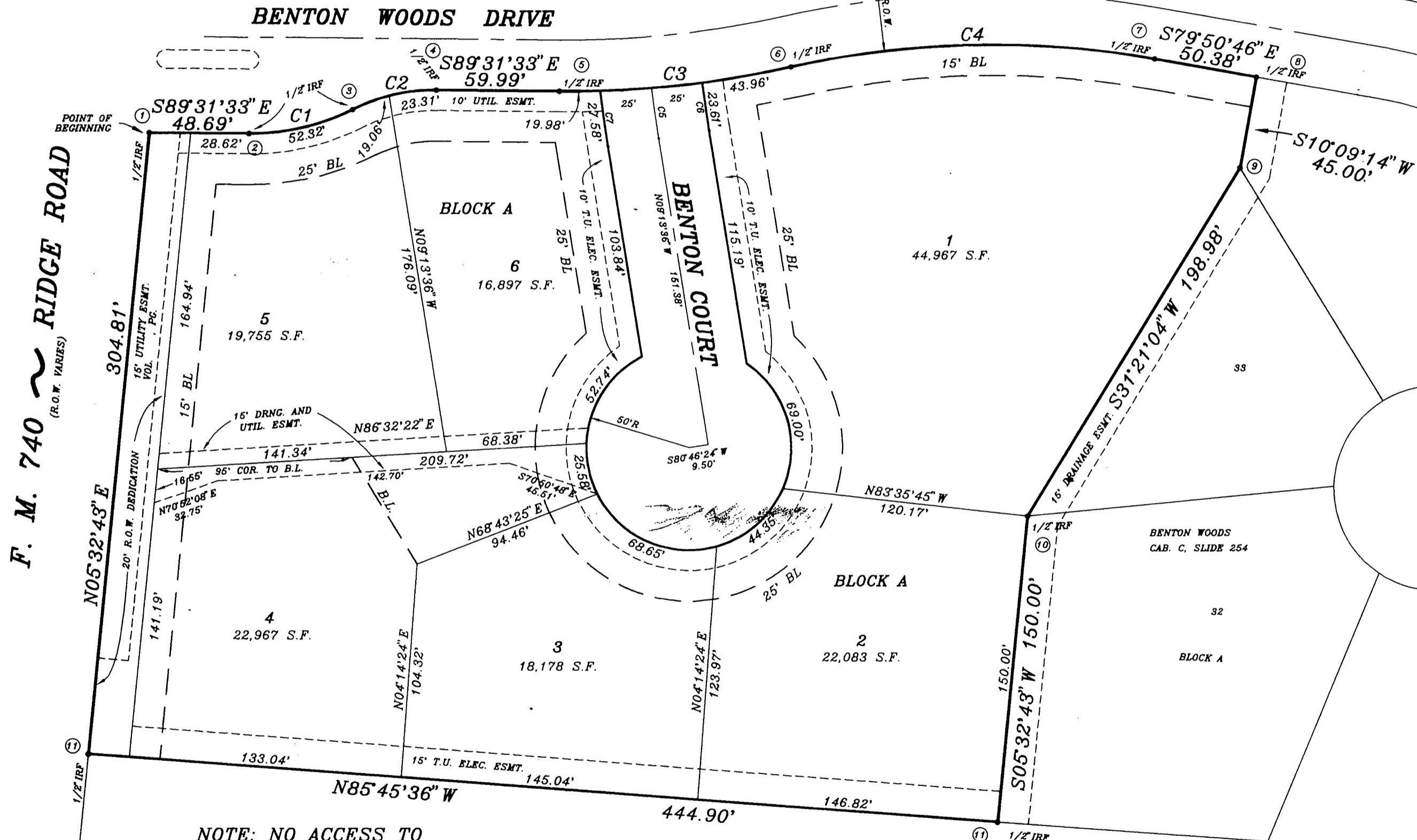


SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7010286.628759	2591176.696399
2	7010286.225745	2591165.389409
3	7010297.964011	2591215.873265
4	7010307.470254	2591256.760470
5	7010306.973777	2591316.745899
6	7010318.978971	2591429.868964
7	7010322.750959	2591607.288612
8	7010313.869228	2591656.879531
9	7010269.574044	2591648.946266
10	7010099.647474	2591545.421847
11	7009950.349485	2591530.926656
12	7009983.243303	2591087.241011

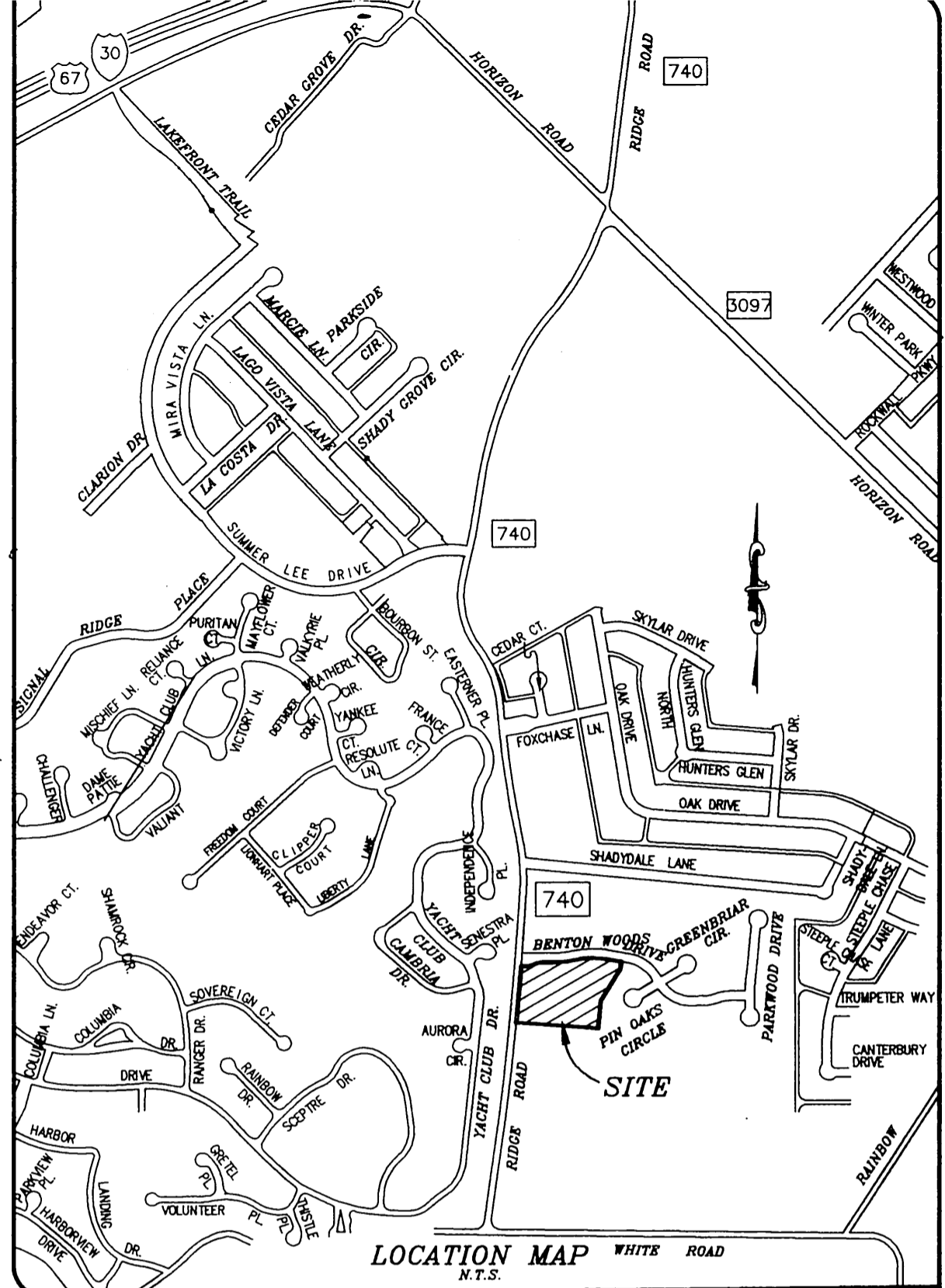
BLOCK A
BENTON WOODS
CAB. C. SLIDE 254



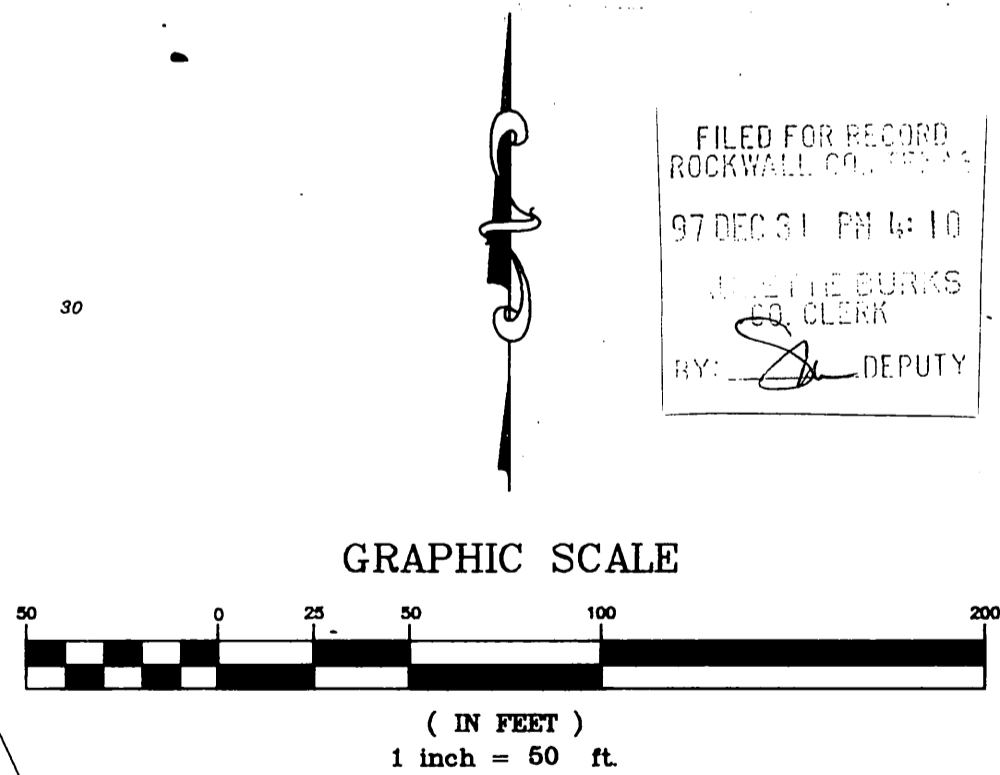
NOTE: NO ACCESS TO
F.M. 740 FROM LOTS 4 AND 5

GEORGE R. ROLAND
VOL. 156, PG. 339

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	110.50'	52.32'	26.66'	51.83'	N76°54'39" E	27°07'36"
C2	89.50'	42.37'	21.59'	41.98'	N76°54'39" E	27°07'36"
C3	500.00'	114.01'	57.25'	113.76'	N83°56'32" E	13°03'51"
C4	450.00'	178.63'	90.51'	177.46'	N88°46'55" E	22°44'38"
C5	622.78'	24.97'	12.49'	24.97'	N08°04'41" W	02°17'49"
C6	597.78'	23.61'	11.81'	23.61'	N08°05'42" W	02°15'47"
C7	647.78'	27.58'	13.79'	27.57'	N08°00'26" W	02°26'21"



FILED FOR RECORD
ROCKWALL CO., TEXAS
97 DEC 31 PM 4:10
JULIE DURKS
CLERK
BY: [Signature] DEPUTY



FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

BENTON COURT
E. TRAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1" = 50'	7/2/97	9747

BENTON COURT, INC.
750 INTERSTATE HIGHWAY 30, SUITE 105, ROCKWALL, TEXAS 75087 (972) 771-7200

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BENTON COURT, INC. is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that tract of land conveyed to Kirby Albright in Deed executed by Christine Zollner Ellis, Independent Executrix under the Will of Lucy Zollner Wilkerson, deceased, and being recorded in Volume 69, Page 501, Deed Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most Westerly South West corner of Benton Woods, an Addition to the city of Rockwall, recorded in Cabinet C, Slide 254, Plat Records, Rockwall County, Texas, said point also being on the Southerly Right of Way of Benton Woods Drive at the intersection of said Right of Way with the Easterly Right of Way of FM 740 (Ridge Road);
THENCE: South 89° 31' 33" East a distance of 48.69 feet with said South Right-of-Way to a 1/2" iron rod found for a corner at which point said Right-of-Way becomes variable width, said point being the beginning of a curve to the right having a central angle of 27° 07' 36", a radius of 110.50 feet, and a chord that bears North 76° 54' 39" East a distance of 51.83 feet;
THENCE: Along the South line of said variable width Right-of-Way as follows: Along said curve an arc distance of 52.32 feet to a point for a corner at the Point of Reverse Curve of a curve to the right having a central angle of 27° 07' 36", a radius of 89.50 feet and a chord that bears North 76° 54' 39" East a distance of 41.98 feet; Along said curve an arc distance of 42.37 feet to a 1/2" iron rod found for a corner, at which point said Right-of-Way becomes 50 feet wide;
THENCE: Along the South line of said 50-foot Right-of-Way as follows: South 89° 31' 33" East a distance of 59.99 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 13° 03' 51", a radius of 500.00 feet, and a chord that bears North 83° 56' 32" East a distance of 113.76 feet; Along said curve an arc distance of 114.01 feet to a 1/2" iron rod found for a corner at a Point of Reverse Curve of a curve to the right having a central angle of 22° 44' 38", a radius of 450.00 feet, and a chord that bears North 88° 46' 55" East a distance of 177.46 feet and along said curve an arc distance of 178.63 feet to a 1/2" iron rod found for at the North corner of Lot 34, Block A of said Benton Woods;
THENCE: South 10° 09' 14" West a distance of 45.00 feet to a 1/2" iron rod found at the common corner of Lots 33 and 34, Block A, of said Addition;
THENCE: South 31° 21' 04" West a distance of 198.98 feet to a 1/2" iron rod found at the common corner of Lots 32 and 33, Block A, of said Addition;
THENCE: South 05° 32' 43" West a distance of 150.00 feet to a 1/2" iron rod found at the Southwest corner of Lot 32, Block A of said Addition;
THENCE: North 85° 45' 36" West a distance of 444.90 feet to a 1/2" iron Rod found on the Easterly Right Of Way line of FM 740 (Ridge Road);
THENCE: North 05° 32' 43" East, along said Right of Way line, a distance of 304.81 feet to the place of Beginning and containing 165,299 square feet or 3.79 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 this plat, and designated herein as BENTON COURT, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said 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. 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.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.
BENTON COURT, INC.

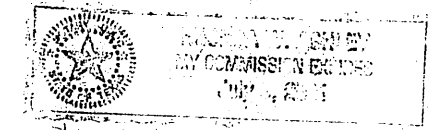
BY: Michael T. Tarski
Michael T. Tarski, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael T. Tarski, 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 20th day of November, 1997.

Shonda W. Ashitz
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 1997.

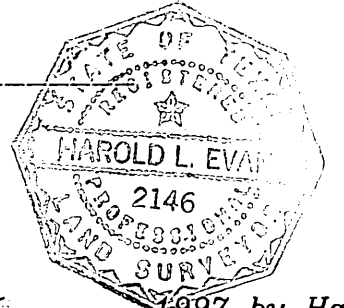
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

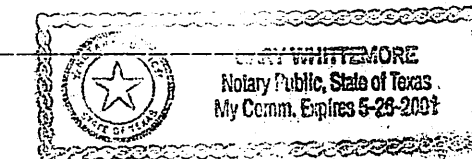
Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 9 day of November, 1997 by Harold L. Evans.

Shonda W. Ashitz
Notary Public



RECOMMENDED FOR FINAL APPROVAL

Greg Calkins
Planning and Zoning Commission

December 9, 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 15 day of September, 1997.

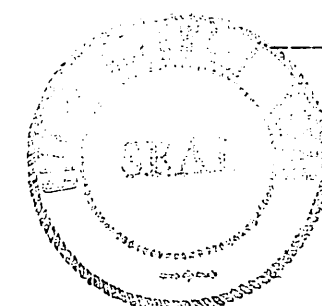
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNES OUR HANDS, this 15 day of December, 1997.

Alvin
Mayor, City of Rockwall

Cindy Kindred
City Secretary, City of Rockwall



FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

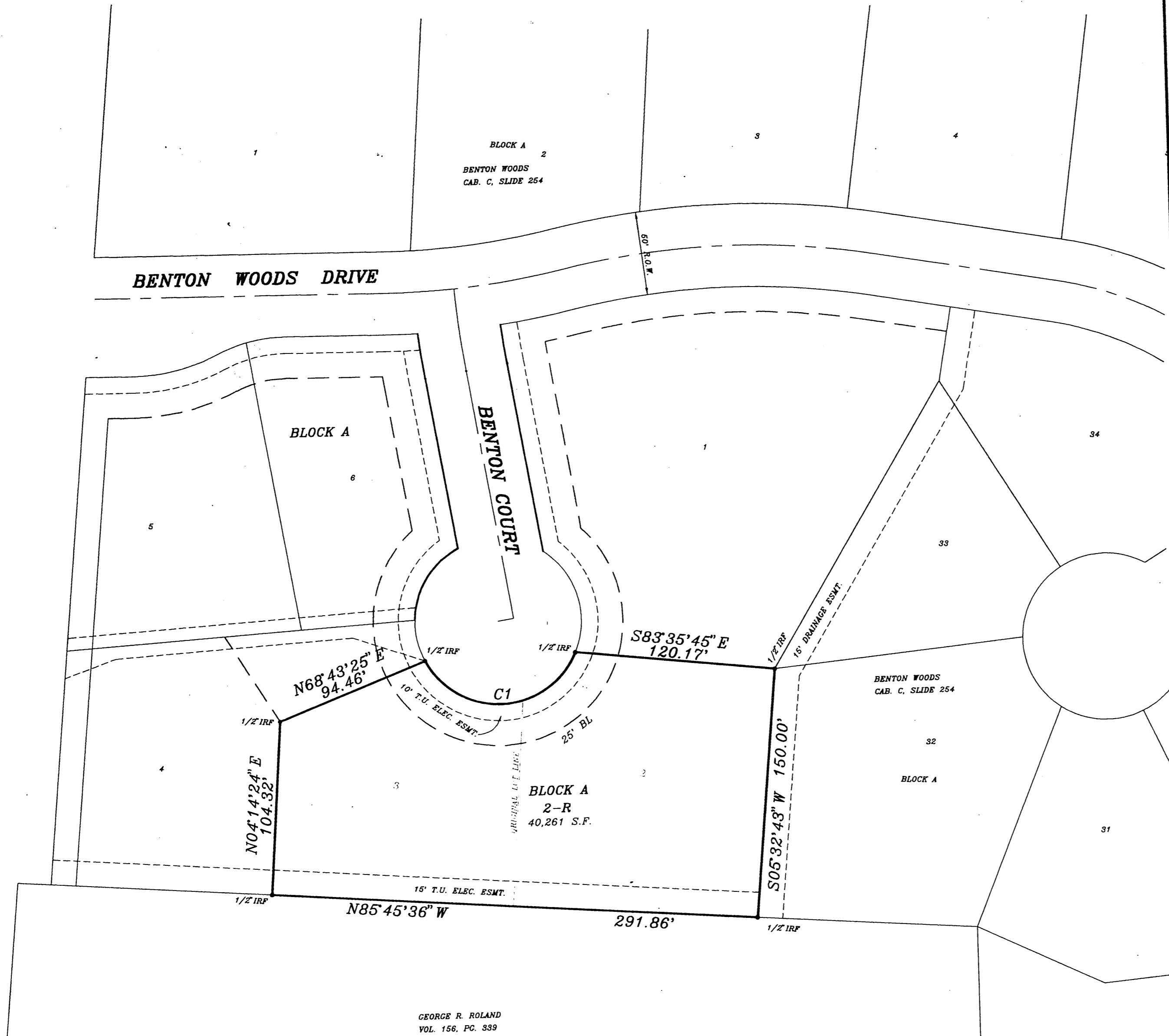
SCALE	DATE	JOB No.
	7/2/97	9747

BENTON COURT
E. TRAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BENTON COURT, INC.
750 INTERSTTE HIGHWAY 30, SUITE 105, ROCKWALL, TEXAS 75087 (972) 771-7200

Benton Court

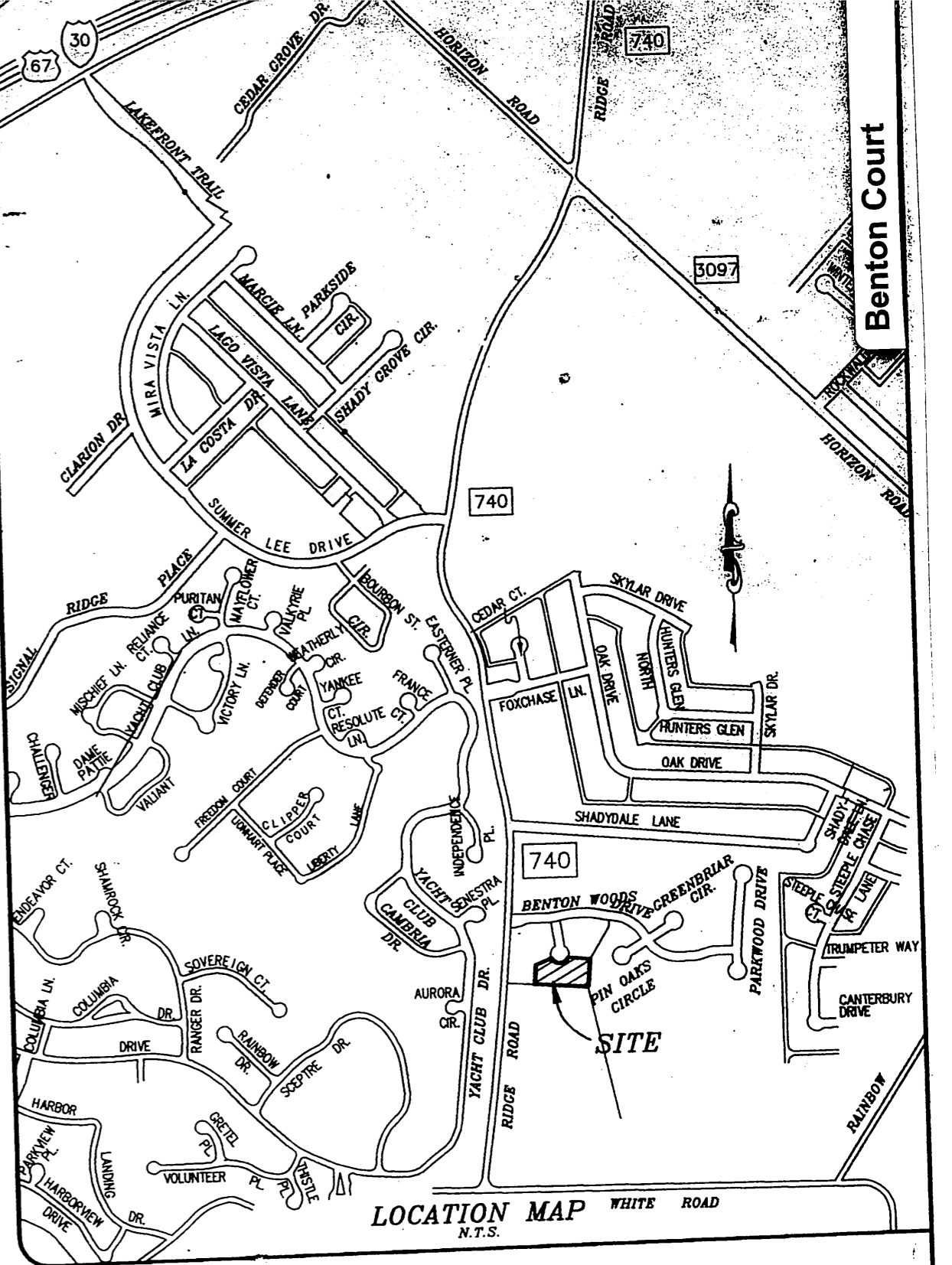
#197919
D143-144

F. M. 740 RIDGE ROAD
(R.O.W. VARIES)



GEORGE R. ROLAND
VOL. 156, PG. 339

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	113.00'	105.99'	90.44'	N85°13'03" E	129°29'15"



LOCATION MAP
N.T.S.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
99 FEB 19 AM 11:05
FAULETTE BURKS
CO. CLERK
BY: *ALT* DEPUTY

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LOT 2-R BLOCK A
A REPLAT OF

LOT 2 AND LOT 3, BLOCK A
BENTON COURT

E. TRAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BENTON COURT, INC.

750 INTERSTATE HIGHWAY 30, SUITE 105, ROCKWALL, TEXAS 75087 (972) 771-7200

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
50	1/4/99	9747

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BENTON COURT, INC. is the owner of Lot 2 and Lot 3, Block A, of Benton Court, an addition to the City of Rockwall, as recorded in Cabinet , Slide , Plat Records, Rockwall County, Texas.

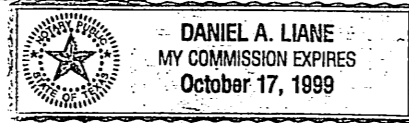
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BENTON COURT, INC., being owner, does hereby replat said Lot 2 and Lot 3, Block A, and said replatted lots to be Lot 2-R, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

WITNESS OUR HANDS, at Rockwall Texas, this 18th day of February, 1999.

BY: [Signature]
Vice Pres.

STATE OF TEXAS
COUNTY OF Rockwall
This instrument was acknowledged before me on the 18th day of February, 1999 by Kirby Albright, Vice-President



Notary Public

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 a replat of Lot 2 and Lot 3, Block A, of Benton Court an 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 replat of Lot 2 and Lot 3, Block A of Benton have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 1999.

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 1999.

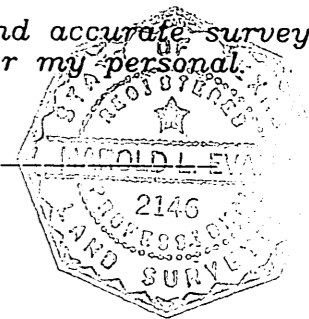
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

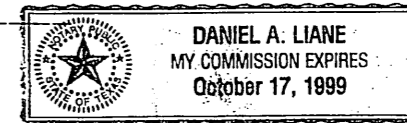
[Signature]
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 18th day of February, 1999 by Harold L. Evans.

Notary Public



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

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 15 day of Feb, 1999.

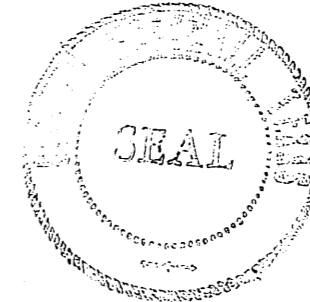
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 19th day of February, 1999.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



LOT 2-R BLOCK A
A REPLAT OF

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	1/4/99	9747

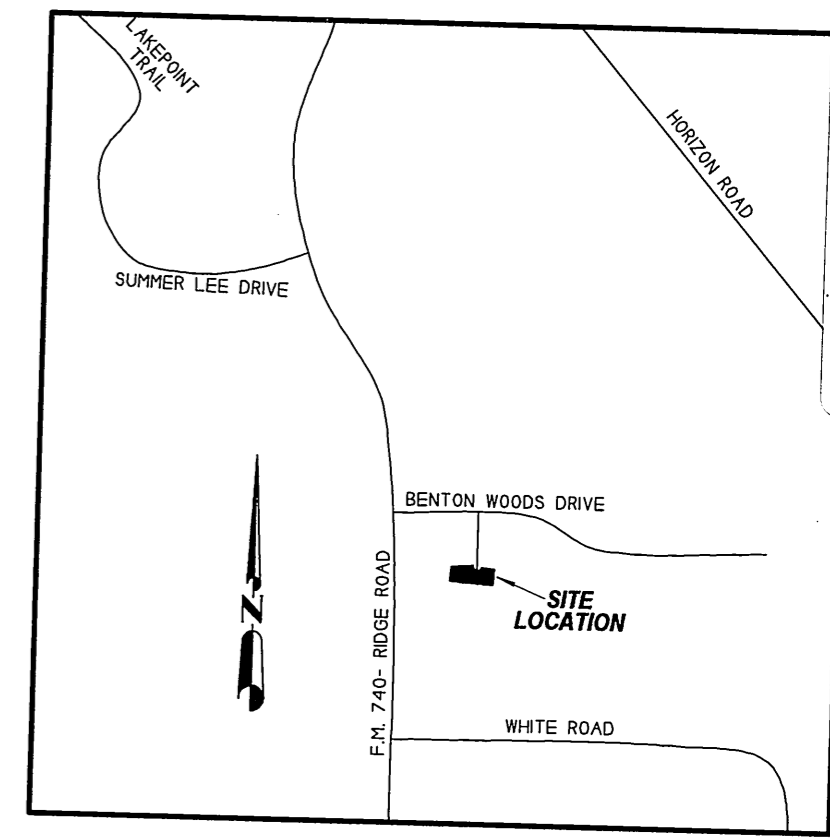
LOT 2 AND LOT 3, BLOCK A
BENTON COURT

E. TRAL SURVEY, ABSTRACT NO. 207

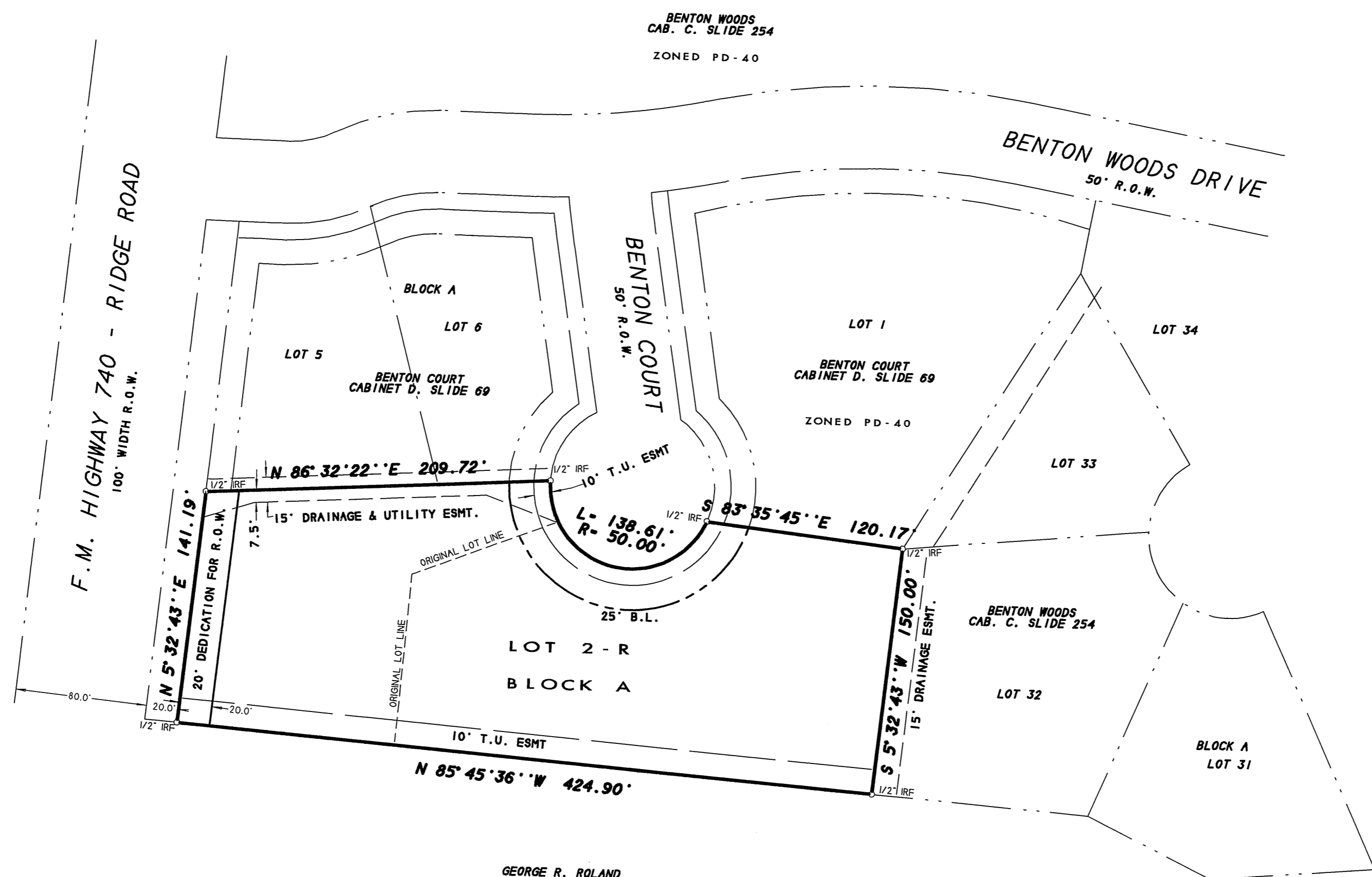
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BENTON COURT, INC.
750 INTERSTSTE HIGHWAY 30, SUITE 105, ROCKWALL, TEXAS 75087 (972) 771-7200

FILED FOR RECORD
ROCKWALL CO., TEXAS
99 FEB 19 AM 11:05
PAULETTE PURKES
CO. CLERK
BY: [Signature] DEPUTY



VICINITY MAP
N.T.S.



F.M. HIGHWAY 740 - RIDGE ROAD
100' WIDTH R.O.W.

BENTON WOODS
CAB. C. SLIDE 254
ZONED PD-40

BENTON WOODS DRIVE
50' R.O.W.

BENTON COURT
CABINET D. SLIDE 69

BENTON COURT
CABINET D. SLIDE 69
ZONED PD-40

BENTON WOODS
CAB. C. SLIDE 254

GEORGE R. ROLAND
VOL. 158, PG. 333
ZONED PD-47

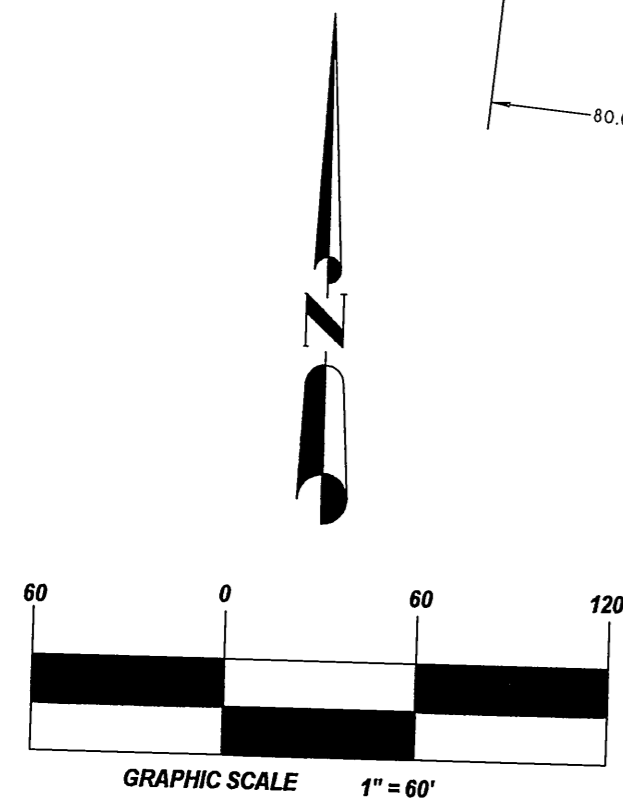
A REPLAT OF
**BENTON COURT
LOT 2-R AND LOT 4
BLOCK A**

EDWARD TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
WARD HUDSPETH
2304 RIDGE ROAD
ROCKWALL, TEXAS 75087
972-771-4818

E331-332
SHEET 1 OF 2

RSCILAND SURVEYING
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

FILED FOR RECORD
ROCKWALL CO. TEXAS
03 AUG 11 AM 9:11
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS WARD HUDSPETH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 2-R, Block A of BENTON COURT REPLAT LOT 2 AND LOT 3, BLOCK A, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 143 of the Plat Records of Rockwall County, Texas, and being all of Lot 4, Block A of BENTON COURT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 69 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as A REPLAT OF BENTON COURT, LOT 2-R AND LOT 4, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 City of Rockwall will not be responsible for any claims of any nature resulting from or occasional 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 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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Signature of Ward Hudspeth, WARD HUDSPETH

Signature of Nona M. Ray Hudspeth, NONA M. RAY HUDSPETH

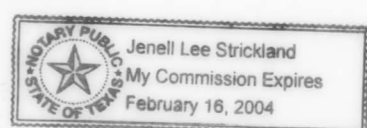
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ward Hudspeth, 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 July day of 2nd 2003

Signature of Jenell Lee Strickland, Notary Public in and for the State of Texas

2-16-04 My Commission Expires:



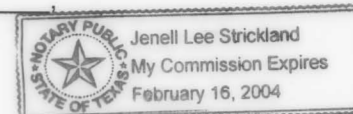
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Nona M. Ray Hudspeth, known to me to be the person whose name is subscribed to the foregoing 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 July day of 2nd 2003

Signature of Jenell Lee Strickland, Notary Public in and for the State of Texas

2-16-04 My Commission Expires:



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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Signature of Ron I. Ramsay, Planning and Zoning Commission

8 July 2003 Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF BENTON COURT LOT 2-R AND LOT 4, BLOCK A, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16 day of June, 2003

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 final approval.

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

WITNESS OUR HANDS, this 8th day of August, 2003

Signature of Mayor, City of Rockwall

Signature of Dorothy Brooks, City Secretary, City of Rockwall



Signature of Chuck Judd, 7-22-03 CITY ENGINEER

A REPLAT OF BENTON COURT LOT 2-R AND LOT 4 BLOCK A

EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER: WARD HUDSPETH 2904 RIDGE ROAD ROCKWALL, TEXAS 75087 972-771-4818