

OWNER'S CERTIFICATE

WHEREAS, Texas Commerce Bank is the owner of a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being Lot 2, Block A of Panex, Ltd. Addition to the City of Rockwall, as recorded in Slide B, Page 205, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southwest line of White Hills Drive, a 60 foot right-of-way, with the Northwest line of I.H.30, a variable width right-of-way, said point being the East corner of Derrik Addition to the City of Rockwall recorded in Slide B, Page 20, Plat Records, Rockwall County, Texas;
THENCE: South 71° 54' 20" West a distance of 167.39 feet with the Northwest line of I.H.30 to a 1/2" iron rod found for the East corner of said Lot 2 and the South corner of said Derrik Addition;
THENCE: South 71° 54' 20" West a distance of 175.17 feet, continuing with said Northwest line to a 1/2" iron rod set for the South corner of said Lot 2;
THENCE: North 44° 26' 48" West a distance of 317.26 feet, continuing with said Southwest line to a 1/2" iron rod found for the West corner of said Lot 2;
THENCE: North 45° 33' 13" East a distance of 306.97 feet with the Northwest line of said Lot 2 to a 1/2" iron rod found on the Southwest line of White Hills Drive and at the North corner of said Lot 2;
THENCE: South 44° 26' 45" East a distance of 196.32 feet with said Southwest line to a 1/2" iron rod found at the most Northerly East corner of said Lot 2 and the North corner of said Derrik Addition;
THENCE: South 45° 33' 30" West a distance of 150.00 feet with the most Northerly Southeast line of said Lot 2 to a 1/2" iron rod found at an "ell" corner of said Lot 2 and the West corner of said Derrik Addition;
THENCE: South 44° 26' 48" East a distance of 198.70 feet to the Point of Beginning and containing 1.9593 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Texas Commerce Bank is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as Replat of Lot 2, Block A of Panex, Ltd. Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 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 this 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 structures, 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 systems have been accepted by the City. The approval of a plat by the City does 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 Dallas, Texas, this the 26th day of June, 1991.

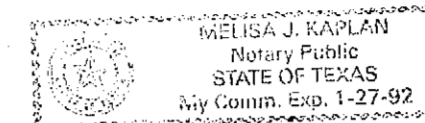
TEXAS COMMERCE BANK

By: [Signature]

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 26th day of June, 1991, by Presley T. Lomax, the Vice President of Texas Commerce Bank, on behalf of said Corporation.

Melisa J. Kaplan
Notary Public



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.

[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 26 day of June, 1991, by Harold L. Evans.

[Signature]
Notary Public

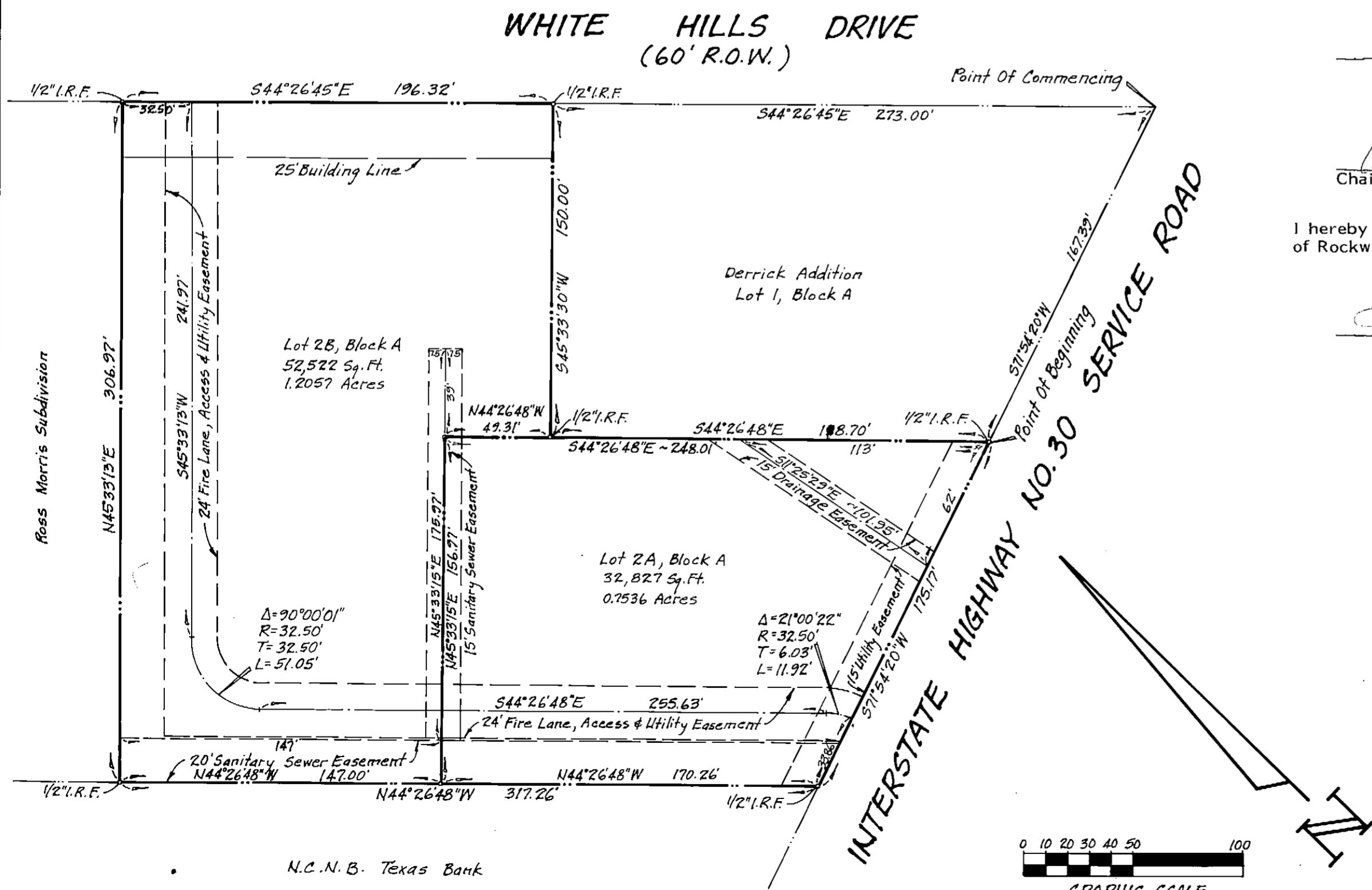
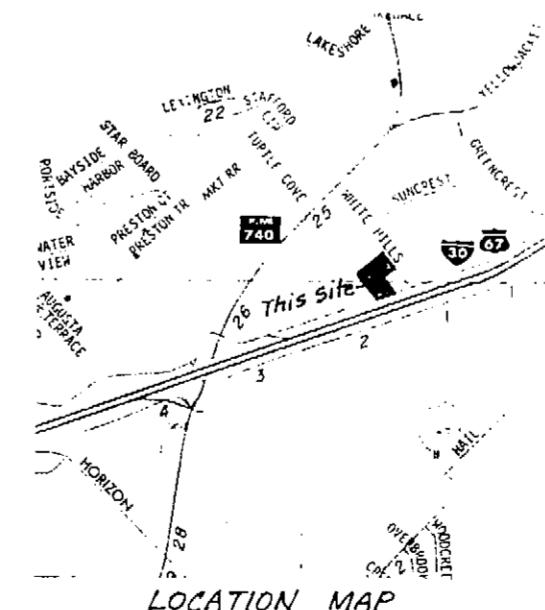
RECOMMENDED FOR FINAL APPROVAL

City Manager Date: _____

[Signature] APPROVED
Chairman, Planning & Zoning Commission Date: July 15, 1991

I hereby certify that the above and foregoing Replat of Lot 2, Block A of Panex, Ltd. Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of July, 1991.

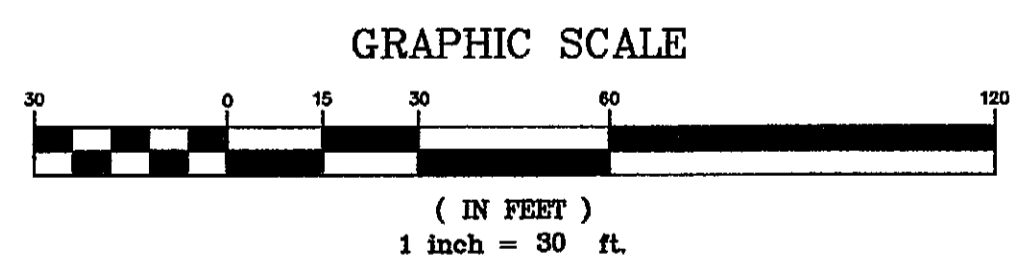
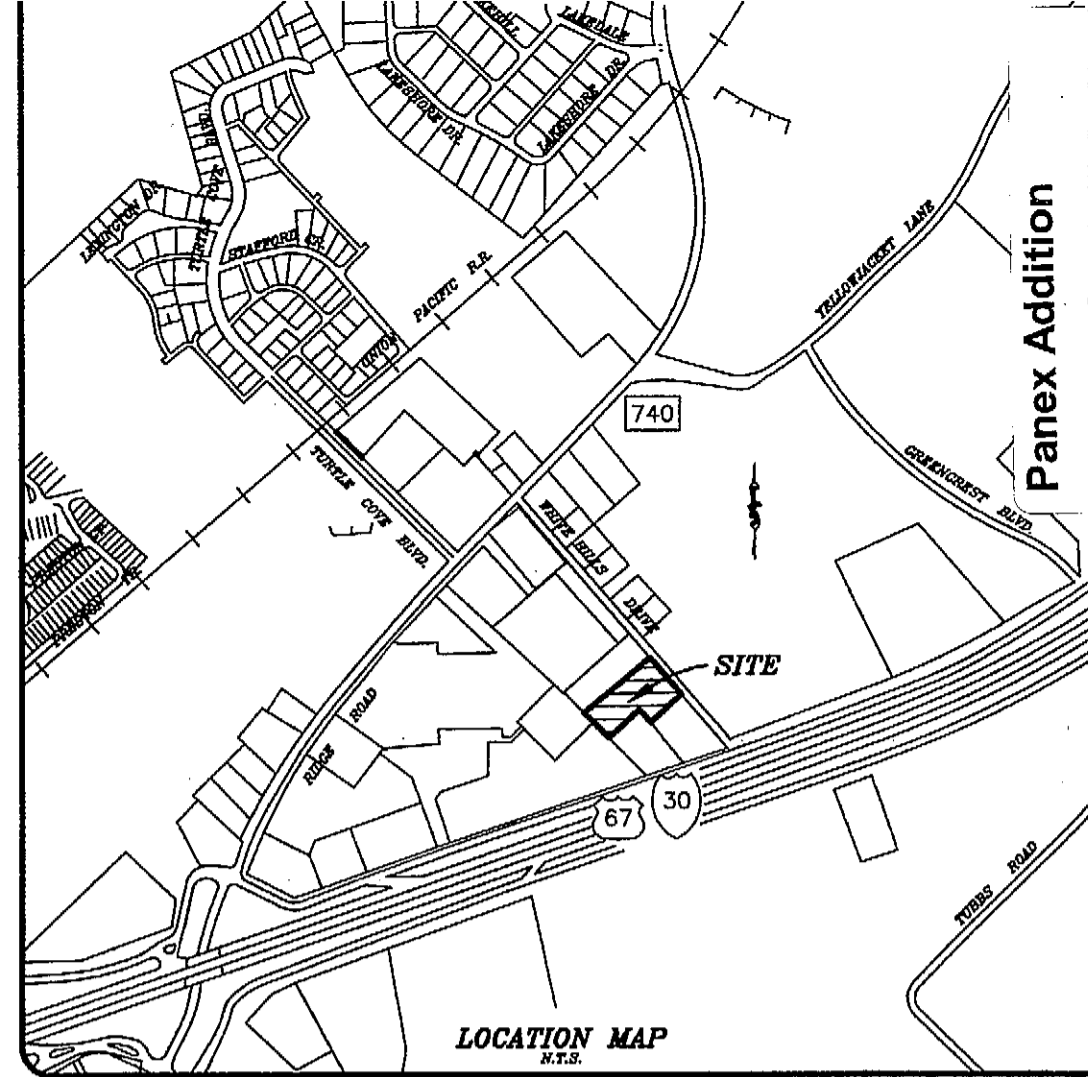
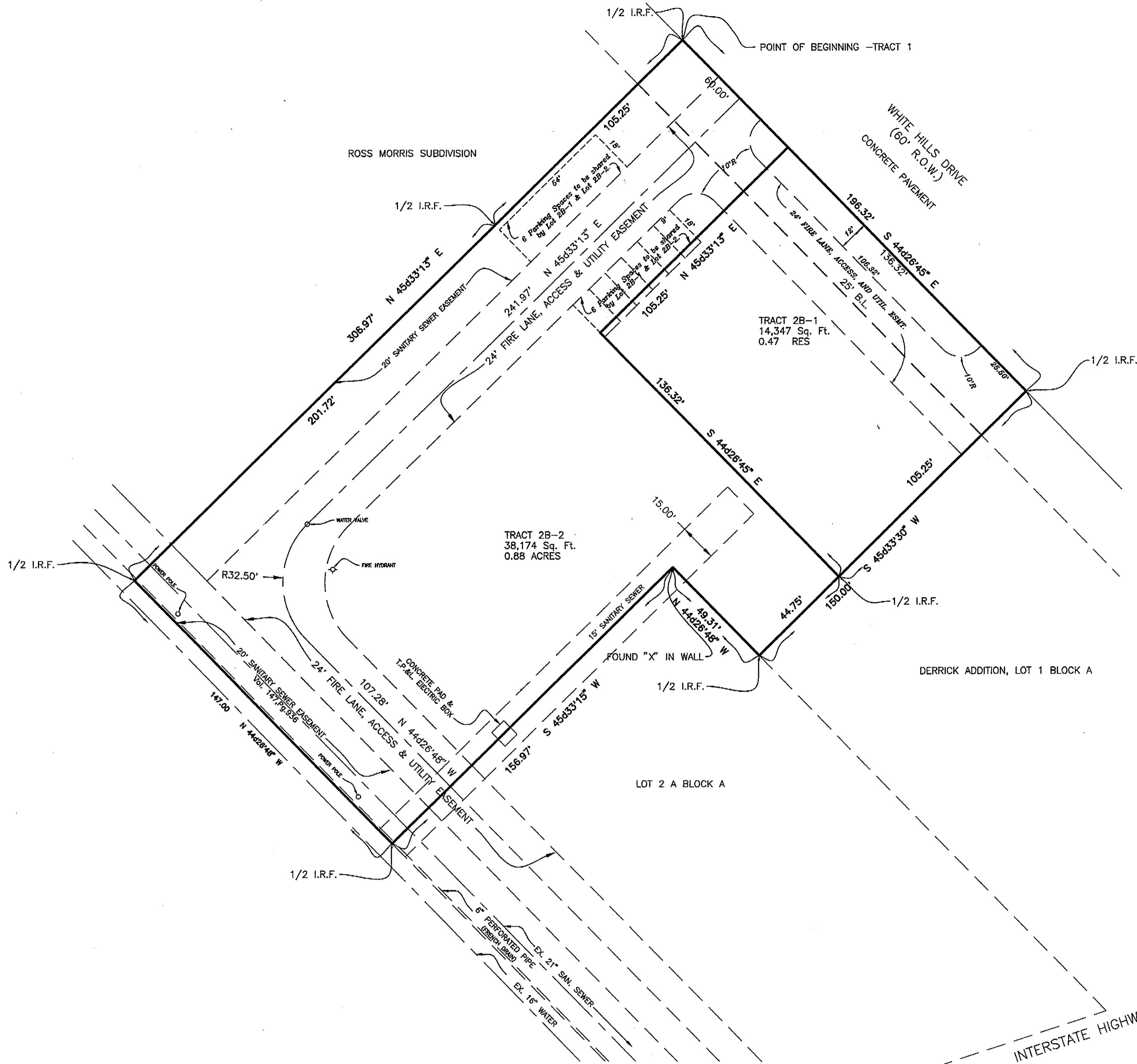
[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall



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

REPLAT OF LOT 2, BLOCK A
PANEX LTD, ADDITION **26**
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Texas Commerce Bank - Mr. Michael Dardick - Senior Vice President ~ Owner
2200 Ross Ave. - 5th Floor, Dallas, Texas 75201 Telephone No. 214-922-2697

Panex Ltd.



FILED FOR RECORD
ROCKWALL CO. TEXAS
01 JUN 27 AM 9:54
PAULETTE BURKS
CO. CLERK
BY: *UB* DEPUTY

1/2

E65

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28365
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 30'	9-14-00	9892

REPLAT OF LOT 2B, BLOCK A, PANEX ADDITION

E.P. GAINES SURVEY, ABST. No. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JAMES JACKSON
608 WHITE HILLS DR. ROCKWALL, TEXAS 75087 (972) 771-5791

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STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas James Jackson is the owner of 2 tracts of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and said tracts being all Lot 2B, Block A of the replat of Lot 2, Block A Panex LTD, Addition recorded in Cabinet C, Slide 119, Plat Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Southwest Right-of-Way line of White Hills Drive, said point being the North corner of said Lot 2B;

THENCE: South 44°26'45" East, along said ROW line a distance of 196.32 feet to a 1/2" iron rod found at the North corner of the Derrick Addition;

THENCE: South 45°33'30" West, along the common line, of said lot 2-B with said Derrick Addition a distance of 150.00 feet to a 1/2" iron rod found at the base of a stone wall;

THENCE: North 44°26'48" West, along said wall, a distance of 49.31 feet to an "X" found cut in the wall, said point being the North corner of Lot 2A of said lot Addition;

THENCE: South 45°33'15" West, along the common line between Lot 2A and 2B of said Panex Addition a distance of 156.97 feet to a 1/2" iron rod found on the Southwest line of said Addition;

THENCE: North 44°26'48" West a distance of 147.00 feet to a 1/2" iron rod found at the West corner of said Addition;

THENCE: North 45°33'13" East a distance of 306.97 feet to the place of beginning and containing 52,521.24 square feet/1.2057 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as replat of Lot 2B, Block A, Panex Ltd. Addition, Rockwall County, 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 plat of said Addition 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 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. 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. 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.

James Jackson

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared James Jackson, 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 purposes herein stated.

Given upon my hand and seal of office this _____ day of _____, 2001.

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

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 _____, 2001.

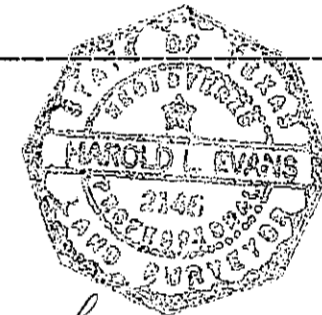
Notary Public in and for the State of Texas

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, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 2 day of March, 2001 by Harold L. Evans

Notary Public

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of this addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of June, 2001.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the by the City Council of the City of Rockwall on the 4 day of Oct, 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 20th day of June, 2001.

Mayor, City of Rockwall

City Secretary, City of Rockwall



HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 30'	9-14-00	9892

REPLAT OF LOT 2B, BLOCK A, PANEX ADDITION
E.P. GAINES SURVEY, ABST. No. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JAMES JACKSON
608 WHITE HILLS DR. ROCKWALL, TEXAS 75087 (972) 771-5791

Panex Addition

Elk
2/2

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