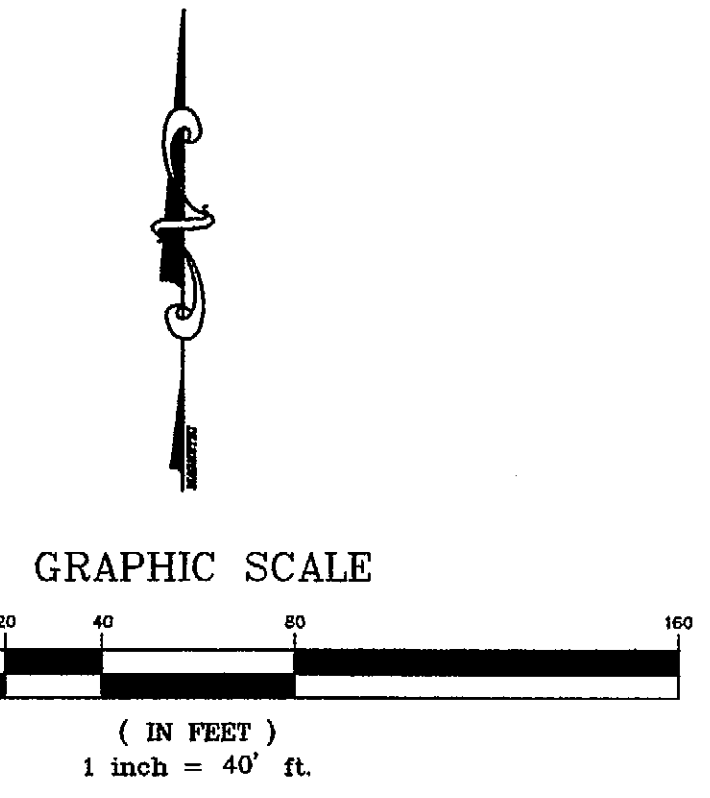


ROCKWALL COORDINATES

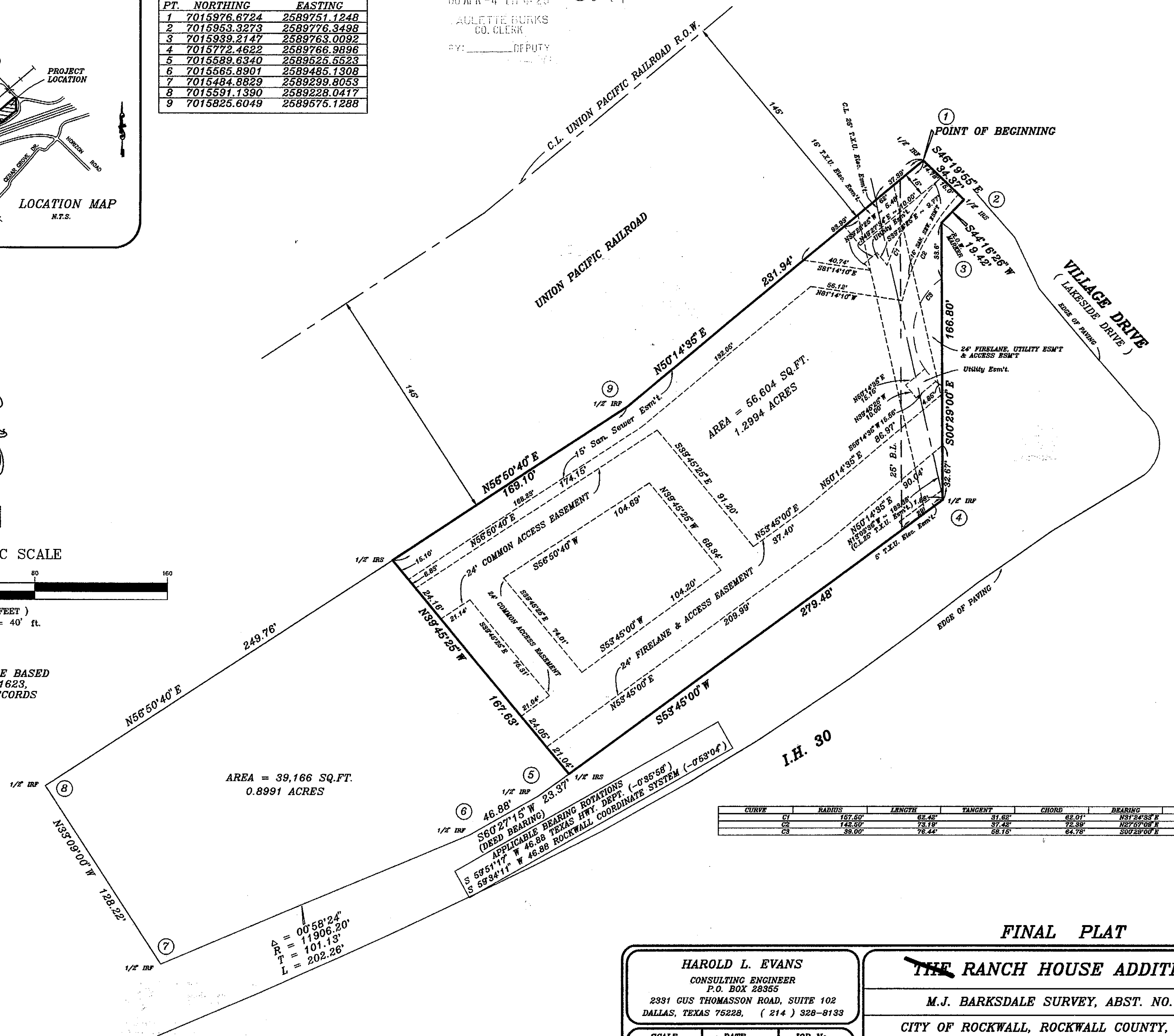
PT.	NORTHING	EASTING
1	7015976.6724	2589751.1248
2	7015953.3273	2589776.3498
3	7015939.2147	2589763.0092
4	7015772.4622	2589766.9896
5	7015589.6340	2589525.5523
6	7015565.8901	2589485.1308
7	7015484.8829	2589299.8053
8	7015591.1390	2589228.0417
9	7015825.6049	2589575.1288

ROCKWALL, TEXAS
 00 APR -4 PM 6:25
 LAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY

D249-250



BEARINGS SHOWN HEREON ARE BASED ON DEED FILED IN VOLUME 01623, PAGE 00179 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	167.60'	62.48'	31.62'	62.01'	N81°24'33" E	22°42'29"
C2	142.60'	73.19'	37.42'	72.39'	N27°57'08" E	28°25'46"
C3	39.00'	76.44'	68.15'	64.78'	S00°29'00" E	112°18'19"

APPLICABLE BEARING ROTATIONS (DEED BEARING)
 S 59°51'17" W 46.88' TEXAS HWY. DEPT. (-0°39'58")
 S 59°34'11" W 46.88' ROCKWALL COORDINATE SYSTEM (-0°53'04")

Δ R/L = 00°58'24"
 Δ R/L = 11906.20'
 Δ R/L = 101.13'
 Δ R/L = 202.26'

HAROLD L. EVANS
 CONSULTING ENGINEER
 P.O. BOX 28355
 2931 GUS THOMASSON ROAD, SUITE 102
 DALLAS, TEXAS 75228, (214) 328-8133

SCALE 1" = 40' DATE 10-05-99 JOB No. 9943

FINAL PLAT

THE RANCH HOUSE ADDITION

M.J. BARKSDALE SURVEY, ABST. NO. 11

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EAGLE SEIKI SALES, LTD.
 P.O. BOX 994 ROCKWALL, TEXAS 75087

1/2

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D-250

WHEREAS, EAGLE SEIKI SALES, LTD. is the owner of a tract of land situated in the M.J. BARKSDALE Survey, Abstract No. 11, Rockwall County, Texas and being part of that 0.58 acre tract of land conveyed to Eagle Seiki Sales, Ltd. recorded in Volume 01659, Page 00277 and part of that 1.730 acre tract of land conveyed to Johnnie Sue Willis and Elizabeth Lyon Burks recorded in Volume 01623, Page 00179 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the Southwest line of Lakeside Drive (Village Drive) with the Southeast line of the M.K. & T. Railroad right-of-way, a 1/2" iron rod found for corner;
THENCE South 46°19'55" East, along the Southwest line of Lakeside Drive, a distance of 34.37 ft. to a 1/2" iron rod set for corner;
THENCE along the Northerly right-of-way of Interstate Highway No. 30 the follow:
South 44°16'26" West a distance of 19.42 ft. to a right-of-way marker for corner;
South 0°29'00" East a distance of 166.80 ft. to a 1/2" iron rod found for corner;
South 53°45'00" West a distance of 279.48 ft. to a 1/2" iron rod set for corner;
THENCE North 39°45'25" West, leaving said Northerly right-of-way line, a distance of 167.63 ft. to a 1/2" iron rod set on the Southeast line of said railroad right-of-way;
THENCE North 56°50'40" East, along said railroad right-of-way line, a distance of 169.10 ft. to a 1/2" iron rod found for corner;
THENCE North 50°14'35" East continuing along said railroad right-of-way line, a distance of 231.94 ft. to the POINT OF BEGINNING and containing 56,604 sq. ft. or 1.2994 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as THE RANCH HOUSE 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 aboved described property have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips 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 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.

EAGLE SEIKI SALES LTD.

Tom Burks

Notary Public in and for the State of Texas

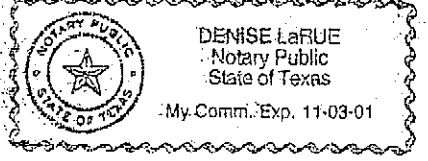
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared EAGLE SEIKI SALES, LTD., known to me to be the persons 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 24 day of February, 1999, 2000

Denise LaRue

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 _____, 1999.

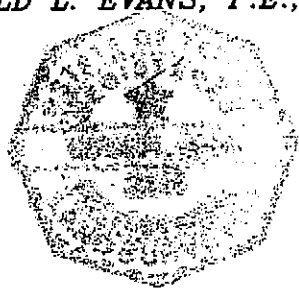
Notary Public in and for the State of Texas

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

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

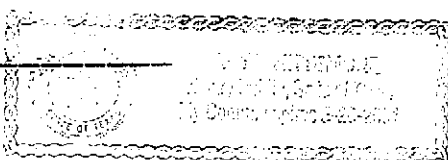


STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 2 day of February, 1999 by Harold L. Evans.

Harold L. Evans

Notary Public



RECOMMENDED FOR FINAL APPROVAL

Carl Spitzer

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 City Council of the City of Rockwall on the 16 day of October, 1999.

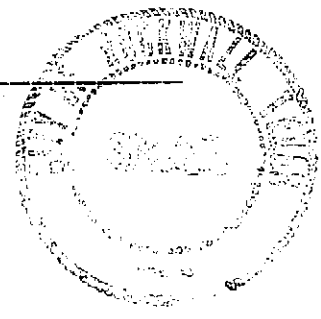
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 22nd day of March, 1999.

Sam

Mayor, City of Rockwall



Belinda Page

City Secretary, City of Rockwall

FINAL PLAT

2/2

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.
	10-05-99	9943

~~THE~~ RANCH HOUSE ADDITION
M.J. BARKSDALE SRUVEY, ABST. No. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
EAGLE SEIKI SALES, LTD.
P.O. BOX 894 ROCKWALL, TEXAS 75087

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The Ranch House