

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Gene Burks is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, said tract being a part of that 1,2500 acre tract of land conveyed to Independent Equities, Inc. by deed recorded in Volume 258, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the North line of State Hwy. 66, a variable width right-of-way, at the intersection of said North line with the Easterly line of North Lake Shore Drive, a 100-foot right-of-way and at the Southwest corner of said 1.2500 acre tract;  
 THENCE: North 18° 10' 20" West a distance of 144.00 feet with said Easterly line to an iron rod set for a corner;  
 THENCE: North 72° 59' 11" East a distance of 132.21 feet to an iron rod set for a corner;  
 THENCE: South 89° 52' 44" East a distance of 47.00 feet to an iron rod set for a corner on the East line of said 1.2500 acre tract;  
 THENCE: South 0° 07' 16" West a distance of 128.00 feet with said East line to an iron rod found on the North line of State Hwy. 66 at the Southeast corner of said 1.2500 acre tract;  
 THENCE: South 69° 42' 50" West a distance of 136.73 feet with said North line to the Point of Beginning and Containing 21,847 Square Feet or 0.5015 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Gene Burks, owner, does hereby adopt this plat designating the hereinabove described property as Northshore Plaza, Phase Two, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 have the right of ingress or egress to, from and upon the said easement strips for the 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;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structure, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage system 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 15th day of February, 1987.

*Gene Burks*  
GENE BURKS

STATE OF TEXAS  
COUNTY OF Rockwall

This instrument was acknowledged before me on the 15th day of February, 1987, by Gene Burks.

*Mary A. Nichols*  
Notary Public  
My Commission Expires 3/25/91



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, 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 L. Evans*  
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 11th day of February, 1987, by Harold L. Evans.

*Ernest C. Padwell Jr.*  
Notary Public  
My Commission Expires 11/30/88

RECOMMENDED FOR FINAL APPROVAL  
*William Ervin*  
City Manager  
Date: 2/22/88

APPROVED  
*Bob Smith*  
Chairman, Planning and Zoning Commission  
Date: 2-11-88

I hereby certify that the above and foregoing plat of Northshore Plaza, Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 1st day of February, 1987.

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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 22nd day of February, 1987.  
*Jack R. Miller*  
Mayor, City of Rockwall  
*[Signature]*  
City Secretary, City of Rockwall



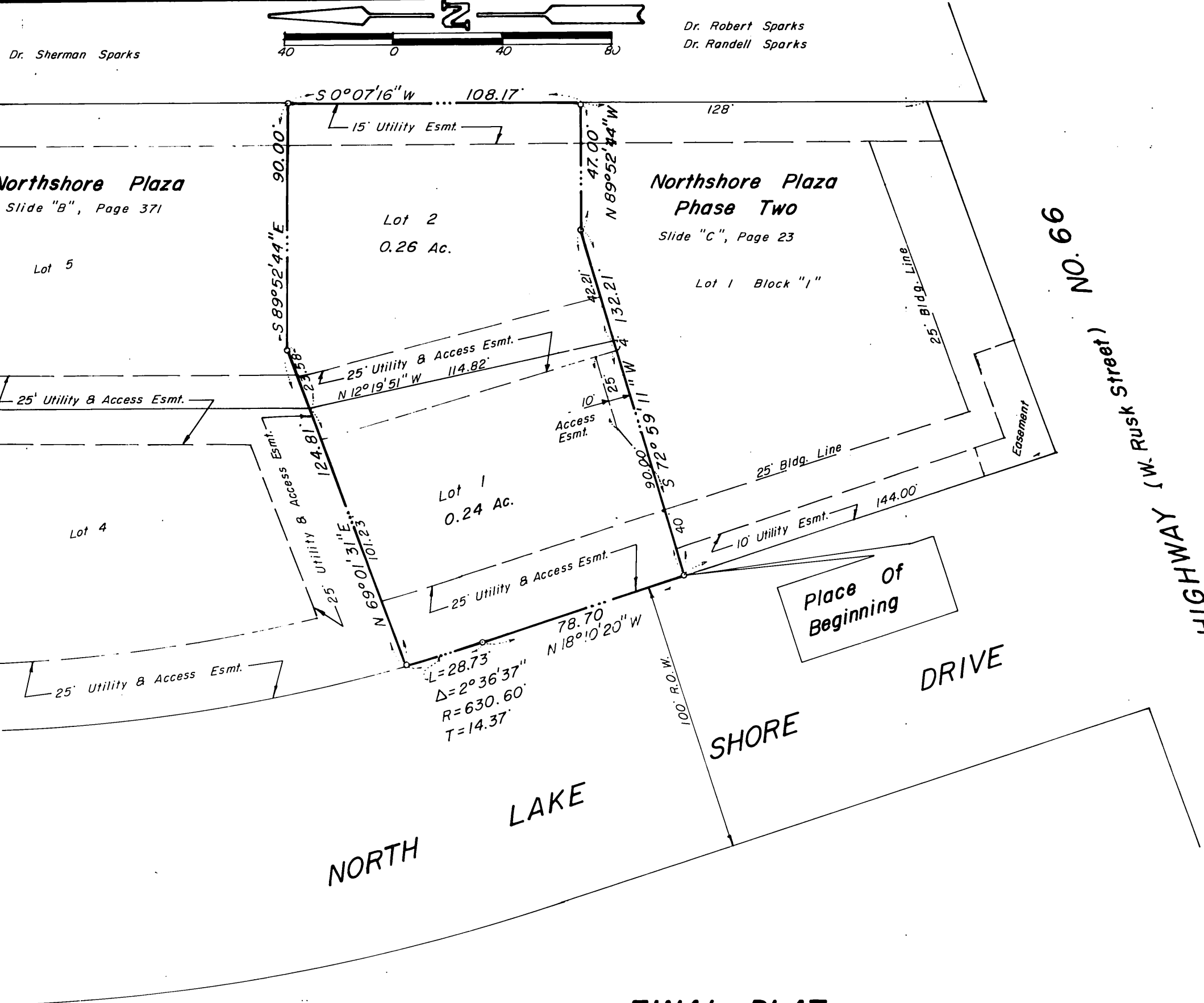
HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	11-20-87	87207

**NORTHSHORE PLAZA - PHASE TWO**  
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENE BURKS 603 WOODED TRAIL	OWNER ROCKWALL, TEXAS 75087
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**FINAL PLAT**

**NORTHSHORE PLAZA, PHASE THREE**

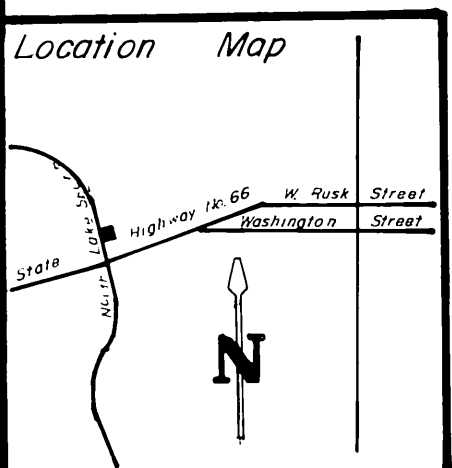
**CITY OF ROCKWALL**

**B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
ROCKWALL COUNTY, TEXAS**

**GENE BURKS OWNER  
603 WOODED TRAIL (771-6708) ROCKWALL, TEXAS 75087**

**B.L.S. & ASSOCIATES, INC. SURVEYORS  
RT. 1 BOX 142-E SIDS ROAD ROCKWALL, TEXAS 75087  
(771-3036)**

SCALE 1" = 40' MARCH 1, 1989



**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, GENE BURKS, being owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being more particularly described as follows:  
BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, also being part of a 1.25 acre tract recorded in Volume 258, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at a point on the East line of North Lake Shore Drive, said point being the Northwest corner of Northshore Plaza Phase Two, an addition to the City of Rockwall as recorded in Slide-C, Page 23, an iron stake for corner;  
THENCE, along the East line of North Lake Shore Drive the following:  
N.18°10'20"W., a distance of 78.70 feet to the beginning of a curve to the right having a central angle of 2°36'37" radius of 630.60 feet, an iron stake for corner;  
Around said curve a distance of 28.73 feet to the end of said curve, an iron stake for corner;  
THENCE, N.69°01'31"E., leaving the said East line of North Lake Shore Drive a distance of 124.81 feet to an iron stake for corner;  
THENCE, S.89°52'44"E., a distance of 90.00 feet to an iron stake for corner;  
THENCE, S.0°17'16"W., a distance of 108.17 feet to an iron stake for corner;  
THENCE, N.89°52'44"W., a distance of 47.00 feet to an iron stake for corner;  
THENCE, S.72°59'11"W., a distance of 132.21 feet to the PLACE OF BEGINNING and containing 0.50 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That, Gene Burks, being owner, does hereby adopt this plat designating the herein above described property as FINAL PLAT OF NORTHSHORE PLAZA, PHASE THREE, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove 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 systems on any of the right-of-way and easement strips: and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 any grades of streets in this addition A) 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, B) 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 of water for personal use and fire protection within such plat.

WITNESS my hand at Rockwall, Texas, this 22 day of March A.D. 1989.

By Gene Burks Owner

STATE OF TEXAS  
BEFORE me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared GENE BURKS 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 herein expressed.

Given under my hand and seal of office this 22 day of March A.D. 1989.

Maime Brown My Commission Expires \_\_\_\_\_  
Notary public in and for the State of Texas

**SURVEYORS CERTIFICATE**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Bob O. 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 placed under my personal supervision.

Bob O. Brown  
Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS  
Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. 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 herein expressed.

Given under my hand and seal of office this 22 day of March A.D. 1989.

Maime Brown My Commission Expires \_\_\_\_\_  
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL  
William Eion City Manager

APPROVED  
Thomas E. Evin Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of NORTHSHORE PLAZA, PHASE THREE, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1989.  
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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS THIS 20th day of March A.D. 1989.

John M. Meade MAYOR, CITY OF ROCKWALL  
John L. ... CITY SECRETARY, CITY OF ROCKWALL

Northshore Plaza



**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS JPMORGAN CHASE BANK, N.A. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 0.958 acre tract situated in the B.F. Boydston Survey Abstract No. 14, in the City of Rockwall, Rockwall County, Texas and being all of Lot 1 and Lot 2 of NORTHSHORE PLAZA, PHASE THREE, an addition to the City of Rockwall according to the plat thereof recorded in Slide C, Page 54, Plat Records, Rockwall County, Texas; and being a portion of Lot 1, Block 1 of NORTHSHORE PLAZA, PHASE TWO, an addition to the City of Rockwall according to the plat thereof recorded in Slide C, Page 23, Plat Records, Rockwall County, Texas, said 0.958 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at an "X" cut found in a concrete wall and lying at the intersection of the east right of way line of Lakeshore Drive (100' right of way) and the north right of way line of State Highway 66 (Rusk Road, a variable width right of way), and being North 18°10'20" West from an X found for the southwest corner of said Lot 1, Block 1;

THENCE North 18°10'20" West, along said east right of way line, a distance of 192.95 feet to a capped iron rod marked "RPLS 5034" found at the beginning of a curve to the right having a radius of 630.60 feet and a chord which bears North 16°39'34" West a distance of 28.34 feet;

THENCE along said east line and along said curve through a central angle of 02°34'31" for an arc distance of 28.34 feet to an "X" cut found in concrete for the northeast corner of said Lot 1, also being the southwest corner of Lot 1, Block A of WAL-MART ROCKWALL, an addition to the City of Rockwall according to the plat thereof recorded in Slide E, Page 166, Plat Records, Rockwall County, Texas;

THENCE North 68°59'36" East, departing said east line and along the south line of said Lot 1, Block A, a distance of 124.86 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner;

THENCE North 89°57'15" East, continuing along said south line, a distance of 89.76 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for the northeast corner of Lot 2 of said NORTHSHORE PLAZA, PHASE THREE, and also being the northwest corner of Lot 2, Block A of said WAL-MART ROCKWALL, addition;

THENCE South 00°07'16" West, along the east line of said Lot 2 and the east line of said Lot, Block 1, common with the west line of said Lot 2, Block A, a distance of 225.44 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found on the aforementioned north line of said Rusk Road;

THENCE South 71°43'02" West, along said north line, a distance of 125.21 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for angle point;

THENCE North 63°13'29" West, continuing along said north line, a distance of 20.90 feet to the POINT OF BEGINNING; containing 41,746 square feet or 0.958 acres of land, more or less.

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

(we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1, BLOCK 1, NORTHSHORE PLAZA, PHASE FOUR, an 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK 1, NORTHSHORE PLAZA, PHASE FOUR addition 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, inspection, 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 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 of 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 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 (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.

*Bryan Brown*  
Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared *Bryan Brown* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office, this 5th day of February, 2008.

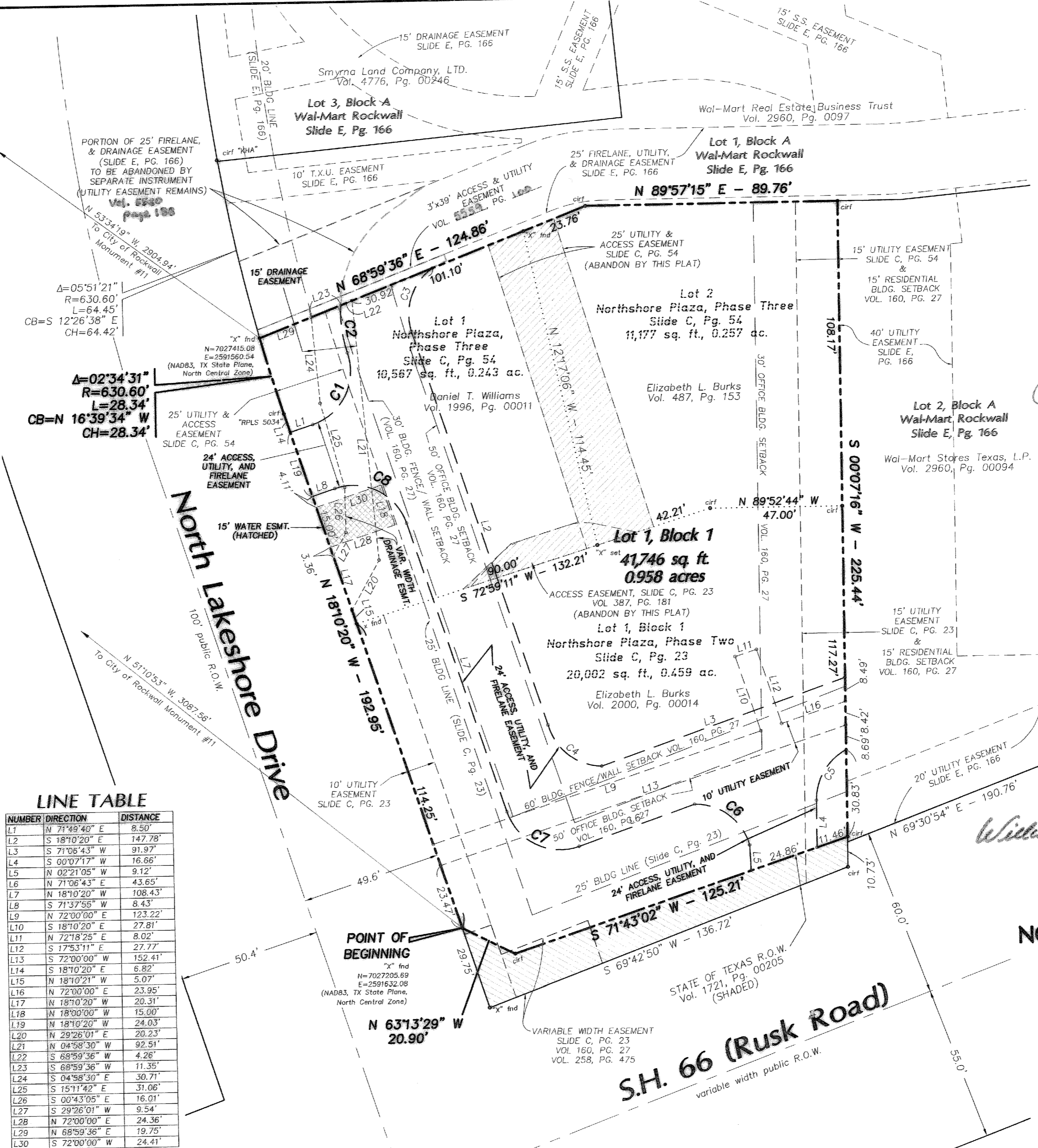
*Brandon D. ...*  
Notary Public in and for the State of Texas  
My Commission Expires: Dec. 15, 2009

**NOTES:**

P.O.B. is tied to City of Rockwall Bench Survey Control Monument #11, NAD83, Texas State Plane, North Central Zone. (N=7029103.719, E=2589196.811, ELE=518.832 feet); ties to property corners indicated are rotated to Plat Bearings.

No portion of the subject property lies within any area of 100-year flooding according to FEMA's Flood Insurance Rate Map No. 4805470005C, dated 06/16/1992. Property is in zone X.

Bearings are based on the easterly line of North Lakeshore Drive, as shown in NORTHSHORE PLAZA-PHASE TWO addition, recorded in Slide C, Page 23, Plat Records, Rockwall County, Texas.

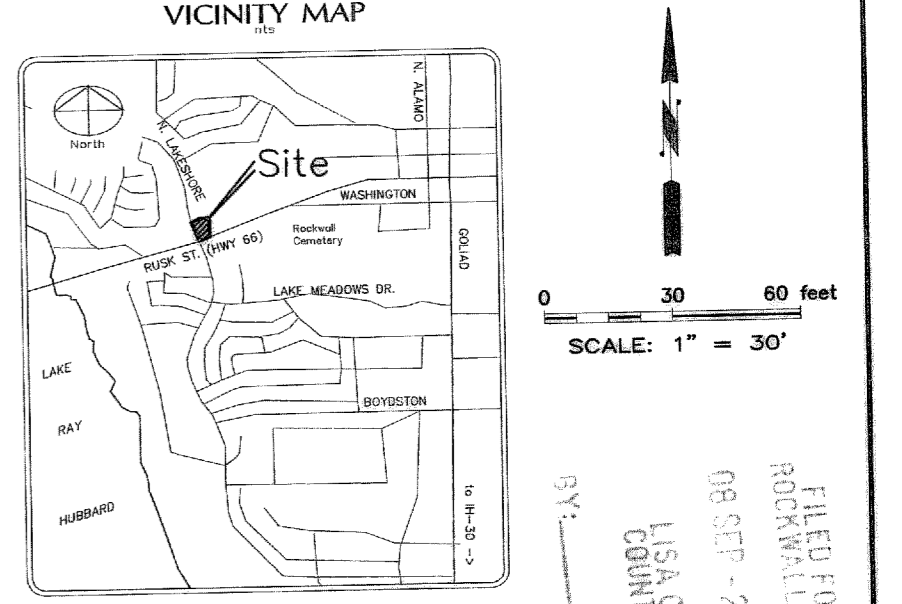


**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 71°49'40" E	8.50'
L2	S 18°10'20" E	147.78'
L3	S 71°06'43" W	91.97'
L4	S 00°07'17" W	16.66'
L5	N 02°21'05" W	9.12'
L6	N 71°06'43" E	43.65'
L7	N 18°10'20" W	108.43'
L8	S 71°37'55" W	8.43'
L9	N 72°00'00" E	123.22'
L10	S 18°10'20" E	27.81'
L11	N 72°18'25" E	8.02'
L12	S 17°53'11" E	27.77'
L13	S 72°00'00" W	152.41'
L14	S 18°10'20" E	6.82'
L15	N 18°10'21" W	5.07'
L16	N 72°00'00" E	23.95'
L17	N 18°10'20" W	20.31'
L18	N 18°00'00" W	15.00'
L19	N 18°10'20" W	24.03'
L20	N 29°26'01" E	20.23'
L21	N 04°58'30" W	92.51'
L22	S 68°59'36" W	4.26'
L23	S 68°59'36" W	11.35'
L24	S 04°58'30" E	30.71'
L25	S 15°11'42" E	31.06'
L26	S 00°43'05" E	16.01'
L27	S 29°26'01" W	9.54'
L28	N 72°00'00" E	24.36'
L29	N 68°59'36" E	19.75'
L30	S 72°00'00" W	24.41'

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°56'56"	20.00	31.40	N 26°51'12" E	28.27
C2	22°19'09"	44.00	17.14	N 06°57'42" W	17.03
C3	72°37'26"	20.00	25.35	N 19°23'52" E	23.69
C4	73°57'17"	20.00	25.82	N 51°34'27" W	24.06
C5	62°50'10"	20.00	21.93	N 31°32'21" E	20.85
C6	74°55'29"	20.00	26.15	N 52°37'38" W	24.33
C7	90°42'58"	20.00	31.67	N 63°31'48" W	28.46
C8	90°11'45"	20.00	31.48	S 63°16'12" E	28.33
C9	00°14'42"	605.60	2.59	S 15°15'39" E	2.59
C10	00°56'47"	605.60	10.00	S 15°51'24" E	10.00



**SURVEYOR'S CERTIFICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, John R. Piburn, Jr., 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.

*John R. Piburn, Jr.*  
John R. Piburn, Jr.  
Registered Public Surveyor No. 3689

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *John R. Piburn, Jr.* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 31st day of January, 2008.

*Dustin D. Davison*  
Notary Public in and for the State of Texas  
My Commission Expires: November 12, 2010

**RECOMMENDED FOR FINAL APPROVAL**

*Cubic*  
Planning and Zoning Commission

*sloloe*  
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 day of February, 2008.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this 20th day of February, 2008.

*William R. Cecil*  
Mayor, City of Rockwall

*Christina ...*  
City Secretary

*...*  
City Engineer

**REPLAT**  
**NORTHSHORE PLAZA, PHASE FOUR**  
**LOT 1, BLOCK 1**

BEING A REPLAT OF NORTHSHORE PLAZA, PHASE TWO, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Page 23, and NORTHSHORE PLAZA, PHASE THREE, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Page 54, Plat Records, Rockwall County, Texas

0.958 ACRES  
SITUATED IN THE  
B.F. BOYDSTON SURVEY, ABSTRACT No. 14  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

FEBRUARY, 2008 Sheet 1 of 1

**OWNER**  
JPMORGAN CHASE BANK, N.A.  
8111 Preston Road, Suite 250  
Dallas, Texas, 75225  
(214) 360-4912

**ENGINEER**  
O'DONALD ENGINEERING, PLLC  
1601 E. Lamar Blvd., Suite 210  
Arlington, Texas 76011  
(817) 794-0202

**SURVEYOR**  
PIBURN & PARTNERS, LLC  
9535 Forest Lane, Suite 229  
Dallas, Texas 75243  
(214) 328-3500

Northshore Plaza, Ph IV  
Project No.: 07055

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