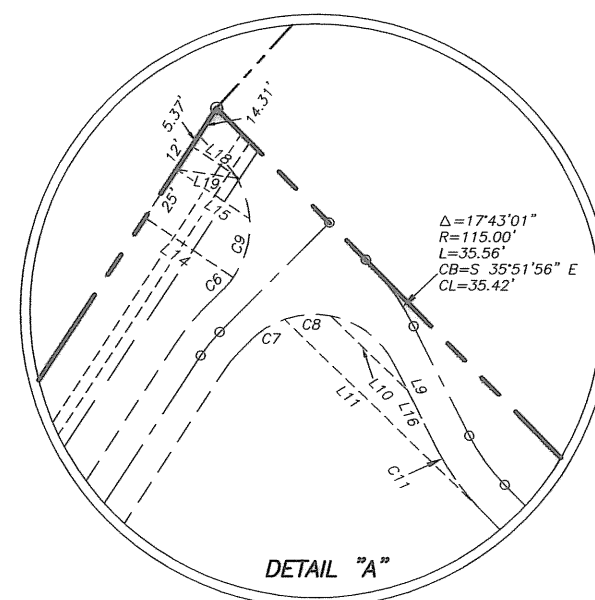
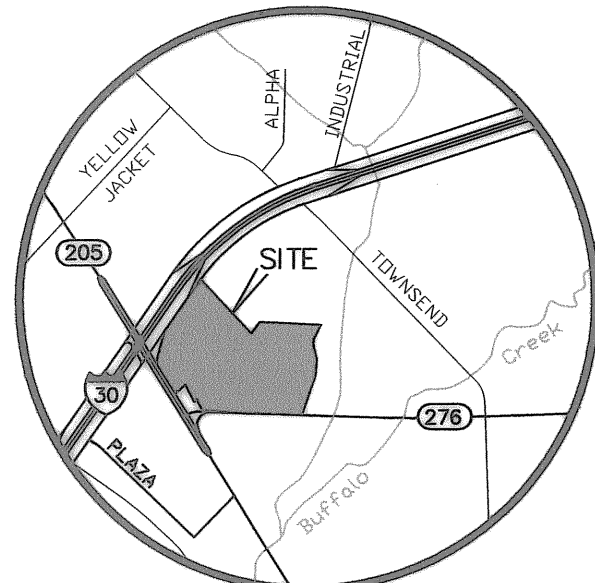


FILED FOR RECORD
ROCKWALL COUNTY CLERK
08 MAY 27 2012 10:15
LISA CONSTANT
COUNTY CLERK

POINT OF BEGINNING
N:7020464.41
E:2598199.74



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	31.62'	30.17'	N 75°02'53" E	60°22'56"
C2	30.00'	31.69'	30.23'	N 14°35'54" E	60°31'02"
C3	51.00'	13.51'	13.47'	N 37°33'12" W	15°10'46"
C4	51.00'	38.10'	37.22'	N 08°33'46" W	42°48'07"
C5	62.00'	13.12'	13.09'	N 39°09'39" E	12°07'25"
C6	39.00'	6.64'	6.64'	S 40°20'31" W	09°45'42"
C7	39.00'	17.50'	17.35'	N 58°04'27" E	25°42'10"
C8	39.00'	20.36'	20.13'	N 85°52'57" E	29°54'51"
C9	39.00'	26.84'	26.31'	S 15°44'54" W	39°25'34"
C10	39.00'	73.36'	63.01'	S 80°53'32" E	107°46'12"
C11	100.00'	31.01'	30.88'	S 35°53'24" E	17°45'57"
C12	39.00'	61.22'	55.13'	S 00°14'58" W	89°56'48"
C13	50.00'	17.68'	17.59'	N 22°58'07" E	20°15'39"
C14	54.00'	42.41'	41.33'	N 21°33'17" W	45°00'00"
C15	54.00'	44.57'	43.32'	S 20°24'34" E	47°17'27"
C16	85.00'	26.36'	26.25'	S 35°53'24" W	17°45'57"
C17	54.00'	76.60'	70.34'	S 04°08'11" E	81°16'23"
C18	54.00'	33.51'	32.97'	N 18°43'21" E	35°33'18"



0' 50' 100' 200'
SCALE: 1" = 100'

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

HIGHWAY 205
(140' R.O.W.)

HIGHWAY 276
(120' R.O.W.)

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRRCT Official Public Records of Rockwall County, Texas
 PRRCT Plat Records of Rockwall County, Texas
 DRRCT Deed Records of Rockwall County, Texas

LINE	BEARING	DISTANCE
L1	N 45°08'35" W	30.20'
L2	S 44°57'00" W	37.80'
L3	N 60°02'14" E	80.26'
L4	S 45°08'35" E	15.54'
L5	S 45°08'35" W	11.30'
L6	N 60°02'14" E	76.20'
L7	S 29°58'48" E	15.00'
L8	S 29°24'17" W	6.70'
L9	N 27°00'26" W	42.71'
L10	S 45°56'57" E	46.43'
L11	N 45°56'57" W	118.25'
L12	S 80°09'33" E	97.78'
L13	N 80°09'33" W	137.86'
L14	N 56°05'41" W	46.11'
L15	N 56°05'40" W	38.19'
L16	N 27°00'26" W	29.59'
L17	N 44°43'27" W	34.57'
L18	N 56°05'40" W	25.00'
L19	N 81°51'20" W	27.61'
L20	N 63°11'53" E	155.69'
L21	S 14°50'03" W	43.57'
L22	N 14°50'03" E	113.90'
L23	N 75°09'57" W	15.00'
L24	S 14°50'03" W	115.10'
L25	S 70°36'11" E	15.65'
L26	N 12°39'25" E	20.14'
L27	N 70°36'11" W	16.42'
L28	S 14°50'03" W	49.11'
L29	S 63°11'53" W	162.24'
L30	S 11°06'45" E	116.28'
L31	S 78°53'15" W	15.00'
L32	N 11°06'45" W	120.22'
L33	S 51°44'18" W	52.77'
L34	N 56°54'03" W	15.83'
L35	S 51°44'18" W	43.29'
L36	N 72°36'24" W	60.30'
L37	N 44°03'17" W	118.78'
L38	S 03°14'10" W	6.24'

CREEK CROSS SECTIONS 100-YR W.S.E. AND FLOOD PLAIN BOUNDARY WERE PROVIDED BY CITY OF ROCKWALL'S CONSULTING ENGINEER.

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 1-7, BLOCK 1
33.175 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owners: S-SI ROCKWALL VENTURE NO. ONE, L.P. AND CARROLLTON VENTURE NO. ONE, L.P. ~ (972) 235-7888
 16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248

Scale: 1" = 100'
 Date: November 8, 2007
 Technician: T. Myers
 Drawn By: T. Myers

Checked By:
 P.C.: L. Spradling
 File: rockwall centre corners
 Job. No. 473-004-07

4222 Rosehill Road, Suite 2 * Garland, Texas 75043
 (972) 240-5999, Fax (972) 240-4466

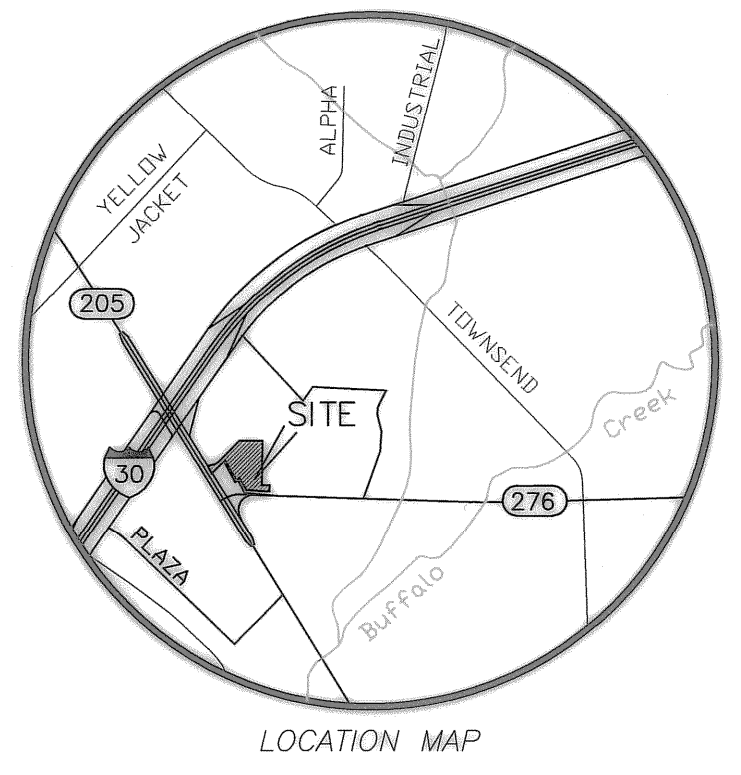
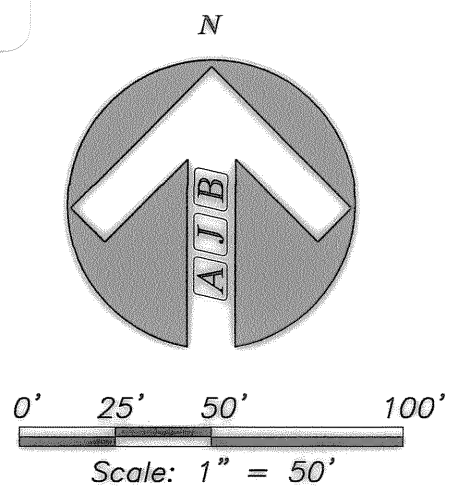
CIVIL ENGINEER:
 CPH ENGINEERS, INC.
 5728 LBJ FREEWAY, SUITE 330
 DALLAS, TX 75240 - 972.490.1515

Sheet:
 1
 of: 2



G-299

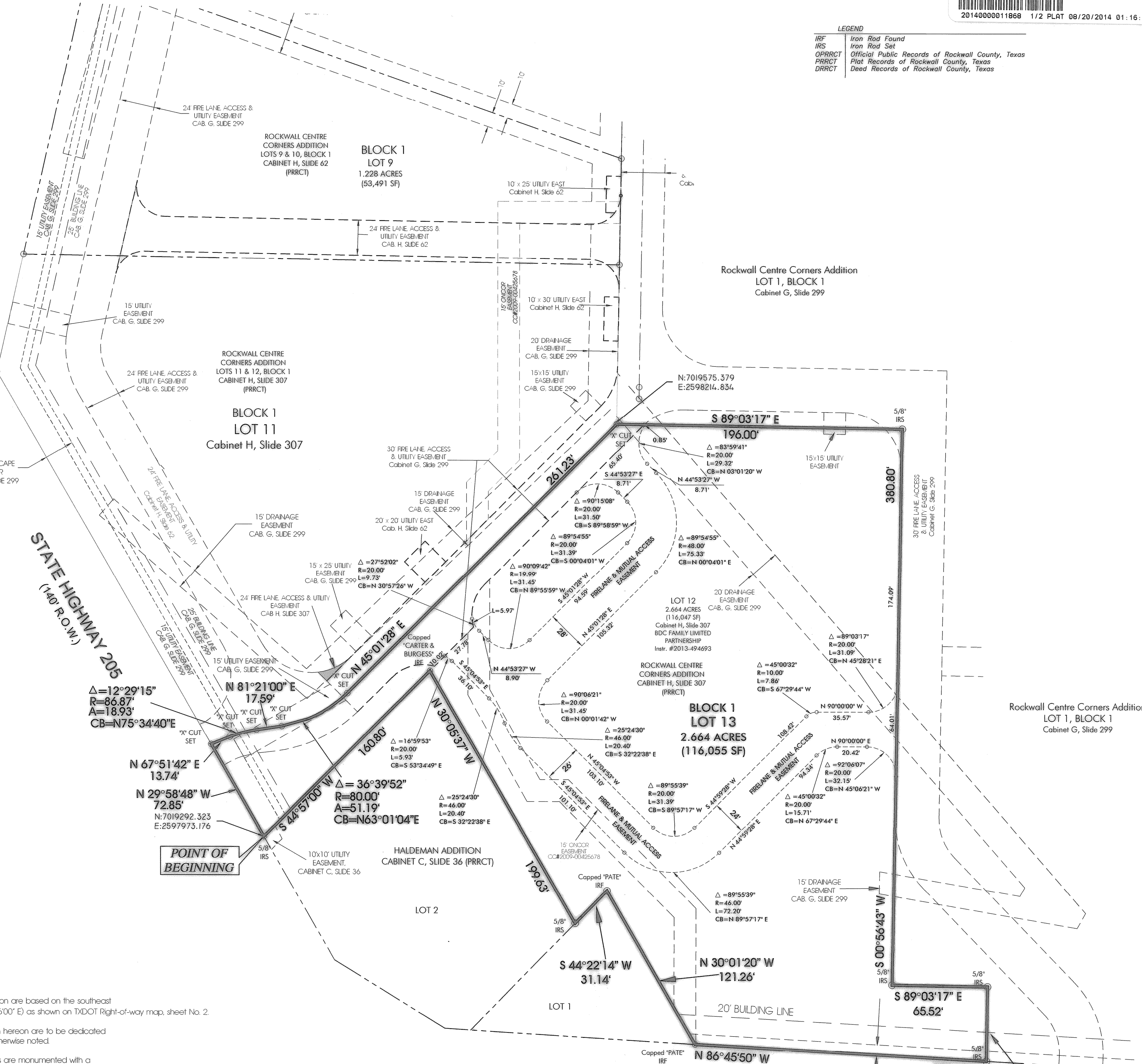
LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 OPRRCT Official Public Records of Rockwall County, Texas
 PRRCT Plat Records of Rockwall County, Texas
 DRRCT Deed Records of Rockwall County, Texas



INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH R.O.W.)

STATE HIGHWAY 205
 (140' R.O.W.)

STATE HIGHWAY 276
 (125' R.O.W.)



NOTES
 Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.
 All easements shown hereon are to be dedicated by this plat, unless otherwise noted.
 All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.
 Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 13, BLOCK 1
 Being a Replat of
 Rockwall Centre Corners Addition
 Lots 12, Block 1
 Being 2.664 Acres
 Joseph Cagle Survey, Abstract No. 65
 City of Rockwall, Rockwall County, Texas

Owner: BDC FAMILY LIMITED PARTNERSHIP
 C/O BOBBY COX COMPANIES, INC.
 500 OVERTON PLAZA, SUITE 300
 FORT WORTH, TEXAS 76109 817-377-6243

AJ BEDFORD GROUP, INC.
 Registered Professional Land Surveyors

301 N. Alamo Rd. * Rockwall, Texas 75087
 972.722.0225 * email - ajb@ajbedfordgroup.com
 www.ajbedfordgroup.com TBLPS REG #10118200

Page 1 of 2	Scale: 1" = 50' Date: January 8, 2014 Technician: L Spradling Drawn By: L Spradling	Checked By: A.J. Bedford P.C.: L Spradling File: REPLAT - LOT 12 Job No. 473-004
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I-75

CASE # P2013-044

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 FINAL REPLAT ROCKWALL CENTRE CORNERS ADDITION LOT 13, BLOCK 1 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, wafer 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 ROCKWALL CENTRE CORNERS 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. I (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.

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.

BDC FAMILY LIMITED PARTNERSHIP

By: Bobby D. Cox, member of Bobby and Leona Cox, LLC General Partner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Bobby D. Cox, 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 11th day of August, 2014.

Wanda K. Jennings, Notary Public in and for the State of Texas



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, BDC FAMILY LIMITED PARTNERSHIP, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being all of LOT12, BLOCK 1 of ROCKWALL CENTRE CORNERS ADDITION according to the plat recorded in Cabinet H, Slide 307 of the Plat Records of Rockwall County Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the westerly corner of Lot 1 of the Haldeman Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Slide 36 (PRRCT) and being located in the northeasterly line of State Highway No. 205 (140' wide);

THENCE NORTH 29°58'48" WEST, along the northeasterly right-of-way line of said State Highway No. 205, a distance of 72.85 feet to an "x" concrete set for the most westerly corner of said Lot 12 and being located in the center of a Fire Lane, Access and Utility Easement;

THENCE departing the northeast line of said State Highway No. 205 and following the northwest line of said Lot 12, NORTH 67°51'42" EAST a distance of 13.74 feet to an "x" in concrete set for the beginning of a curve to the right having a radius of 86.87 feet and a chord bearing of North 75°34'40" East;

THENCE continuing with said northwest line and said curve to the right through a central angle of 12°29'15" for an arc length of 18.93 feet to an "x" in concrete set for corner;

THENCE continuing with said northwest line, NORTH 81°21'00" EAST a distance of 17.59 feet to an "x" in concrete set for the beginning of a curve to the left having a radius of 80.00 feet and a chord bearing of North 63°01'04" East;

THENCE continuing with said northwest line and said curve to the left through a central angle of 36°39'52" for an arc length of 51.19 feet to an "x" in concrete set for corner;

THENCE NORTH 45°01'28" EAST a distance of 261.23 feet to an "x" in concrete set for the northwest corner of said Lot 12;

THENCE SOUTH 89°03'17" EAST a distance of 196.00 to an "x" in concrete set for the northeast corner of said Lot 12;

THENCE with the east line of said Lot 12, SOUTH 00°56'43" WEST a distance of 380.80 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, SOUTH 89°03'17" EAST a distance of 65.52 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°56'43" WEST a distance of 51.00 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 12 and being in the northerly right-of-way line of State Highway No. 276 (125' wide);

THENCE NORTH 86°45'50" WEST, along the northerly right-of-way line of said State Highway No. 276, a distance of 200.19 feet to an iron rod capped "PATE" found for the most easterly corner of said Lot 1 of Haldeman Addition;

THENCE NORTH 30°01'20" WEST, along the northeasterly line of said Lot 1 of Haldeman Addition, a distance of 121.26 feet to an iron rod capped "PATE" found for the most northerly corner of said Lot 1 of Haldeman Addition;

THENCE SOUTH 44°22'14" WEST, along the northerly line of said Lot 1 of Haldeman Addition, a distance of 31.14 feet to a 5/8 inch iron rod set for the most easterly southeast corner of Lot 2 of said Haldeman Addition;

THENCE NORTH 30°05'37" WEST, along the northeasterly line of said Lot 2 of Haldeman Addition, a distance of 199.63 feet to an iron rod capped "CARTER & BURGESS" found for the most Northerly corner of said Lot 2 of Haldeman Addition;

THENCE SOUTH 44°57'00" WEST, along the northwesterly line of said Lot 2 of Haldeman Addition, a distance of 160.80 feet to the POINT OF BEGINNING;

CONTAINING 2.664 acres or 116,055 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS.

THAT I, Austin J. Bedford, 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.

Austin J. Bedford, Registered Professional Land Surveyor No. 4132

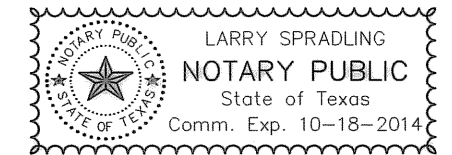


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 7th day of August, 2014.

Larry Spradling, Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

11/14/2014, Date

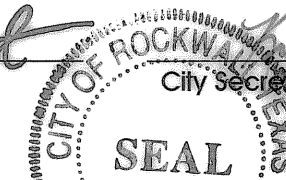
APPROVED

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 21st day of January, 2014.

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

WITNESS OUR HANDS, this 18th day of Aug, 2014.

Paul Sweet, Mayor, City of Rockwall; Cindy Ashberry, City Secretary; Amy Williams, City Engineer



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.

Filed and Recorded Official Public Records Shellie Miller, County Clerk Rockwall County, Texas 08/20/2014 01:16:59 PM \$100.00 20140000011868



AJ BEDFORD GROUP, INC. Registered Professional Land Surveyors

301 N. Alamo Rd. * Rockwall, Texas 75087 972.722.0225 * email - ajb@ajbedfordgroup.com www.ajbedfordgroup.com TBPLS REG #10118200

Table with 3 columns: Page (2 of 2), Scale (1" = 50'), Date (January 8, 2014), Checked By (A.J. Bedford), P.C. (L. Spradling), Technician (L. Spradling), File (REPLAT 11-12), Drawn By (L. Spradling), Job No. (473-004)

FINAL PLAT ROCKWALL CENTRE CORNERS ADDITION LOTS 13, BLOCK 1 Being a Replat of Rockwall Centre Corners Addition Lots 12, Block 1 Being 2.664 Acres Joseph Cadle Survey, Abstract No. 65 City of Rockwall, Rockwall County, Texas

Owner: BDC FAMILY LIMITED PARTNERSHIP C/O BOBBY COX COMPANIES, INC. 500 OVERTON PLAZA, SUITE 300 FORT WORTH, TEXAS 76109 817-377-6243

CASE # P2013-044

WHEREAS, We, S-SI ROCKWALL VENTURE NO. ONE, L.P. and CARROLLTON VENTURE NO. ONE, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 acre tract of land as described in a deed to Carrollton Venture No. One, L.P. recorded in Volume 4663, Page 281, Official Public Records of Rockwall County, Texas (OPRRCT), and also being all of a 14.74 acre tract of land as described in deed to S-SI Rockwall Venture No. One L.P. recorded in Volume 4840, Page 234 (OPRRCT), and also being all of a 4.932 acre tract of land described in a deed to S-SI Rockwall Venture No. One, L.P. recorded in Volume 4840, Page 240, (OPRRCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the most northerly corner of said 4.932 acre tract and the most westerly corner of Lot 1, Block 1, Toyota of Rockwall, an addition to City of Rockwall, according to the plat recorded in Cabinet G, Slide 1553, Plat Records of Rockwall County, Texas (PRRCT);

THENCE SOUTH 44°43'27" EAST, departing the southeasterly right-of-way line of said Interstate Highway No. 30 and along the southwesterly line of said Lot 1, a distance of 744.40 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 1;

THENCE NORTH 33°47'33" EAST, along the southeasterly line of said Lot 1, a distance of 145.60 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°02'16" EAST, departing the southeasterly line of said Lot 1, over and across said Carrollton Venture tract, for a distance of 615.16 feet to a 5/8 inch iron rod set for corner;

THENCE continuing over and across said Carrollton Venture tract as follows:

SOUTH 24°14'55" WEST, a distance of 166.66 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 00°57'56" WEST, a distance of 55.03 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 15°36'06" EAST, a distance of 141.04 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 01°56'32" WEST, a distance of 185.50 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 17°48'30" WEST, a distance of 460.98 feet to a 5/8 inch iron rod set for corner in the northerly right-of-way line of State Highway No. 276 (a 120' wide right-of-way);

THENCE NORTH 86°45'50" WEST, along the northerly right-of-way line of said State Highway No. 276, a distance of 985.07 feet to an iron rod capped "PATE" found for the most easterly corner of Lot 1 of the Haldeman Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Slide 36 (PRRCT);

THENCE NORTH 30°01'20" WEST, along the northeasterly line of said Lot 1 of Haldeman Addition, a distance of 121.26 feet to an iron rod capped "PATE" found for the most northerly corner of said Lot 1 of Haldeman Addition;

THENCE SOUTH 44°22'14" WEST, along the northerly line of said Lot 1 of Haldeman Addition, a distance of 31.14 feet to a 5/8 inch iron rod set for the most easterly southeast corner of Lot 2 of said Haldeman Addition;

THENCE NORTH 30°05'37" WEST, along the northeasterly line of said Lot 2 of Haldeman Addition, a distance of 199.63 feet to an iron rod capped "CARTER & BURGESS" found for the most Northerly corner of said Lot 2 of Haldeman Addition;

THENCE SOUTH 44°57'00" WEST, along the northwesterly line of said Lot 2 of Haldeman Addition, a distance of 160.80 feet to a 5/8 inch iron rod set for corner on the northeasterly right-of-way line of State Highway No. 205 (a 140 foot wide right-of-way);

THENCE NORTH 29°58'48" WEST, along the northeasterly right-of-way line of said State Highway No. 205, a distance of 367.64 feet to a wooden right-of-way marker found at the intersection of the northeasterly right-of-way line of said State Highway No. 205 and the southeasterly right-of-way line of said Interstate Highway No. 30;

THENCE along the southeasterly right-of-way line of said Interstate Highway No. 30 as follows:

NORTH 12°39'25" EAST, a distance of 322.78 feet to a 5/8 inch iron rod set for corner at an angle point;

NORTH 33°16'00" EAST, a distance of 639.48 feet to the POINT OF BEGINNING and CONTAINING 33.175 acres or 1,445,079 square feet of land more or less.

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 ROCKWALL CENTRE CORNERS 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. WE further certify that all other parties who have a mortgage or lien interest in the ROCKWALL CENTRE CORNERS 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. 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, 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.

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.

S-SI ROCKWALL VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

CARROLLTON VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Troy Bathman, 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 15th day of MAY

Linda Termin
Notary Public in and for the State of Texas

8-14-09
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

Lacey R Hozer
EXECUTIVE V.P., SOVEREIGN BANK

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.

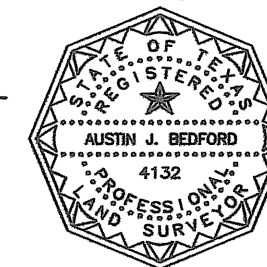
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

May 15, 2008
Date

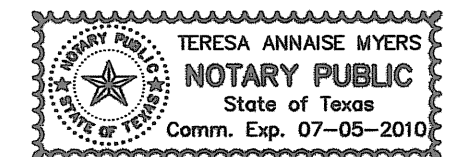


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 15th day of May, 2008.

Notary Public in and for the State of Texas



My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

5/23/08
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 4th day of February, 2008.

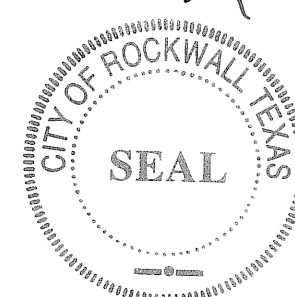
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

William R. Cress
Mayor, City of Rockwall

Christy Ashberry
City Secretary

Chuck Ladd
City Engineer



NOTES

Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.

All easements shown hereon are to be dedicated by this plat, unless otherwise noted.

All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.

Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

CIVIL ENGINEER:
CPH ENGINEERS, INC.
5728 LBJ FREEWAY, SUITE 330
DALLAS, TX 75240 - 972.490.1515

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 1-7, BLOCK 1
33.174 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

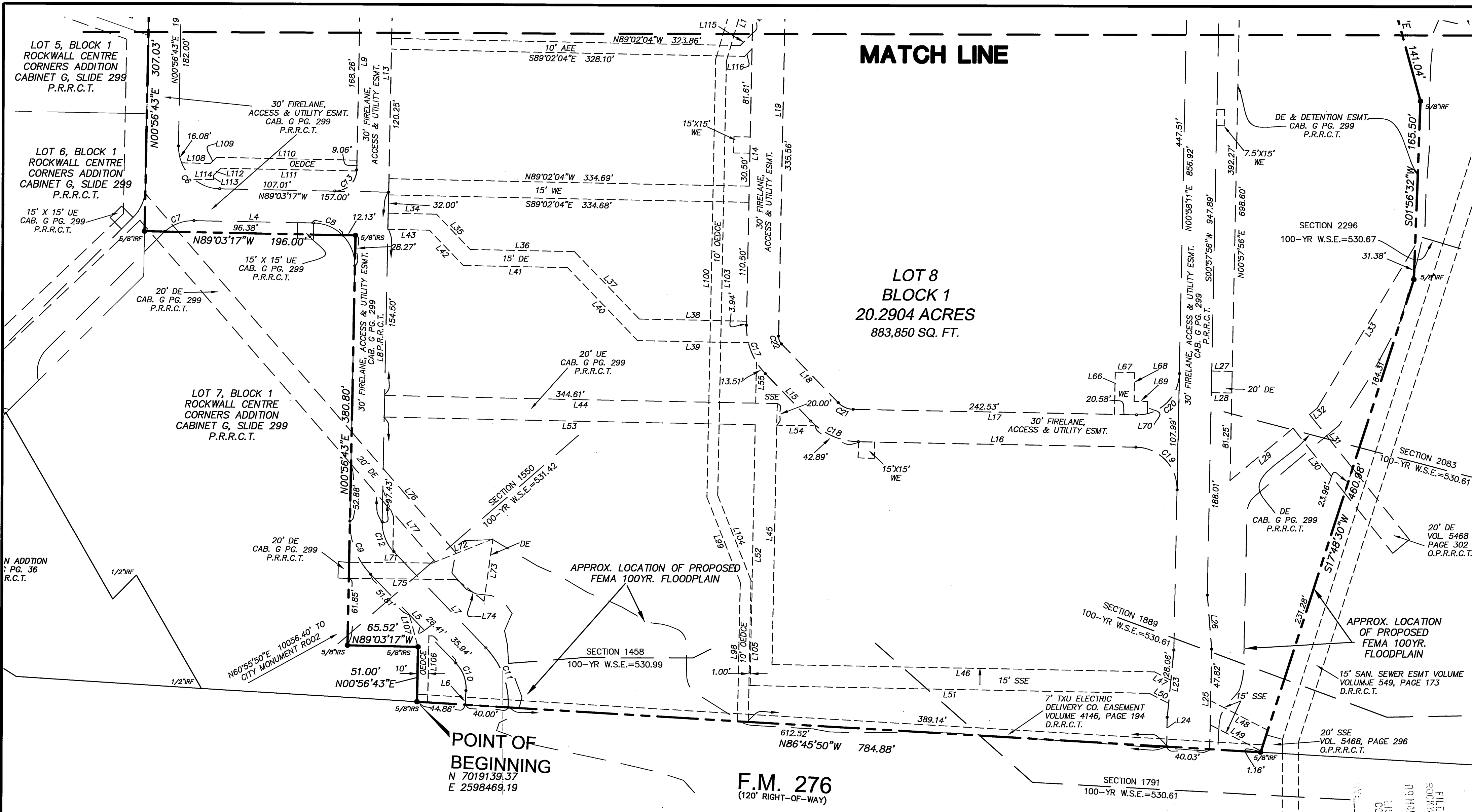
Owners: S-SI ROCKWALL VENTURE NO. ONE, L.P. AND
CARROLLTON VENTURE NO. ONE, L.P. ~ (972) 235-7888
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248

Scale: 1" = 100'
Date: November 8, 2007
Technician: T. Myers
Drawn By: T. Myers
Checked By: A.J. Bedford
P.C.: L. Spradling
File: rockwall centre corners
Job. No. 473-004-07

4222 Rosehill Road, Suite 2 * Garland, Texas 75043
(972) 240-5999, Fax (972) 240-4466

Sheet: 2
Of: 2
Bedford Group, Inc.
Registered Professional Land Surveyors

G 300



MATCH LINE

**LOT 8
BLOCK 1
20.2904 ACRES
883,850 SQ. FT.**

POINT OF BEGINNING
N 7019139.37
E 2598469.19

F.M. 276
(120' RIGHT-OF-WAY)

**REPLAT
ROCKWALL CENTRE
CORNERS ADDITION**

LOT 8, BLOCK 1
OF ROCKWALL CENTRE CORNERS ADDITION
RECORDED IN CABINET G, PAGE 321, P.R.R.C.T.

BEING 20.2904 ACRES OUT OF
JOSEPH CADLE SURVEY ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Contact: David Kochalka

OWNER:
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027
Phone 425-313-6280
Fax 425-313-8105
Contact: Jackie Frank

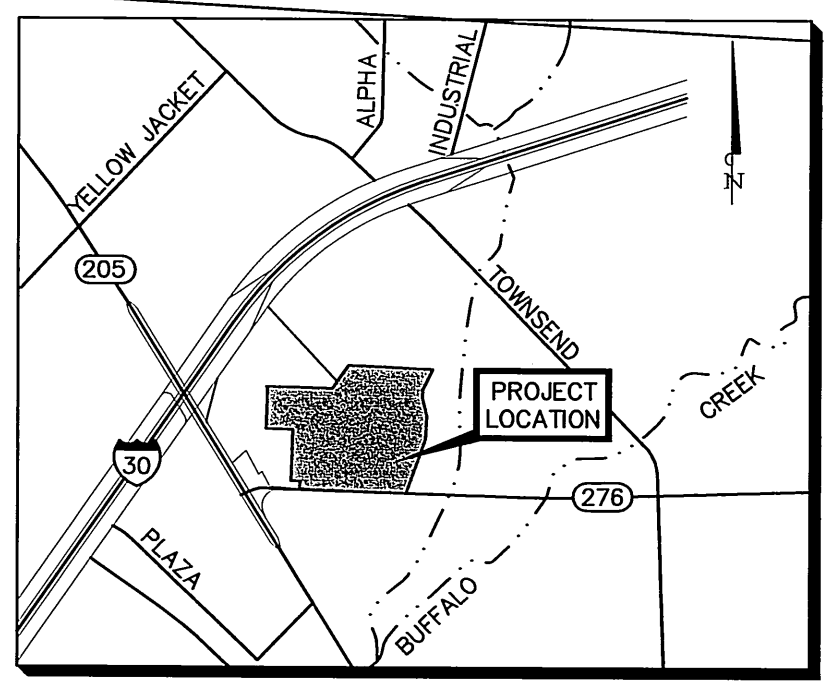
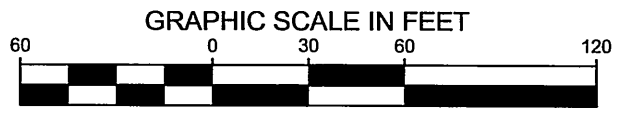
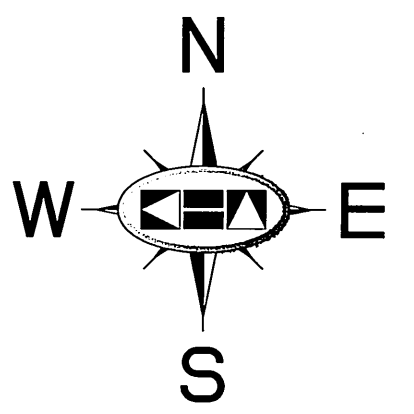
SURVEYOR:

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

**CREEK CROSS SECTIONS SCALED
FROM FINAL PLAT OF ROCKWALL
CENTRE CORNERS ADDITION
RECORDED IN CABINET G, PAGE 299 OF
THE PLAT RECORDS OF ROCKWALL
COUNTY, TEXAS**

- LEGEND**
- IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - IRSC = IRON ROD WITH CAP SET
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 - OEDCE = ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
 - AEE = ATMOS ENERGY EASEMENT

BEARING SYSTEM BASED ON THE PLAT OF ROCKWALL CENTRE CORNERS ADDITION, RECORDED IN CABINET G, PAGE 299, P.R.R.C.T.



VICINITY MAP
NOT TO SCALE

G-380

CREEK CROSS SECTIONS SCALED FROM FINAL PLAT OF ROCKWALL CENTRE CORNERS ADDITION RECORDED IN CABINET G, PAGE 299 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

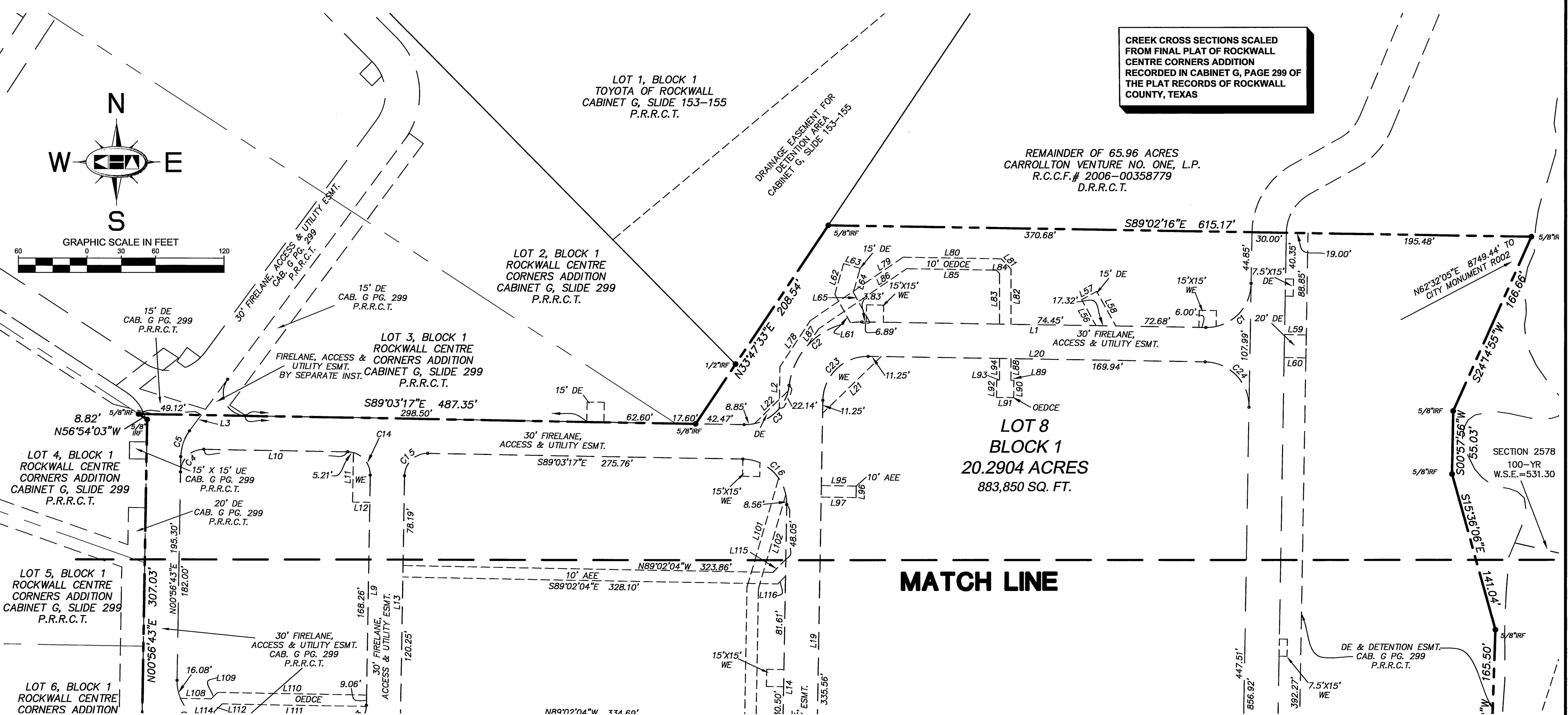
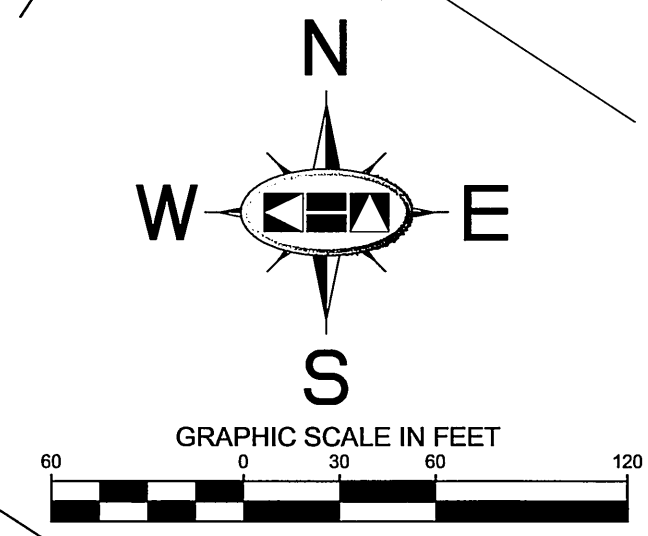
LOT 1, BLOCK 1
TOYOTA OF ROCKWALL
CABINET G, SLIDE 153-155
P.R.R.C.T.

REMAINDER OF 65.96 ACRES
CARROLLTON VENTURE NO. ONE, L.P.
R.C.C.F.# 2006-00358779
D.R.R.C.T.

LOT 2, BLOCK 1
ROCKWALL CENTRE
CORNERS ADDITION
CABINET G, SLIDE 299
P.R.R.C.T.

LOT 3, BLOCK 1
ROCKWALL CENTRE
CORNERS ADDITION
CABINET G, SLIDE 299
P.R.R.C.T.

LOT 8
BLOCK 1
20.2904 ACRES
883,850 SQ. FT.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'24"	39.00	61.25	N45°58'14"E	55.15
C2	84°02'13"	63.00	92.40	S48°56'50"W	84.34
C3	84°00'59"	39.00	57.19	N48°56'13"E	52.20
C4	90°00'00"	20.00	31.42	S45°56'43"W	28.28
C5	35°33'18"	39.00	24.20	S18°43'21"W	23.82
C6	90°00'00"	39.00	61.26	S44°03'17"E	55.15
C7	43°32'30"	39.00	29.64	S69°10'27"W	28.93
C8	43°32'30"	39.00	29.64	N67°17'02"W	28.93
C9	44°59'58"	69.00	54.19	S21°33'18"E	52.81
C10	47°17'27"	34.00	28.06	N20°24'34"W	27.27
C11	46°51'24"	74.00	60.52	N20°37'36"W	58.84
C12	45°00'00"	39.00	30.63	S21°33'18"E	29.85
C13	89°58'53"	20.00	31.41	N45°56'09"E	28.28
C14	90°00'00"	20.00	31.42	N44°03'17"W	28.28
C15	90°00'00"	20.00	31.42	S45°56'43"W	28.28
C16	90°01'14"	39.00	61.28	N44°02'41"W	55.16
C17	45°00'00"	63.00	49.48	S21°32'04"E	48.22
C18	45°00'00"	63.00	49.48	S66°32'04"E	48.22
C19	90°00'00"	39.00	61.26	N44°02'04"W	55.15
C20	89°59'34"	39.00	61.26	N45°58'09"E	55.15
C21	45°00'00"	20.00	15.71	S66°32'04"E	15.31
C22	45°00'00"	10.00	7.85	S21°32'04"E	7.65
C23	90°00'00"	39.00	61.26	S45°57'56"W	55.15
C24	89°59'27"	39.00	61.25	N44°02'20"W	55.15

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'04"W	300.83'
L2	N00°57'56"E	36.35'
L3	N36°30'00"E	17.24'
L4	S89°03'17"E	111.38'
L5	S44°03'17"E	114.16'
L6	S03°14'10"W	13.05'
L7	N44°03'17"W	123.39'
L8	N00°56'43"E	306.37'
L9	S00°56'43"W	201.00'
L10	S89°03'17"E	126.00'
L11	S00°56'43"W	43.04'
L12	S89°03'17"E	15.00'
L13	N00°56'43"E	221.00'
L14	S00°57'56"W	318.99'
L15	S44°02'04"E	60.96'
L16	S89°02'04"E	257.73'
L17	N89°02'04"W	263.11'
L18	N44°02'04"W	75.87'
L19	N00°57'56"E	419.92'
L20	S89°02'04"E	294.83'
L21	N45°57'56"E	71.06'
L22	S45°57'56"W	41.28'
L23	S05°29'18"W	62.62'
L24	S00°57'56"W	27.15'
L25	N00°57'56"E	92.74'
L26	N04°44'42"W	50.24'
L27	N89°02'04"W	19.00'
L28	S89°02'04"E	19.00'
L29	S50°09'49"W	75.95'
L30	N38°46'07"W	76.90'

L31	S38°46'07"E	64.08'
L32	S50°09'49"W	9.32'
L33	S30°55'21"W	175.92'
L34	S89°02'04"E	44.82'
L35	S44°02'04"E	45.25'
L36	S89°02'04"E	96.79'
L37	S44°02'04"E	86.97'
L38	S89°02'04"E	99.57'
L39	N89°02'04"W	102.87'
L40	N44°02'04"W	94.05'
L41	N89°02'04"W	96.79'
L42	N44°02'04"W	45.25'
L43	N89°02'04"W	38.60'
L44	S89°02'04"E	364.61'
L45	S00°57'50"W	242.05'
L46	S89°02'04"E	355.15'
L47	S62°55'23"E	17.16'
L48	N62°55'23"W	59.74'
L49	S62°55'23"E	53.20'
L50	N62°55'23"W	20.43'
L51	N89°02'04"W	370.51'
L52	S00°57'50"W	242.05'
L53	S89°02'04"E	344.60'
L54	N89°02'04"W	36.46'
L55	N00°57'56"E	38.01'
L56	S29°02'04"E	25.82'
L57	S60°57'56"W	15.00'
L58	N29°02'04"W	34.48'
L59	N89°02'04"W	19.00'
L60	S89°02'04"E	19.00'
L61	S29°02'04"E	28.18'
L62	S15°57'56"W	27.92'

L63	N74°02'04"W	15.0'
L64	N15°57'56"E	21.7'
L65	N29°02'04"W	29.7'
L66	N00°57'56"E	39.1'
L67	S89°02'04"E	18.0'
L68	S00°57'56"W	26.6'
L69	S89°02'04"E	12.4'
L70	S00°57'56"W	11.2'
L71	S89°51'54"E	77.1'
L72	S68°03'10"W	60.8'
L73	N08°02'52"E	58.3'
L74	S51°57'19"E	32.3'
L75	S89°51'54"E	100.1'
L76	S41°01'52"E	148.7'
L77	N41°01'52"W	119.5'
L78	N33°17'54"E	48.2'
L79	N55°47'54"E	98.2'
L80	S89°02'04"E	85.6'
L81	S44°03'12"E	12.3'
L82	S00°00'00"E	48.2'
L83	N00°00'00"E	44.1'
L84	N44°03'12"W	4.1'
L85	N89°02'04"W	78.3'
L86	S55°47'54"W	93.0'
L87	S33°17'54"W	16.5'
L88	S00°00'00"E	18.9'
L89	N89°02'04"W	2.6'
L90	S00°57'56"W	15.0'
L91	N89°02'04"W	15.0'
L92	N00°57'56"E	15.0'
L93	S89°02'04"E	2.3'
L94	N00°00'00"E	18.9'

L95	S89°08'26"E	30.52'
L96	S00°57'56"W	10.00'
L97	N89°08'26"W	30.52'
L98	N00°57'56"E	128.78'
L99	N21°32'04"W	84.92'
L100	N00°57'56"E	406.51'
L101	N16°15'32"E	99.03'
L102	S16°15'32"W	85.55'
L103	S00°57'56"W	403.18'
L104	S21°32'04"E	84.92'
L105	S00°57'56"W	131.16'
L106	S00°56'43"W	62.06'
L107	S15°19'19"E	30.97'
L108	S89°02'04"E	26.67'
L109	N45°57'56"E	8.14'
L110	S89°02'04"E	130.30'
L111	N89°02'04"W	126.14'
L112	S45°57'56"W	9.65'
L113	S00°57'56"W	3.93'
L114	N89°02'04"W	18.14'
L115	N45°00'00"E	15.65'
L116	N45°00'00"E	9.55'

LEGEND
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = IRON ROD WITH CAP SET
 WE = WATER EASEMENT
 DE = DRAINAGE EASEMENT
 SSE = SANITARY SEWER EASEMENT
 UE = UTILITY EASEMENT
 D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 OEDCE = ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
 AEE = ATMOS ENERGY EASEMENT

**REPLAT
 ROCKWALL CENTRE
 CORNERS ADDITION**
 LOT 8, BLOCK 1
 BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL CENTRE CORNERS ADDITION
 RECORDED IN CABINET G, PAGE 321, P.R.R.C.C.T.

BEING 20.2904 ACRES OUT OF
 JOSEPH CADLE SURVEY ABSTRACT NO. 65
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT:
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. 972-335-3580
 Fax No. 972-335-3779
 Contact : David Kochalka

OWNER:
 Costco Wholesale Corporation
 999 Lake Drive
 Issaquah, WA 98027
 Phone 425-313-6280
 Fax 425-313-8105
 Contact: Jackie Frank

SURVEYOR:

 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

OWNERS CERTIFICATION *

STATE OF TEXAS *

COUNTY OF ROCKWALL *

WHEREAS COSTCO WHOLESALE CORPORATION is the owner of a tract of land out of the Joseph Cadle Survey, Anstract No. 65 in the City of Rockwall, Rockwall County, Texas, being all of Lot 1, Block 1 of Rockwall Centre Corners Addition, an additoin to the City of Rockwall according to the plat thereof recorded in Cabinet G, Page 321 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a plastic cap stamped "KHA" (hereinafter called a 5/8" iron rod set) in the north right-of-way line of F.M. 276 (120' ROW) from which the southeast corner of the Handeman Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet C, Page 36 of the Plat Records of Rockwall County, Texas bears North 86°45'50" West, 200.62 feet;

THENCE the following courses and distances to wit:

- North 00°56'43" East, a distance of 51.00 feet to a 5/8" iron rod set for corner;
North 89°03'17" West, a distance of 65.52 feet to a 5/8" iron rod set for corner;
North 00°56'43" East, a distance of 380.80 feet to a 5/8" iron rod set for corner;
North 89°03'17" West, a distance of 196.00 feet to a 5/8" iron rod found for corner;
North 00°56'43" East, a distance of 307.03 feet to a 5/8" iron rod found for corner;
North 56°54'03" West, a distance of 8.82 feet to a 5/8" iron rod found for corner;
South 89°03'17" East, a distance of 487.35 feet to a 5/8" iron rod found for corner;
North 33°47'33" East, passing a 1/2" iron rod found for the south corner of Toyota of Rockwall, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Page 153 of the Plat Records of Rockwall County, Texas at 63.03 feet, in all a total distance of 208.54 feet to a 5/8" iron rod found for corner;
South 89°02'16" East, a distance of 615.17 feet to a 5/8" iron rod found for corner;
South 24°14'55" West, a distance of 166.66 feet to a 5/8" iron rod found for corner;
South 00°57'56" West, a distance of 55.03 feet to a 5/8" iron rod found for corner;
South 15°36'06" East, a distance of 141.04 feet to a 5/8" iron rod found for corner;
South 01°56'32" West, a distance of 165.50 feet to a 5/8" iron rod found for corner;
South 17°48'30" West, a distance of 460.98 feet to a 5/8" iron rod found for corner in the north right-of-way line of said F.M. 276;

THENCE with said north right-of-way line, North 86°45'50" West, a distance of 784.88 feet to the POINT OF BEGINNING and containing 20.2904 acres of land.

Bearing system based on the plat of Rockwall Centre Corners Additon, an additoin to the City of Rockwall according to the plat thereof recorded in Cabinet G, Page 299 of the Plat Records of Rockwall County, Texas.

STATE OF TEXAS *
COUNTY OF ROCKWALL *

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL CENTRE CORNERS ADDITION, LOT 8, BLOCK 1, a 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 ROCKWALL CENTRE CORNERS ADDITION, LOT 8, BLOCK 1 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:

- 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 or 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.

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; 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 exaction's made herein.

COSTCO WHOLESALE CORPORATION

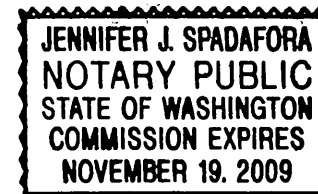
Jack S. Frank (Signature)

STATE OF TEXAS - WASHINGTON
COUNTY OF KING

Before me, the undersigned authority, on this day personally appeared JACK S. FRANK, 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 5th day of February, 2009.

Jennifer J. Spadafora (Signature)
Notary Public in and for the State of Texas
My Commission Expires: 11-19-2009



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dana 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 properly placed under my personal supervision.

Dana Brown (Signature)

Dana Brown
Registered Professional Land Surveyor No. 5336
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580



STATE OF TEXAS §

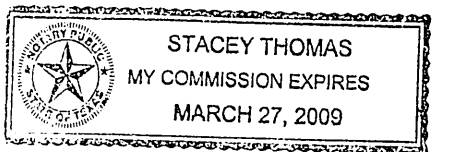
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Dana 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 therein stated.

Given upon my hand and seal of office this 4th day of February, 2009.

Stacey Thomas (Signature)
Notary Public in and for the State of Texas

3/27/2009
My Commission Expires:



RECOMMENDED FOR APPROVAL

CW Bricker (Signature)
Planning and Zoning Commission Chairman

01/13/09
Date

APPROVED

I hereby certify that the above and foregoing plat of and addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 20th day of January, 2009

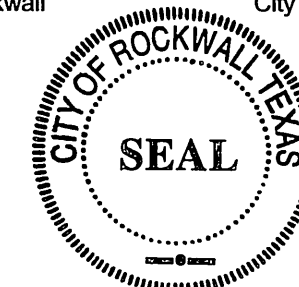
This approval shall be invalid unless the approved plat is recorded with the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said final approval.

WITNESS OUR HANDS, this 11th day of March, 2009

William R. Cecil (Signature)
Mayor, City of Rockwall

Christina Sherry (Signature)
City Secretary

Chuck Judd (Signature)
City Engineer 3-10-09



REPLAT
ROCKWALL CENTRE CORNERS ADDITION
LOT 8, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1 OF ROCKWALL CENTRE CCORNERS ADDITION RECORDED IN CABINET G, PAGE 321, P.R.R.C.C.T

BEING 20.2904 ACRES OUT OF JOSEPH CADLE SURVEY ABSTRACT NO. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. 972 335-3580 Fax No. 972- 335-3779 Contact : David Kochalka

OWNER: Costco Wholesale Corporation 999 Lake Drive Issaquah, WA 98027 Phone 425-313-6280 Fax 425-313-8105 Contact: Jackie Frank

SURVEYOR: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972)335-3779

NOTES:

1.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

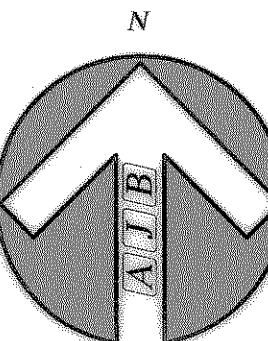
G-382

POINT OF BEGINNING

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

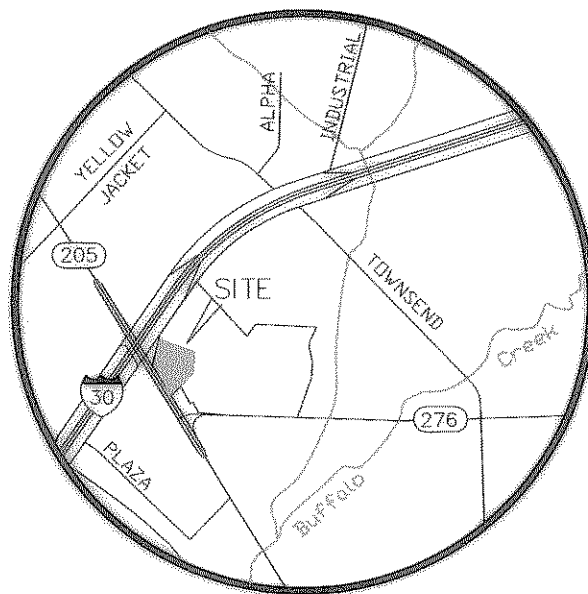
INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

20' LANDSCAPE BUFFER CAB. G, SLIDE 299



HIGHWAY 205
(140' R.O.W.)

Scale: 1" = 50'



LOCATION MAP

LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
OPRRCT Official Public Records of Rockwall County, Texas
PRRCT Plat Records of Rockwall County, Texas
DRRCT Deed Records of Rockwall County, Texas

LOT 4
1.293 ACRES
(56,313 SF)
BLOCK 1

BLOCK 1
LOT 9
1.228 ACRES
(53,491 SF)

3.734 ACRES
(162,654 SF)

BLOCK 1
LOT 10
2.506 ACRES
(109,163 SF)

LOT 7
2.388 ACRES
(104,009 SF)

LOT 3
2.951 ACRES
(128,543 SF)
CAB. G, SLIDE 299

LOT 1
20.290 ACRES
(883,850 SF)

NOTES

Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.

All easements shown hereon are to be dedicated by this plat, unless otherwise noted.

All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.

Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

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 FINAL REPLAT ROCKWALL CENTRE CORNERS ADDITION LOTS 9 & 10, BLOCK 1 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 ROCKWALL CENTRE CORNERS 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. I [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.

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.

S-SI ROCKWALL VENTURE NO. ONE, L.P.

By: St. Ives Holdings, LLC, its General Partner

By: St. Ives Realty, Inc., its Manager

By: Troy Bathman, its President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Troy Bathman, 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 13th day of November, 2009.

Linda Termin
Notary Public in and for the State of Texas

8-14-2013
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

[Signature]

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, S-SI ROCKWALL VENTURE NO. ONE, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being all of LOTS 5 & 6, BLOCK 1 of ROCKWALL CENTRE CORNERS ADDITION according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being the northwest corner of said Lot 5 and the southwest corner of Lot 4 of said addition;

THENCE departing the southeasterly right-of-way line of said Interstate Highway No. 30, SOUTH 70°36'11" EAST a distance of 388.53 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 5 and being the southeast corner of said Lot 4;

THENCE SOUTH 00°56'43" WEST a passing distance of 72.86 to the southeast corner of said Lot 5, in all a total distance of 223.63 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 6 and being located in the northwest line of Lot 7 of said addition;

THENCE SOUTH 44°57'00" WEST a distance of 341.08 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 6 and being located in the northeast right-of-way line of Highway 205 (140' wide);

THENCE along the northeast right-of-way line of said Highway 205, NORTH 29°58'48" WEST a distance of 367.64 feet to a wooden right-of-way marker found in the southeast right-of-way line of said Interstate Highway No. 30;

THENCE along the southeast right-of-way line of said Interstate Highway No. 30, NORTH 12°39'25" EAST a distance of 282.44 feet to the POINT OF BEGINNING;

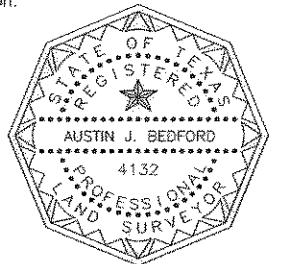
CONTAINING 3.734 acres or 162,654 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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]
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

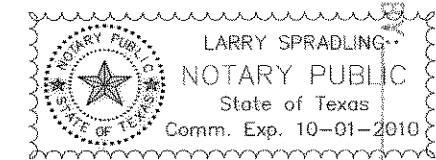


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 12th day of November, 2009.

[Signature]
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

1/2/10
Date
DEPUTY COUNTY CLERK

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
10 FEB 11 AM 10:30

APPROVED

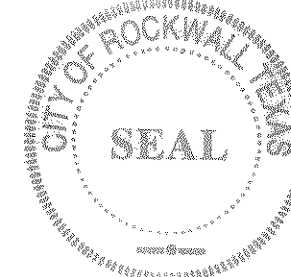
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17th day of August, 2009.

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

WITNESS OUR HANDS, this 10th day of Feb., 2009.

[Signatures]
Mayor, City of Rockwall City Secretary City Engineer

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.



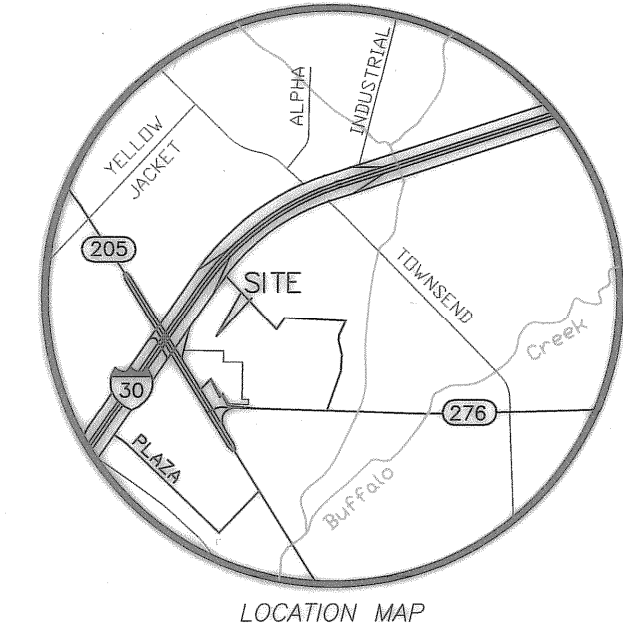
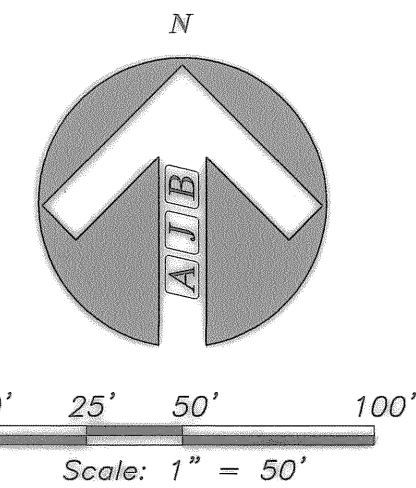
FINAL REPLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 9 & 10, BLOCK 1
3.734 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: S-SI ROCKWALL VENTURE NO. ONE, L.P.
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248
(972) 235-7888

H-62

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

POINT OF BEGINNING



LEGEND
IRF Iron Rod Found
IRS Iron Rod Set
OPRRCT Official Public Records of Rockwall County, Texas
PRRCT Plat Records of Rockwall County, Texas
DRRCT Deed Records of Rockwall County, Texas

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
13 MAY 17 AM 11:56
SHELL MILLER
ROCKWALL COUNTY CLERK
DEPUTY

CASE # P2013-015

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 11 & 12, BLOCK 1
Being a Replat of
Rockwall Centre Corners Addition
Lots 7 & 10, Block 1
Being 4.894 Acres
Joseph Cadle Survey, Abstract No. 65
City of Rockwall, Rockwall County, Texas

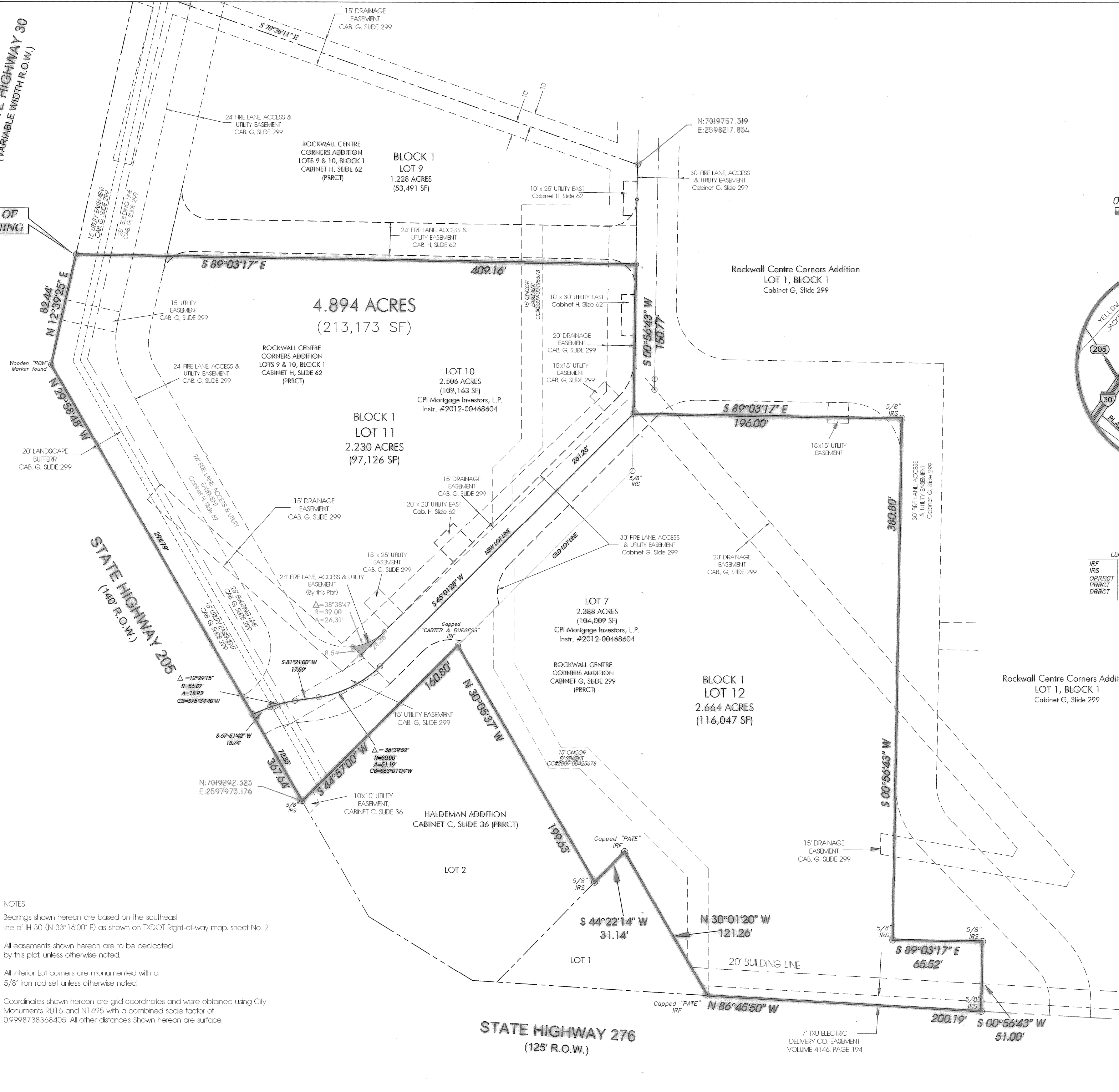
Owner: CPI MORTGAGE INVESTORS, L.P.
c/o CARDINAL PARAGON, INC.
8214 WESTCHESTER DRIVE, NINEITH FLOOR
DALLAS, TX 75225 214.346.1013

A J BEDFORD GROUP, INC.
Registered Professional Land Surveyors

301 N. Alamo Rd., Rockwall, Texas 75087
972.722.0225 * email - ajb@ajbedfordgroup.com

Scale: 1" = 50'
Date: April, 2013
Technician: L. Spradling
Drawn By: L. Spradling
Checked By: A.J. Bedford
P.C.: L. Spradling
File: REPLAT 11-12
Job No. 473-004

H-307



NOTES
Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.
All easements shown hereon are to be dedicated by this plat, unless otherwise noted.
All interior lot corners are monumented with a 5/8" iron rod set unless otherwise noted.
Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

STATE HIGHWAY 276
(125' R.O.W.)

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 FINAL REPLAT ROCKWALL CENTRE CORNERS ADDITION LOTS 11 & 12, BLOCK 1 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 ROCKWALL CENTRE CORNERS 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. I (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.

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.

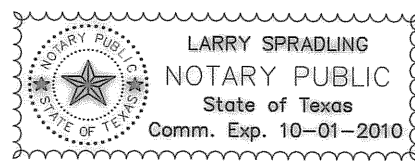
Signature of Scott Riley
CPI MORTGAGE INVESTORS, L.P.
SCOTT RILEY
VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared SCOTT RILEY, 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 10th day of May, 2013.

Signature of Notary Public
Notary Public in and for the State of Texas



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, CPI MORTGAGE INVESTORS, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being all of LOTS 7, BLOCK 1 of ROCKWALL CENTRE CORNERS ADDITION according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County Texas (PRRCT) and all of LOT 10, Block 1 of ROCKWALL CENTRE ADDITION according to the plat recorded in Cabinet H, Slide 62 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being the northwest corner of said Lot 10;

THENCE departing the southeasterly right-of-way line of said Interstate Highway No. 30, SOUTH 89°03'17" EAST a distance of 409.16 feet to a 5/8 inch iron rod set for the northeast corner of said Lot 10;

THENCE SOUTH 00°56'43" WEST a distance of 150.77 to a 5/8 inch iron rod set for the northwest corner of said Lot 7;

THENCE SOUTH 89°03'17" EAST a distance of 196.00 to an "x" in concrete set for the northeast corner of said Lot 7;

THENCE with the east line of said Lot 7, SOUTH 00°56'43" WEST a distance of 380.80 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, SOUTH 89°03'17" EAST a distance of 65.52 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°56'43" WEST a distance of 51.00 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 7 and being in the northerly right-of-way line of State Highway No. 276 (a 120' wide right-of-way);

THENCE NORTH 86°45'50" WEST, along the northerly right-of-way line of said State Highway No. 276, a distance of 200.19 feet to an iron rod capped "PATE" found for the most easterly corner of Lot 1 of the Haldeman Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Slide 36 (PRRCT);

THENCE NORTH 30°01'20" WEST, along the northeasterly line of said Lot 1 of Haldeman Addition, a distance of 121.26 feet to an iron rod capped "PATE" found for the most northerly corner of said Lot 1 of Haldeman Addition;

THENCE SOUTH 44°22'14" WEST, along the northerly line of said Lot 1 of Haldeman Addition, a distance of 31.14 feet to a 5/8 inch iron rod set for the most easterly southeast corner of Lot 2 of said Haldeman Addition;

THENCE NORTH 30°05'37" WEST, along the northeasterly line of said Lot 2 of Haldeman Addition, a distance of 199.63 feet to an iron rod capped "CARTER & BURGESS" found for the most Northerly corner of said Lot 2 of Haldeman Addition;

THENCE SOUTH 44°57'00" WEST, along the northwesterly line of said Lot 2 of Haldeman Addition, a distance of 160.80 feet to a 5/8 inch iron rod set for corner on the northeasterly right-of-way line of State Highway No. 205 (a 140 foot wide right-of-way);

THENCE NORTH 29°58'48" WEST, along the northeasterly right-of-way line of said State Highway No. 205, a distance of 367.64 feet to a wooden right-of-way marker found at the intersection of the northeasterly right-of-way line of said State Highway No. 205 and the southeasterly right-of-way line of said Interstate Highway No. 30;

THENCE along the southeasterly right-of-way line of said Interstate Highway No. 30, NORTH 12°39'25" EAST, a distance of 82.44 feet to the POINT OF BEGINNING;

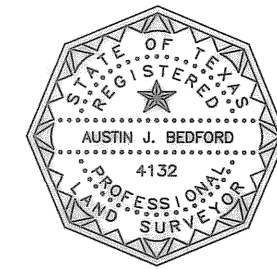
CONTAINING 4.894 acres or 213,173 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS.

THAT I, Austin J. Bedford, 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 of Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

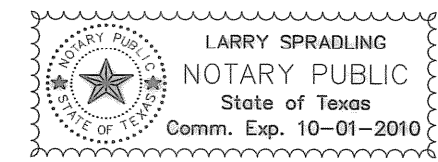


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 09th day of May, 2013.

Signature of Notary Public
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission
Planning and Zoning Commission

Date: 4/30/2013

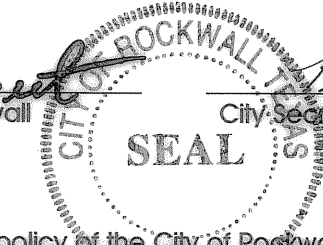
APPROVED

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 10th day of May, 2013.

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

WITNESS OUR HANDS, this 10th day of May, 2013.

Signatures of Paul Sweet (Mayor), City Secretary, and City Engineer.

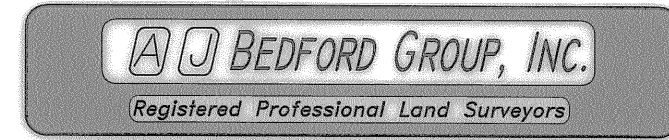


NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

CASE # P2013-015

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 11 & 12, BLOCK 1
Being a Replat of
Rockwall Centre Corners Addition
Lots 7 & 10, Block 1
Being 4.894 Acres
Joseph Cadle Survey, Abstract No. 65
City of Rockwall, Rockwall County, Texas

Table with 2 columns: Field (Scale, Date, Technician, Drawn By) and Value (1"=50', April, 2013, L. Spradling, L. Spradling). Second column: Field (Checked By, P.C., File, Job. No.) and Value (A.J. Bedford, L. Spradling, REPLAT 11-12, 473-004).



301 N. Alamo Rd., Rockwall, Texas 75087
972.722.0225 email - ajb@ajbedfordgroup.com

Owner: CPI MORTGAGE INVESTORS, L.P.
c/o CARDINAL PARAGON, INC.
8214 WESTCHESTER DRIVE, NINEITH FLOOR
DALLAS, TX. 75225 214.346.1013