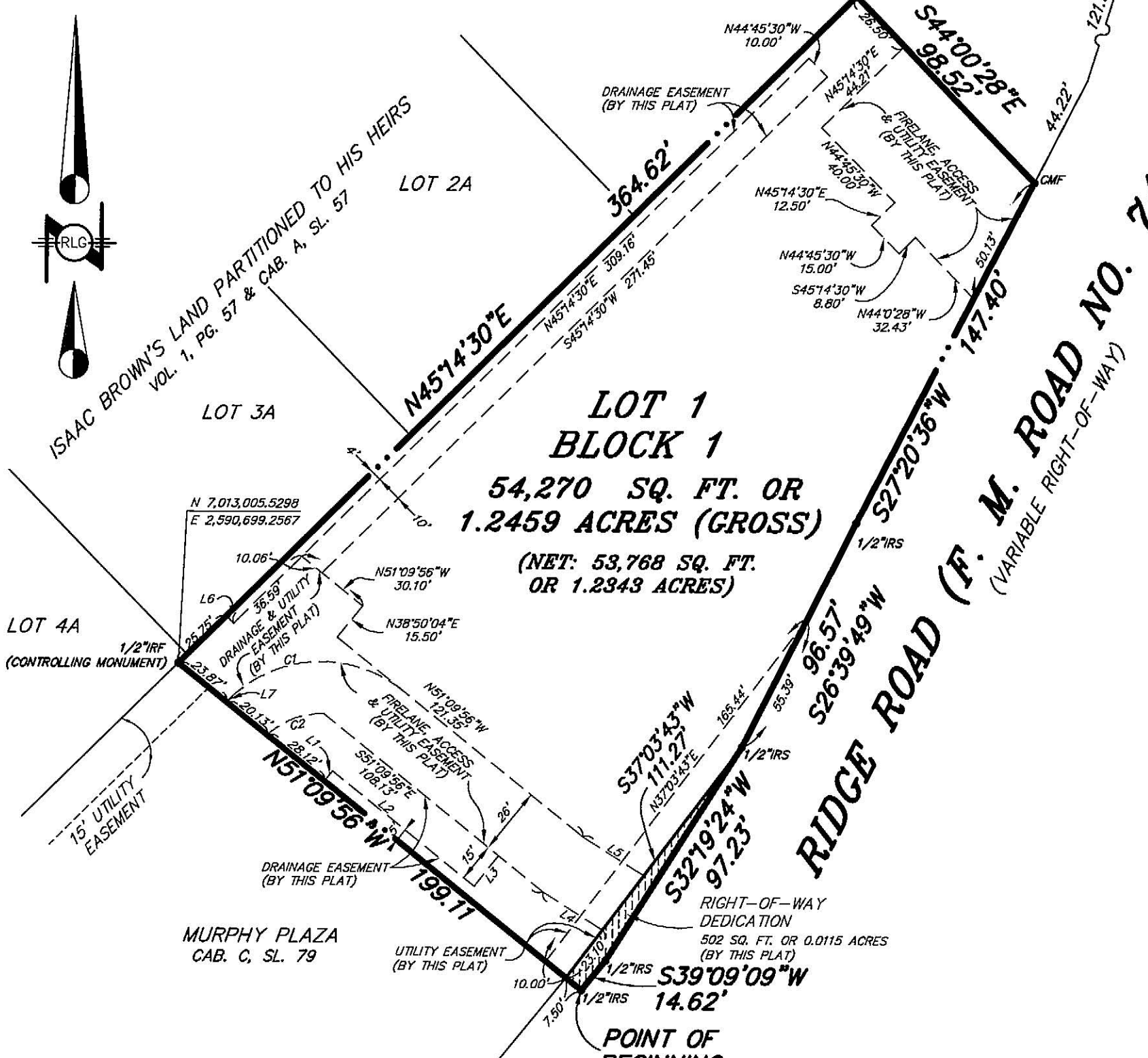
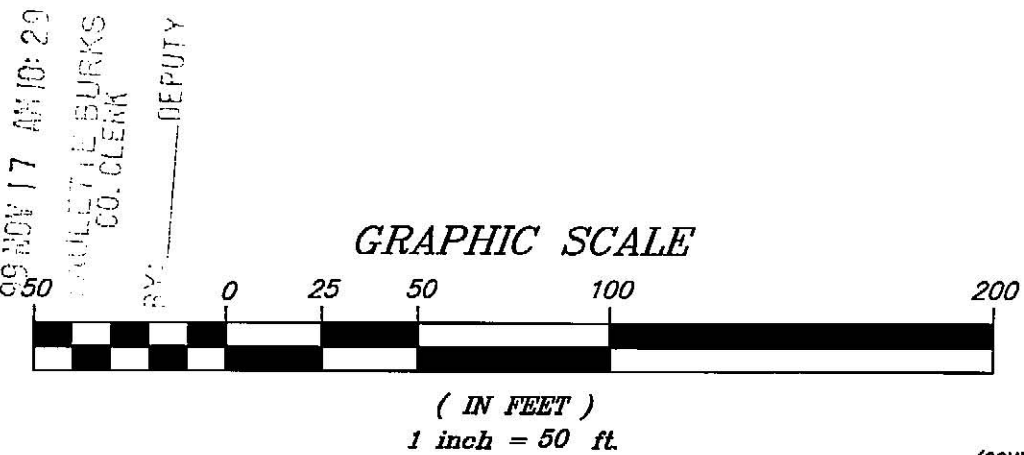


LOCATION MAP  
NO SCALE

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
1	83°35'34"	50.00'	44.70'	72.95'
2	45°28'04"	30.00'	12.57'	23.81'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1	N38°50'04"E	5.00'
2	S51°09'56"E	69.93'
3	N38°50'04"E	15.00'
4	S57°40'36"E	27.21'
5	N57°40'36"W	27.88'
6	S44°45'30"E	4.00'
7	S45°14'30"W	1.59'



- NOTES:
- 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 representative, 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.
  - Basis of Bearings is the northeast line of Murphy Plaza, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Slide 79, Map Records, Rockwall County, Texas (South 51°09'56" East). Coordinates based on City of Rockwall, Texas Geodetic Control Monument No. R017.
  - There is a TXDOT concrete monument North 83°50'48" East a distance of 200.23 feet from the chisel mark found at the southeast corner of the subject property.

OWNER'S CERTIFICATE  
STATE OF TEXAS )  
COUNTY OF )

WHEREAS, HAMMER PROPERTIES, BEING THE OWNER OF A TRACT OF land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas and being a part of Lot 28 of Lake Ridge Estates, an addition to the City of Rockwall as recorded in Cabinet A, Slide 10, Plat Records, Rockwall County, Texas, also being a part of that tract conveyed to Hammer Properties by deed recorded in Volume 569, Page 35, Deed Records, Rockwall, County, Texas, more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG" set for corner in the northwesterly line of F. M. Road No. 740 (a variable width right-of-way), said rod being the east corner of Murphy Plaza, an addition to the City of Rockwall as recorded in Cabinet C, Slide 79, Plat Records, Rockwall County, Texas;

THENCE North 51°09'56" West along the northeasterly line of said Murphy Plaza for a distance of 199.11 feet to a 1/2" iron rod found for corner in the southeasterly line of Lot 4A of Isaac Brown's Land Partitioned to His Heirs as recorded in Cabinet A, Page 57, Plat Records, Rockwall County, Texas, said rod being the northerly corner of said Murphy Plaza;

THENCE North 45°14'30" East along the southeasterly line of said of Isaac Brown's Land Partitioned to His Heirs, passing at 244.62 feet the easterly corner of Lot 2A of said Isaac Brown's Land Partitioned to His Heirs, and continuing 120.00 feet along the southerly line of Lot 1, Block A, Eckerd Addition, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet D, Slides 61 and 62, Map Records, Rockwall County, Texas, for a total distance of 364.62 feet to a chisel mark found for corner in the south line of said Lot 1, Block A;

THENCE South 44°00'28" East continuing along the southerly line of said Lot 1, Block A for a distance of 98.52 feet to a chisel mark found for corner in the northwesterly line of said F. M. Road No. 740;

THENCE South 27°20'36" West along the northwesterly line of said F. M. Road No. 740 and along the northwesterly line of that tract conveyed to the State of Texas by deed recorded in Volume 1130, Page 270, Deed Records, Rockwall County, Texas for a distance of 147.40 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" set for an angle point;

THENCE South 26°39'49" West, continuing along the northwesterly line of said F. M. Road No. 740 and said State of Texas tract for a distance of 96.57 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" set for an angle point;

THENCE South 32°19'24" West, continuing along the northwesterly line of said F. M. Road No. 740 and said State of Texas tract for a distance of 97.23 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" set for an angle point, said rod being the most southerly corner of and said State of Texas tract;

THENCE South 39°09'09" West, continuing along the northwesterly line of said F. M. Road No. 740 for a distance of 14.62 feet to the POINT OF BEGINNING and containing 54,270 square feet or 1.2459 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS )  
COUNTY OF )

I the undersigned owner of the land shown on this plat, and designated herein as HAMMER 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 Hammer Addition 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:

- 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, 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 take 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.

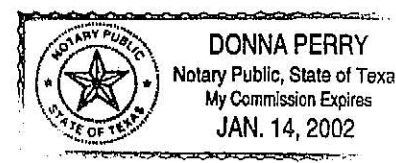
I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I have as a result of the dedication of exaction's made herein.

*Gary Hammer*  
GARY HAMMER, HAMMER PROPERTIES, Trustee

STATE OF TEXAS )  
COUNTY OF )

Before me, the undersigned authority, on this day personally appeared Gary Hammer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 11 day of Nov, 1999  
*Donna Perry*  
Notary Public in and for the State of Texas  
My Commission Expires: 1/14/02



Signature of Party w/Mortgage or Lien Interest

STATE OF TEXAS )  
COUNTY OF )

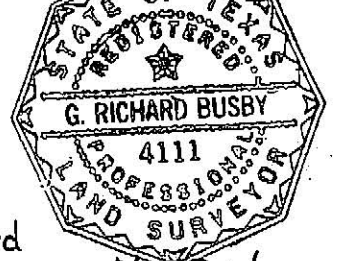
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, G. Richard Busby, 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 the personal supervision.



*G. Richard Busby*  
G. RICHARD BUSBY, R.P.L.S. No. 4111  
STATE OF TEXAS

STATE OF TEXAS )  
COUNTY OF )

This instrument was acknowledged before me on the 3rd day of November, 1999

By: *Elizabeth Pace*



*Elizabeth Pace*

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

*Scott L. Self*  
Planning and Zoning-Commission

11-17-99  
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 4 day of October, 1999.

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 12 day of November, 1999.

*Scott L. Self*  
Mayor, City of Rockwall

*Belinda Pap*  
City Secretary City of Rockwall

FINAL PLAT  
OF  
LOT 1, BLOCK 1  
HAMMER ADDITION  
REPLAT



OF  
A PART OF LOT 28  
LAKE RIDGE ESTATES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 50'

DATE: NOVEMBER 3, 1999

OWNER:  
HAMMER PROPERTIES  
12720 HILLCREST ROAD, SUITE 1080  
DALLAS, TX 75230  
972-960-6988  
C/O GARY HAMMER

ENGINEER/SURVEYOR:  
RAYMOND L. GOODSON, JR., INC.  
5445 LA SIERRA  
SUITE 300 L.B.17  
DALLAS, TX. 75231-4138  
(214) 739-8100

D-210

Hammer Addition