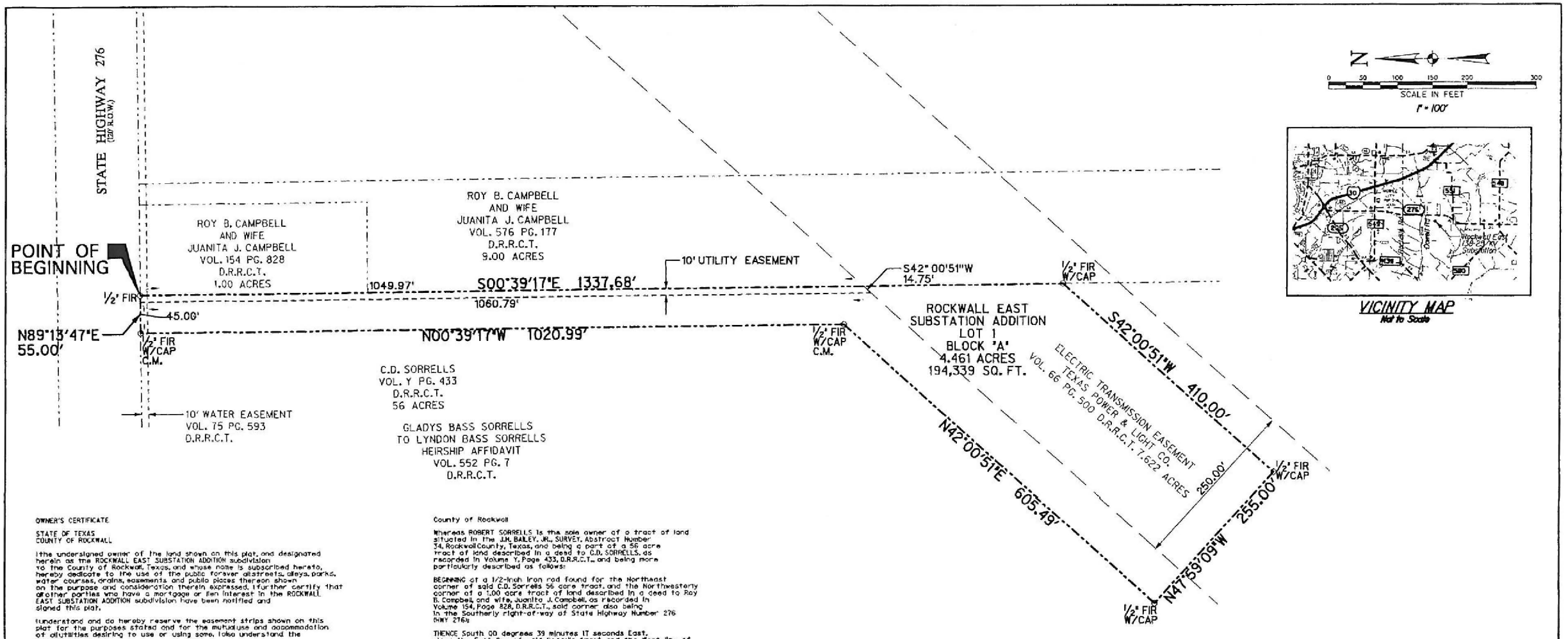

VICINITY MAP
Not to Scale

276540

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL EAST SUBSTATION ADDITION subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL EAST SUBSTATION ADDITION subdivision have been notified and signed this plat.

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

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 County 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.

I further acknowledge that the dedications and/or exactions made herein are proportionate 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

3-20-03
Robert Sorrells — Date

CYNTHIA L. SOMERFORD
Notary Public
STATE OF TEXAS
My Comm. Expires 12-03-2005

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Robert Sorrells, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20 day of March, 2003.

Signature
Cynthia L. Somerford
Printed Name

Notary Public, State of Texas

My Commission expires:
12-03-05

County of Rockwall

Whereas ROBERT SORRELLS is the sole owner of a tract of land situated in the J.H. BAILEY, JR., SURVEY, Abstract Number 34, Rockwall County, Texas, and being a part of a 56 acre tract of land described in a deed to C.D. SORRELLS, as recorded in Volume Y, Page 433, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the Northeast corner of said C.D. Sorrells 56 acre tract, and the Northwesterly corner of a 1.00 acre tract of land described in a deed to Roy B. Campbell and wife, Juanita J. Campbell, as recorded in Volume 154, Page 828, D.R.R.C.T., said corner also being in the Southerly right-of-way of State Highway Number 276 (HWY 276);

THENCE South 00 degrees 39 minutes 17 seconds East, along the East line of said Sorrells tract and the West line of said 1.00 tract, passing at a cal distance of 332.52 feet the southwest corner of said 1.00 acre tract, same being the most westerly northwest corner of a 9.00 acre tract of land described in a deed to Roy B. Campbell and wife, Juanita J. Campbell, as recorded in Volume 576, Page 177, D.R.R.C.T., and continuing along said east line and along the west line of said 9.00 acre tract, for a total distance of 1,337.68 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4773" (hereinafter referred to as "with cap"), found for corner;

THENCE South 42 degrees 00 minutes 51 seconds West departing said East and West lines, for a distance of 410.00 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 47 degrees 59 minutes 09 seconds West, for a distance of 255.00 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 42 degrees 00 minutes 51 seconds East, for a distance of 605.49 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 00 degrees 39 minutes 17 seconds West, for a distance of 1,020.99 feet to a 1/2-inch iron rod with cap found for corner in the Northerly line of said Sorrells tract and the Southerly right-of-way line of said HWY 276;

THENCE North 89 degrees 13 minutes 47 seconds East along the Northerly line of said Sorrells tract and the Southerly right-of-way line of said HWY 276, for a distance of 55.00 feet to the POINT OF BEGINNING CONTAINING 4.461 acres or 194,339 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Andrew J. Shafer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon where properly placed or found under my personal supervision.

Andrew J. Shafer — March 19, 2003
Andrew J. Shafer — Texas Registered Professional Land Surveyor No. 5011

STATE OF TEXAS
ANDREW J. SHAFER
5011
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED

3-24-03
Director of Planning and Zoning — Date

This approval shall be invalid unless the approved plat for such addition is record in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) 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 14 day of April, 2003.

County Judge, Rockwall County

3-24-03
City of Rockwall Engineer

Filed 03Apr14
AM 9:56

E 293

E-293
FINAL PLAT
OF
ROCKWALL EAST SUBSTATION ADDITION
LOT 1, BLOCK "A"
BEING 4.461 ACRES
SITUATED IN THE
J.H. BAILEY, JR. ABSTRACT NO. 34
ROCKWALL COUNTY, TEXAS
FOR
ONCOR ELECTRIC DELIVERY COMPANY
P.O. BOX 970 FORT WORTH, TEXAS 76101

FILED FOR RECORD
ROCKWALL CO. TEXAS
03 APR 14 AM 9:56
JULIETTE BURKS
CO. CLERK
BY: _____ DEPUTY

LEGEND

1/2" FIR W/CAP	1/2-INCH FOUND IRON ROD WITH A "RPLS 4773" CAP
1/2" FIR	1/2-INCH FOUND IRON ROD
C.M.	CONTROL MONUMENT

NOTE:
Basis of bearing is Texas State Plane Coordinate System, 1983 (1993), North Central Zone 4202, based upon GPS measurements from City of Rockwall, Texas, Geodetic Control Network monuments No. "R002" and No. "R015". Convergence angle at "R002" is +01 Degree 08 Minute 07.1396 Seconds as computed by Corpscon V5.11.08. Combined Scale Factor (CSF) = 1.0000146135 (published by TXDOT for Rockwall County, TX). Surface Coordinate = Texas State Plane Coordinates X CSF.

Halff Associates, Inc.
ENGINEERS · ARCHITECTS · SCIENTISTS · PLANNERS · SURVEYORS
1201 NORTHWEST PLAZA DRIVE
DALLAS, TEXAS 75225
TEL. (214) 346-6200
FAX (214) 739-2095
SCALE: 1" = 100' AVO. 2997.5 MARCH, 2003