

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, IN KYUNG HWAN and JUNG OH SOON, are the owners of a tract of land situated in the E. P. Gains Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of that certain tract of land conveyed to IN KYUNG HWAN and JUNG OH SOON, by Warranty Deed recorded in Volume 3862, Page 203, Real Property Records, Rockwall County, Texas and being more particularly described as follows:
COMMENCING at a PK nail found for the most Westerly North corner of a called 7.7046 acre tract of land described as Tract III of Tract 2 as recorded in Volume 221, Page 954 of the Deed Records of Rockwall County, Texas;

THENCE S 44 degrees 35 minutes 08 seconds W, along the Northwestern line of said 7.7040 a distance of 87.12 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING, said iron rod being the Northeast corner of said Unruh tract;

THENCE S 44 degrees 35 minutes 08 seconds W, along the Northwestern line of said 7.7040 acre tract and the East line of said Unruh tract, a distance of 234.20 feet to a 1/2 inch iron rod found for corner at the Northerly ROW line of Yellow Jacket Lane (a variable width ROW);

THENCE N 82 degrees 24 minutes 52 seconds W, leaving said common line and along the Northerly ROW line of said Yellow Jacket Lane, a distance of 66.18 feet to a found brass disk for corner, said disk being at the intersection of the Northerly ROW line of said Yellow Jacket Lane and the Easterly ROW line of FM 740 (a variable width ROW);

THENCE N 31 degrees 18 minutes 41 seconds W, along the Easterly line of said FM 740, a distance of 37.13 feet to a 1/2 inch iron rod found for corner;

THENCE N 18 degrees 11 minutes 35 seconds E, along the Easterly line of FM 720 a distance of 108.27 feet to a 1/2 inch iron rod found for corner;

THENCE N 10 degrees 22 minutes 43 seconds E, along said Easterly line of FM 720 a distance of 220.38 feet to a 1/2 inch iron rod found for corner;

THENCE N 03 degrees 30 minutes 42 seconds W, along said Easterly line of FM 720, a distance of 56.30 feet to a 1/2 inch iron rod found for corner at the intersection of said Easterly ROW line of FM 720 and Southerly ROW line of an Old County Road;

THENCE S 37 degrees 08 minutes 20 seconds E, along the South line of said Old County Road, a distance of 191.03 feet to a 1/2 inch iron rod found for corner;

THENCE S 09 degrees 54 minutes 46 seconds W, a distance of 27.52 feet to a 1/2 inch iron rod found for corner;

THENCE S 44 degrees 24 minutes 07 seconds E, a distance of 98.11 feet to the PLACE OF BEGINNING and containing 49,188 square feet or 1.129 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on the plat, and designated herein as YELLOW JACKET ADDITION, subdivision to the City of Rockwall, Texas, and whose names is subscribed herein, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in YELLOW JACKET ADDITION 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:

- 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 the 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 drainage 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 exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with present and future growth needs of the City; Our successors and assigns hereby waive and claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

By: Jung Oh Soon
JUNG OH SOON, Owner

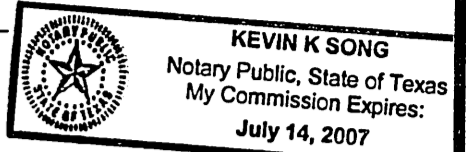
By: IN KYUNG HWAN
IN KYUNG HWAN, Owner

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 JUNG OH SOON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my Hand and Seal of Office this 21st day of July, 2006.

NOTARY PUBLIC in and for the State of Texas
My Commission Expires: _____

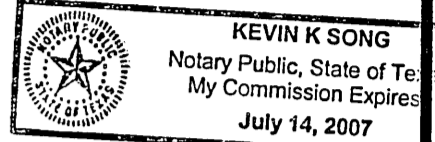


STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my Hand and Seal of Office this 21st day of July, 2006.

NOTARY PUBLIC in and for the State of Texas
My Commission Expires: _____

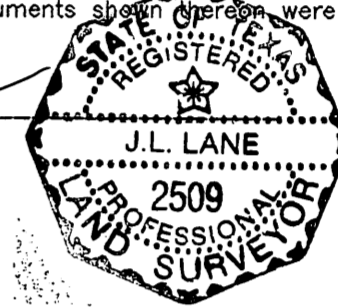


SURVEYOR' CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509



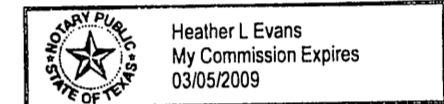
STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my hand and seal of office this 20 day of July, 2006.

NOTARY PUBLIC in and for the State of TEXAS

My Commission Expires: 03/05/2009



Recommended for Final Approval:

Uma Burgamy 8/29/06
Planning & Zoning Commission Date

Approved: William R. Cecil 8-24-06
Mayor, City of Rockwall, Texas Date

Approved: Chuck Todd 8-23-06
City Engineer Date

I hereby certify that the above and foregoing plat of Yellow Jacket Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17th day of July, 2006.

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

WITNESS OUR HANDS, this 24th day of August, 2006.

Dorothy Brooks
City Secretary, City of Rockwall, Texas



YELLOW JACKET ADDITION

SHEET 2

REVISED	FINAL PLAT	1.129 ACRES
06/29/2006		
07/05/2006	BEING A TRACT OF PARCEL OF LAND SITUATED IN THE	
07/20/2006	E. P. G. CHISUM SURVEY, ABSTRACT NO. 64	
	AND ALSO BEING IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
	LANE'S SOUTHWEST SURVEYING INC.	DATE: MAY 22, 2006
	2717 MOTLEY DR, SUITE B	SCALE 1" : 30'
	MESQUITE, TEXAS 75150 - 3812	0 30 60 75
	Phone (972) 681-4442 Fax 681-4829	FILE No. RP-789