

WHEREAS Folsom Investments, Inc., is the owner of a tract of land in the City of Rockwall, State of Texas, said tract being described as follows: BEING a tract or parcel of land situated in the B.J.T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of a tract conveyed to Clair Ables Grainger, wife of Bruner Allen Grainger, by deed from H.L. Williams, his wife, Mary J., and J. C. Milford, recorded in Volume 49, Page 286, of the Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point for a corner on the proposed Northwest right-of-way line of Yellowjacket Lane, said point bears North 29° 54' 50" West 51.05 feet and South 45° 59' 49" West 227.46 feet from the Southeast line of the B.J.T. Lewis Survey and the center of a County Road; THENCE: South 45° 59' 49" West with the proposed Northwest right-of-way line of Yellowjacket Lane a distance of 81.41 feet to the point of curvature of a circular curve to the Left having a central angle of 8° 22' 03" and a radius of 1402.05 feet; THENCE: Around said curve in a Southwesterly direction with said proposed right-of-way line an arc distance of 204.76 feet to the point of reverse curvature of a circular curve to the Right having a central angle of 1° 12' 13" and a radius of 1609.47 feet; THENCE: Around said curve in a Southwesterly direction with said proposed right-of-way line an arc distance of 33.81 feet to a point for a corner; THENCE: North 33° 48' 17" West a distance of 1221.70 feet to a point for a corner in a fence; THENCE: North 19° 41' 49" East with a fence a distance of 319.79 feet to an iron rod for a corner; THENCE: South 62° 45' 29" East with a fence a distance of 377.94 feet to an iron rod for a corner on the Southwest right-of-way line of State Highway No. 205; THENCE: South 42° 15' 28" East with said right-of-way line a distance of 318.00 feet to an iron rod for a corner; THENCE: North 46° 39' 07" East with said right-of-way line a distance of 25.35 feet to an iron rod for a corner, said point being on a circular curve to the Right having a central angle of 4° 04' 15" and a radius of 2814.93 feet; THENCE: Around said curve in a Southeasterly direction with said right-of-way line an arc distance of 200.00 feet to a point for a corner; THENCE: South 51° 38' 18" West a distance of 225.00 feet to a point for a corner; THENCE: South 33° 48' 17" East a distance of 478.70 feet to the Point of Beginning and Containing 11.59 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Folsom Investments, Inc. does hereby adopt this plat designating the hereinabove described property as Pebblebrook Apartments and does hereby reserve all rights of the premises to the exclusions of the public, except as described otherwise herein, reserving such rights to Folsom Investments, Inc., its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein-described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Folsom Investments, Inc., its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems with the necessity at any time of procuring the permission of anyone. Folsom Investments, Inc., its successors and assigns, will be responsible for maintenance of all private streets and drives. WITNESS OUR HANDS at Dallas, Texas, this 27th day of September, 1978.

By Larry Showalt
Folsom Investments, Inc.

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Larry Showalt, Folsom Investments, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Folsom Investments, Inc., a corporation, and that he acted as the act of such corporation for the purposes and consideration therein expressed, and in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of September, 1978.
Christina Herriges
Notary Public in and for Dallas County, Texas
Commission expires 5-26-80

ENGINEER'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 the corner monuments shown thereon were properly placed under my personal supervision.

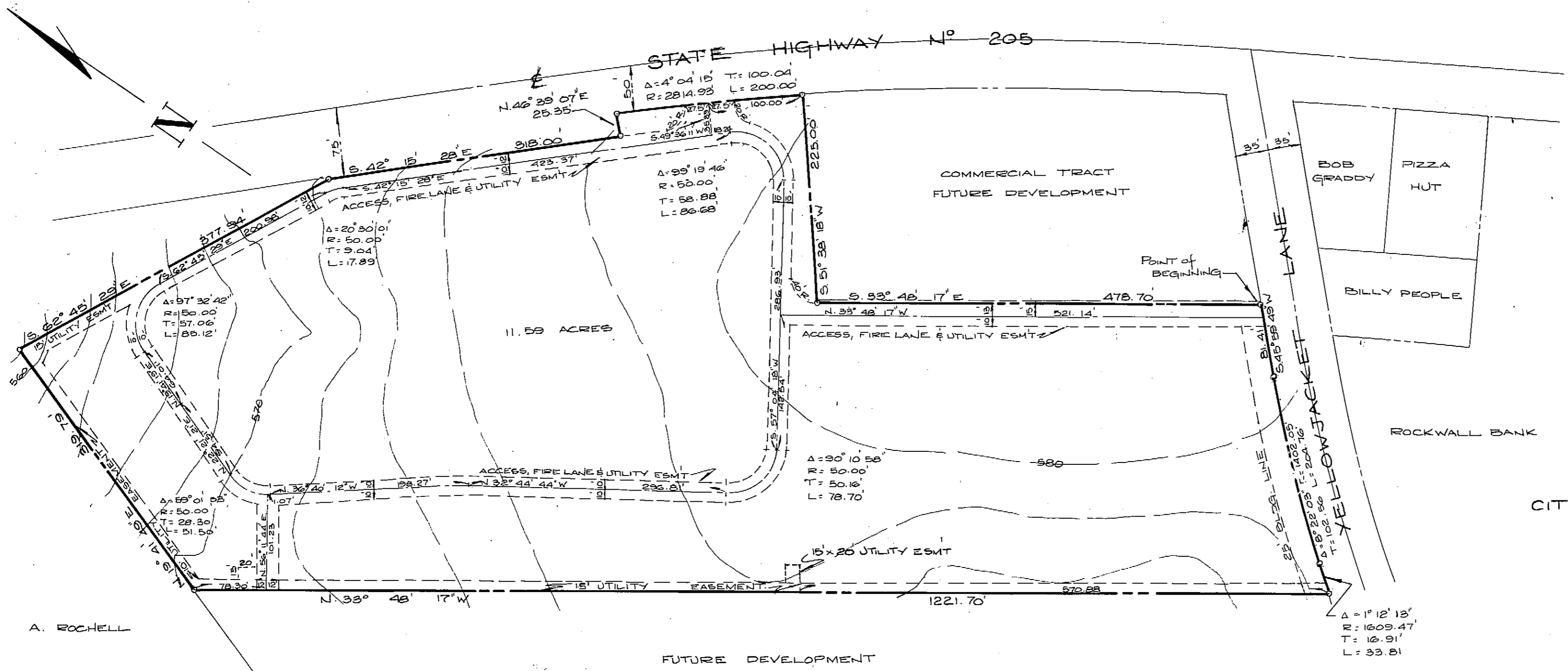
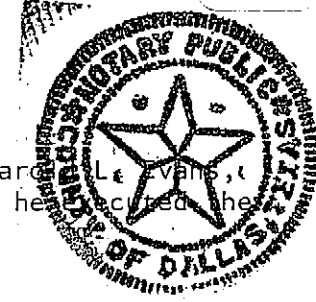
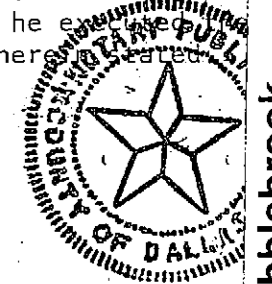
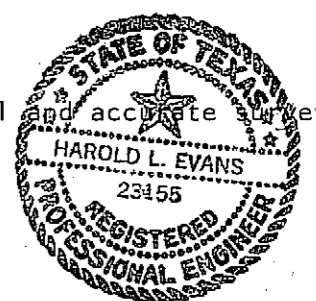
Harold L. Evans
Harold L. Evans, Registered Professional Engineer
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he acted as the same for the purpose and consideration therein expressed. WITNESS OUR HANDS AND SEAL OF OFFICE, this 27th day of September, 1978.

Dorothy E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

Recommended for Final Approval:

James E. Osteen City Administrator Date 9-28-78
I hereby certify that the above and foregoing plat of Pebblebrook Apartments, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of October, 1978.
Witness our hands this 2nd day of October, 1978.
Dorothy E. Osteen Mayor
James E. Osteen City Secretary, City of Rockwall
Recommended for Final Approval:
James E. Osteen City's Engineer Date
Approved: James Rogers Chairman, Planning and Zoning Commission Date 9-28-78



FILE PLAT
PEBBLEBROOK APARTMENTS.
B.J.T. LEWIS SURVEY, ABST. N° 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 100' DATE: 9-13-78
DEVELOPED BY:
FOLSOM INVESTMENTS, INC.
HAROLD L. EVANS, CONSULTING ENGINEER.