER LOT B-2-B)  
ZAVEN CHAKMAKJIAN, (PRESIDENT)

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ZAVEN CHAKMAKJIAN, 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 20 day of November, 2001.

Carli A. Hall  
Notary Public in and for the State of Texas

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.

RECOMMENDED FOR FINAL APPROVAL  
Ross L. Ramsey  
Planning And Zoning Commission  
Date 27 Nov 2001

APPROVED

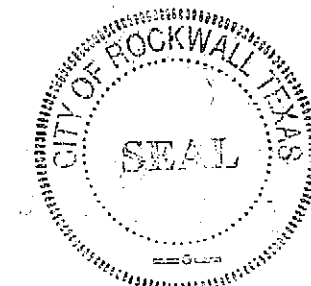
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of August, 2001.

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 final approval.

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

WITNESS OUR HANDS, this 27 day of November, 2001.

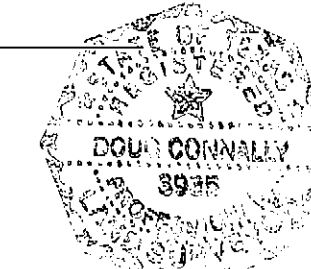
[Signature]  
Mayor, City of Rockwall  
Cheryl Johnston  
City Secretary City of Rockwall



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DOUG CONNALLY, 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.

Doug Connally  
Doug Connally, Registered Professional Land Surveyor No. 3935

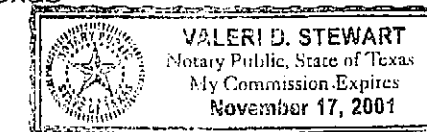


STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Doug Connally, 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 19 day of Sept, 2001.

Valerie D. Stewart  
Notary Public in and for the State of Texas



SHEET  
2  
of  
3

E-144  
REPLAT OF LOTS B-2-A AND B-2-B OF REPLAT OF LOT B-2 OF REPLAT OF COMMUNITY BANK OF ROCKWALL ADDITION

DOUG CONNALLY & ASSOC., INC.  
9754 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216  
www.dcasurveying.com

SCALE	DATE	JOB NO.	DRAWN
1"=40'	7-15-01	005134-3	BRIAN

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
OWNER LOT B-2-A: ROCKWALL AMERICAN INC., a Texas Limited Partnership,  
P. O. BOX 26108, Dallas, Dallas County, Texas 75226  
OWNER LOT B-2-B: 4740 LTD., a Texas General Partnership,  
4740 Chapel Hill Road, Dallas, Dallas County, Texas 75184

Community Bank



