

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, SUHAS S. NAIK, 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 Rockwall County, Texas, out of the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, and being Part of 114.7 acre tract as conveyed to Suhas S. Naik by Peggy Jo Gray by deed dated October 3, 1996, recorded in Volume Page Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most Southerly corner of Lot 1, Block A, NEWMAN CENTER NO. ONE, an Addition to the City of Rockwall, Texas, according to the Plat recorded in Cabinet C, Slide 15, of the Deed Records of Rockwall County, Texas, same point lying in the Northwest line of Interstate Highway 30 (U. S. Highway 67), a variable width Right-Of-Way, and being the most Easterly corner of the following described tract;

THENCE South 36 degrees 38 minutes 57 seconds West along the said Northwest line of Interstate Highway 30 for a distance of 108.13 feet to a wooden Right-of-Way post with 800 Nail found for corner in the Southwest line of said JOSEPH CADLE SURVEY, ABSTRACT NO. 65 and the Northeast line of the J. B. MCFARLAND SURVEY, ABSTRACT NO. 145, said post being the most Easterly corner of Andrews Ford Tract as recorded in Volume 75, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 41 minutes 41 seconds West with the Southwest line of said CADLE SURVEY and the Northeast line of said Ford Tract and MCFARLAND SURVEY, 367.77 feet to a 3/8 inch iron rod set for corner;

THENCE North 45 degrees 20 minutes 56 seconds East for a distance of 107.13 feet to a 3/8 inch iron rod set for corner;

THENCE South 44 degrees 39 minutes 25 seconds East for a distance of 351.41 feet to the POINT OF BEGINNING.

CONTAINING 38,480 square feet or 0.8834 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as SANSS ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the SANSS 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:

- 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 time 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

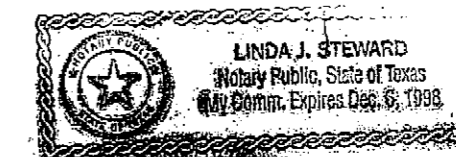
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I 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, 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.

SUHAS S. NAIK, Owner

STATE OF TEXAS)
COUNTY OF ROCKWALL)
BEFORE ME, the undersigned authority, on this day personally appeared SUHAS S. NAIK, 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 19th day of August, 1997.

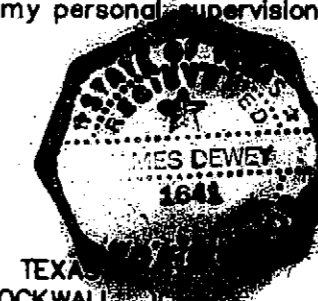


Linda J. Steward
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: 12-08-98

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES DEWEY, 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.



JAMES DEWEY
REGISTERED PROFESSIONAL SURVEYOR NO. 1641

STATE OF TEXAS)
COUNTY OF ROCKWALL)
This instrument was acknowledged before me on the 19th day of August, 1997 by Linda J. Steward.



Linda J. Steward
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: 12-06-98

RECOMMENDED FOR FINAL APPROVAL

Paul Ramsey
Planning and Zoning Commission

August 3, 1997
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 19th day of May, 1997.

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 28th day of August, 1997.

Mayor, City of Rockwall

Cindy Kindred
City Secretary City of Rockwall



FINAL PLAT

SANSS ADDITION

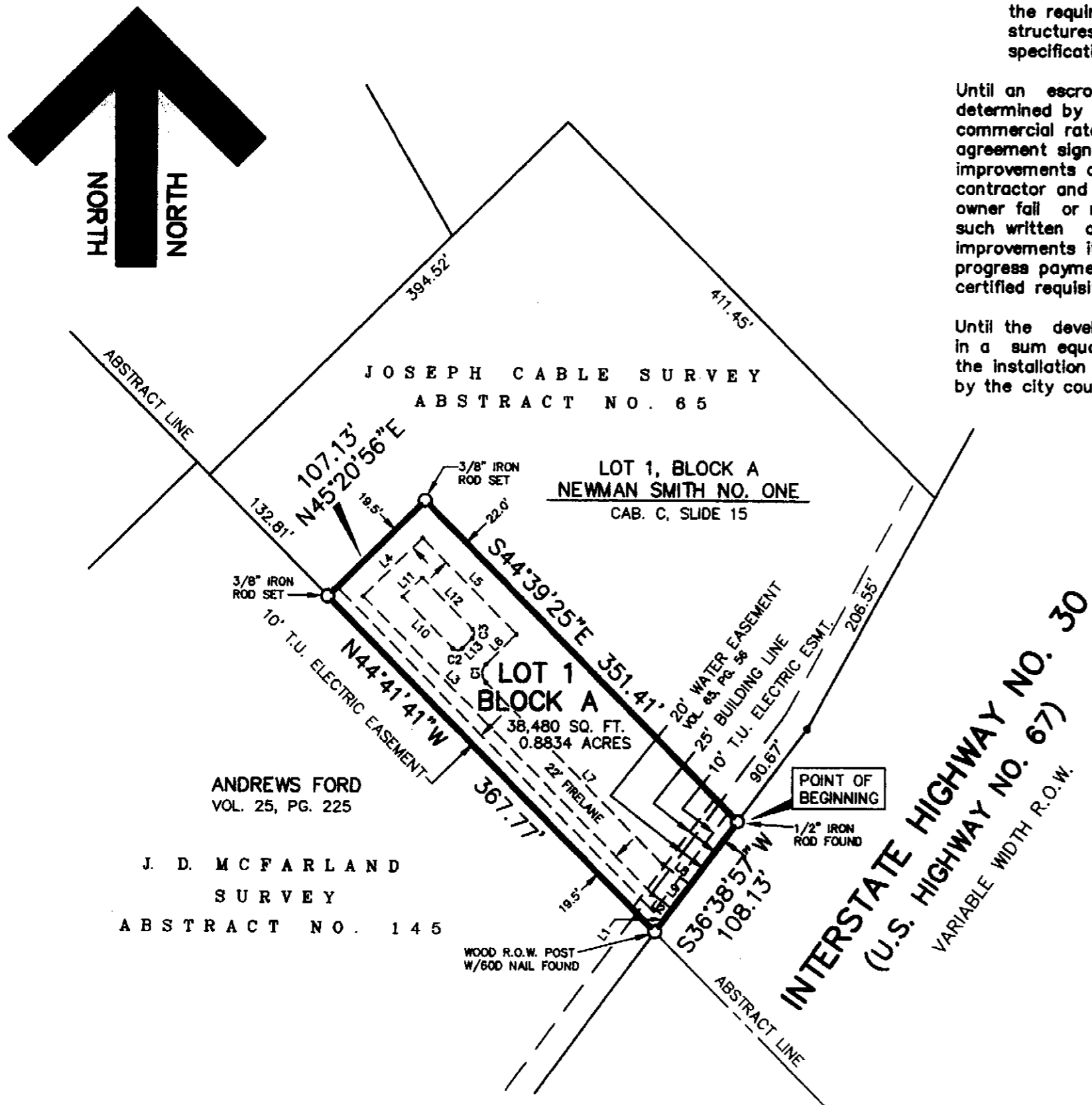
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OUT OF THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65

AUGUST 1997

OWNER:
SUHAS S. NAIK
2914 OAK POINT DRIVE
GARLAND, TEXAS 75044
(214) 340-3501

PREPARED BY:
DEWEY & ASSOCIATES
ENGINEERING, SURVEYING
LAND PLANNING, CAD DESIGNS

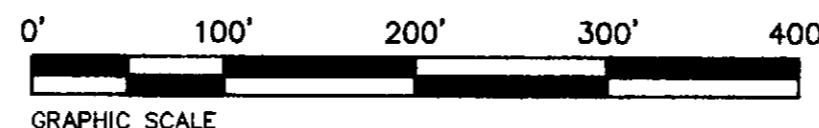
2505 TEXAS DRIVE, SUITE 110 • IRVING, TEXAS 75062 • 972-255-1591



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	10.00	15.71	10.00	S 00°20'35" W	14.14
C2	90°00'00"	5.00	7.85	5.00	N 89°39'25" W	7.07
C3	90°00'00"	5.00	7.85	5.00	S 00°20'35" W	7.07

LINE	BEARING	DISTANCE
L1	N 38°38'57" E	22.53
L2	N 53°21'03" W	18.54
L3	N 44°39'25" E	328.53
L4	N 45°20'56" E	65.37
L5	S 44°39'25" E	105.53
L6	S 45°20'35" W	33.37
L7	S 44°39'25" E	199.40
L8	S 53°21'03" E	26.68
L9	S 38°38'57" W	23.50
L10	N 44°39'25" W	56.53
L11	N 45°20'56" E	21.37
L12	S 44°39'25" E	56.53
L13	S 45°20'35" W	11.37

SCALE: 1" = 100'



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 THE PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ACCEPTANCE 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.

Sanss Addition

D-47

D&A

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