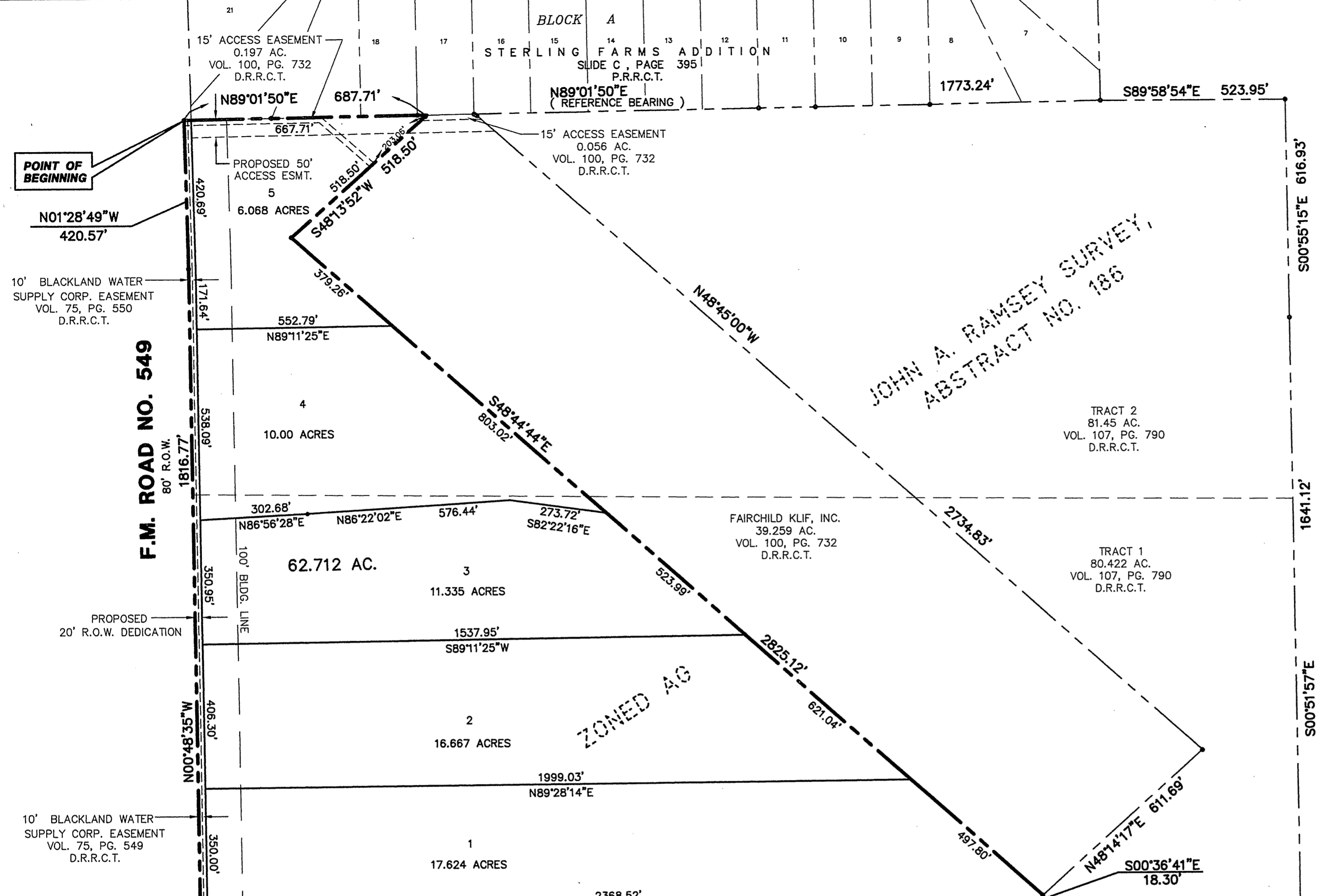
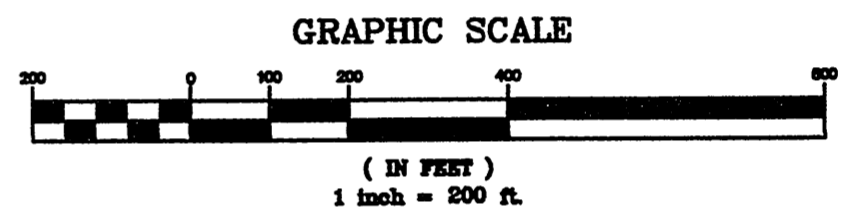


VICINITY MAP
NTB



OWNER
THE MCLENDON COMPANIES
13101 PRESTON ROAD
DALLAS, TEXAS 75240
(972) 991-1825

FINAL PLAT
THE MCLENDON COMPANIES ADDITION
JOHN A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
62.712 ACRES

PROJECT: 9824 FPLT	<p>DOUPHRATE & ASSOCIATES, INC. ENGINEERING • PROJECT MANAGEMENT • SURVEYING P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005</p>
DATE: JAN. 1999	
SCALE: 1"=100'	
DRAWN: D.L.B.	
CHK'D: W.L.D.	

South
SHEET 1 OF 2

55 APR 14 PM 4:24
PAULETTE BURKS
CO. CLERK
BY: OB DEPUTY

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1 AND TRACT 2 AS RECORDED IN VOLUME 107, PAGE 790, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD ON THE EASTERLY LINE OF F.M. ROAD NO. 549 (A VARIABLE WIDTH R.O.W.), SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 2 AS RECORDED IN VOLUME 107, PAGE 790, AND ALSO BEING A DISTANCE OF 19.01 FEET FROM THE SOUTHWEST CORNER OF STERLING FARMS ADDITION, AN ADDITION TO THE COUNTY OF ROCKWALL, AS RECORDED IN SLIDE C, PAGE 395, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, NORTH 89°01'50" EAST, ALONG THE SOUTHERLY LINE OF STERLING FARMS ADDITION, A DISTANCE OF 687.71 FEET TO A 1/2" IRON ROD FOR CORNER ALONG THE SOUTHERLY LINE OF LOT 17, BLOCK A OF SAID STERLING FARMS ADDITION;

THENCE, SOUTH 48°13'52" WEST, LEAVING THE SOUTHERLY LINE OF SAID STERLING FARMS ADDITION, AND ALONG THE NORTHWEST LINE OF THAT CALLED 39.259 ACRE TRACT AS CONVEYED TO FAIRCHILD KLIF, INC. AS RECORDED IN VOLUME 100, PAGE 732, OF SAID DEED RECORDS, PASSING AT 6.15 FEET A 1/2" IRON ROD FOUND CAPPED WITH POWELL & POWELL, FOR A TOTAL DISTANCE OF 518.59 FEET TO A 1/2" IRON ROD FOR CORNER;

THENCE, SOUTH 48°44'44" EAST, ALONG THE SOUTHWEST LINE OF SAID FAIRCHILD KLIF INC. TRACT, A DISTANCE OF 2825.12 FEET TO A 1/2" IRON ROD FOR CORNER;

THENCE, SOUTH 00°36'41" EAST, A DISTANCE OF 18.30 FEET TO A POINT ON THE NORTHERLY LINE OF A CALLED 57.24 ACRE TRACT AS CONVEYED TO JAMES K. INGRAM AS RECORDED IN VOLUME 65, PAGE 70, OF SAID DEED RECORDS;

THENCE, SOUTH 89°28'14" WEST, ALONG THE NORTHERLY LINE OF SAID INGRAM TRACT, A DISTANCE OF 2835.55 FEET TO A POINT ON THE EASTERLY LINE OF F.M. ROAD NO. 549;

THENCE, NORTH 00°48'35" WEST, ALONG THE EASTERLY LINE OF F.M. ROAD NO. 549, A DISTANCE OF 1816.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01°28'49" WEST, A DISTANCE OF 420.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.712 ACRES OF LAND.

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 the MCLENDON COMPANIES ADDITION subdivision an addition to the City of Rockwall, 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. I further certify that all other parties who have a mortgage or lien interest in THE MCLENDON COMPANIES 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 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.

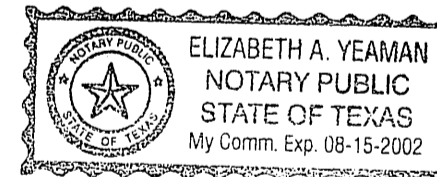
OWNER: THE MCLENDON COMPANY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BART MCLENDON 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 15th day of MARCH, 1999

Elizabeth A. Yeaman 8/15/99
Notary Public in and for the State of Texas My Commission Expires:



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 My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of February, 1999

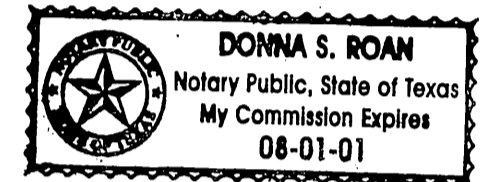
By Kenneth E. Brown

Donna S. Roan
Notary Public in and for the State of Texas

My Commission Expires: 08-01-01

RECOMMENDED FOR FINAL APPROVAL

Ron Ramsey Apr 6, 1999
Planning And Zoning Commission 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 February, 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 5th day of April, 1999

[Signature]
Mayor, City of Rockwall

Cindy Kindred
City Secretary City of Rockwall



County Judge

FINAL PLAT

THE MCLENDON COMPANIES ADDITION

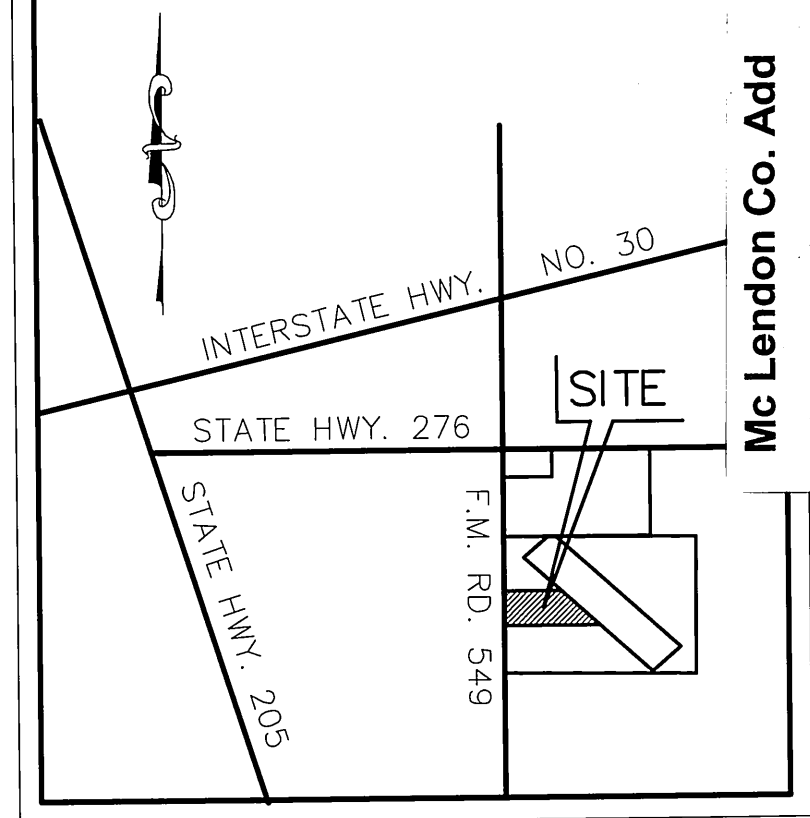
JOHN A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
62.712 ACRES

PROJECT:	9824 VERB	DOUPHRADE & ASSOCIATES, INC. ENGINEERING • PROJECT MANAGEMENT • SURVEYING P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE:	JAN. 1999	
SCALE:	1"=100'	
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	

The McLendon Co

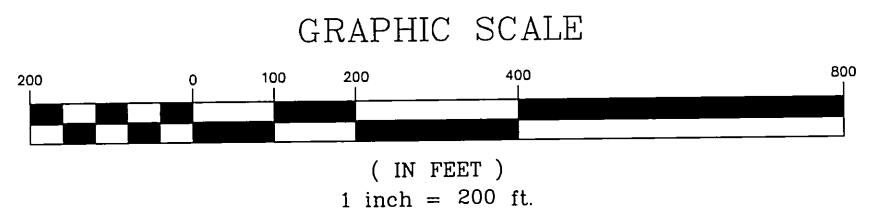
MONUMENTS BASED ON THE CITY OF ROCKWALL CONTROL

#	NORTHING	EASTING
1	N 7017454.8023	E 2607836.1588
2	N 7017992.8171	E 2607827.0766
3	N 7018002.1473	E 2608379.7851
4	N 7017474.2952	E 2608984.9371
5	N 7017509.8879	E 2608713.5420
6	N 7017471.7843	E 2608138.3583



VICINITY MAP
NTS

FILED FOR RECORD
ROCKWALL, TEXAS
04 MAR 11 PM 2:53
PAULETTE BURKS
CO. CLERK
DEPUTY



JOHN A. RAMSEY SURVEY,
ABSTRACT NO. 186

OWNER

JOSE D. RODRIQUEZ
1791-A F.M. 549
ROCKWALL, TEXAS 75032

OWNER

ISAAC LEVY & SANDI K. LEVY
1791-B F.M. 549
ROCKWALL, TEXAS 75032
(972) 771-6400

ENGINEER/SURVEYOR

DOUPHRADE & ASSOC., INC.
2235 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

LOT 4 OF
THE McLENDON COMPANIES ADDITION
(10.00 AC. - 2 LOTS)
JOHN A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0328REPLAT
DATE: JAN 2004
SCALE: 1"=200'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

NOTE: BEARING BASED ON EXISTING PLAT OF McLENDON COMPANIES ADDITION CABINET D, SLIDES 153 & 154 P.R.R.C.T.

F29-30

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ISAAC LEVY, SANDI K. LEVY & JOSE D. RODRIQUEZ, BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING all of Lot 4 of McLendon Companies Addition, an Addition to the City of Rockwall as recorded in Cabinet D, Slides 153 and 154 of the Plat Records of Rockwall County, Texas, also being the remainder of that 10.00 acre tract as conveyed to Isaac Levy and Sandi K. Levy as recorded in Volume 1652, Page 281, and also being all of that 5.00 acre tract as conveyed to Jose D. Rodriguez as recorded in Volume 3329, Page 5 of the Deed Records of Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the easterly line of F.M. Road No. 549, said point being the northwest corner of said Rodriguez tract and the southwest corner of Lot 5 of said Addition;

THENCE North 89 degrees 11 minutes 25 seconds East, leaving F.M. Road No. 549 and along the northerly line of said Rodriguez tract, a distance of 552.79 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE South 48 degrees 44 minutes 44 seconds East, along the northeast line of said Rodriguez tract for part of the way, a distance of 803.02 feet to a 1/2" iron rod found at the southeast corner of said Levy tract;

THENCE along the southerly line of said Levy tract, the following:

North 82 degrees 22 minutes 16 seconds West, a distance of 273.72 feet to a 1/2" iron rod found for corner;

South 86 degrees 22 minutes 02 seconds West, a distance of 576.44 feet to a 1/2" iron rod found for corner;

South 86 degrees 56 minutes 28 seconds West, a distance of 302.68 feet to a 1/2" iron rod found on the easterly line of F.M. Road No. 549 at the southwest corner of said Levy tract;

THENCE North 00 degrees 48 minutes 35 seconds West, along the easterly line of F.M. Road No. 549, a distance of 538.09 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

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 as REPLAT OF LOT 4 OF MCLENDON COMPANIES ADDITION, an addition to the City of Rockwall, 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. I further certify that all other parties who have a mortgage or lien interest in REPLAT OF LOT 4 OF MCLENDON COMPANIES ADDITION 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 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.

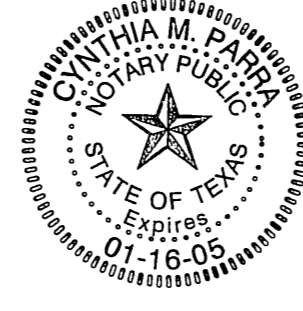
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or City administrator, computed on a private commercial rate basis, has been made with the City secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the City of 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 exactions made herein.

OWNER: ISAAC LEVY
 OWNER: SANDI K. LEVY
 OWNER: JOSE D. RODRIQUEZ

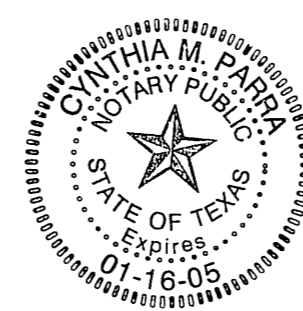
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared ISAAC LEVY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 19th day of February, 2004
Cynthia M. Parra 1-16-05
Notary Public in and for the State of Texas My Commission Expires



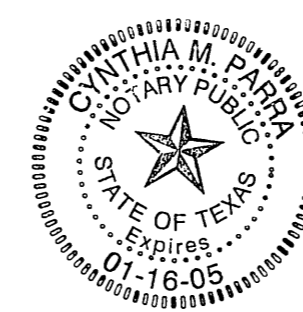
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared SANDI K. LEVY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 19th day of February, 2004
Cynthia M. Parra 1-16-05
Notary Public in and for the State of Texas My Commission Expires



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared JOSE D. RODRIQUEZ 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 February, 2004
Cynthia M. Parra 1-16-05
Notary Public in and for the State of Texas My Commission Expires



PARTY WITH MORTGAGE OR LIEN INTEREST

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 _____, 2004
Notary Public in and for the State of Texas My Commission Expires: F-29-30

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



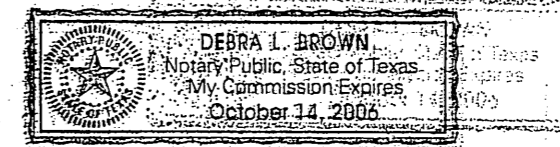
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 18th day of February, 2004

By Debra L. Brown

Notary Public in and for the State of Texas

My Commission Expires: Oct. 14, 2004



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

8th day of MARCH, 2004

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.

Robert L. Lewis 3-8-04
DIRECTOR OF PLANNING & ZONING DATE

Chuck Add 3-9-04
CITY ENGINEER DATE

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.

REPLAT
LOT 4 OF
THE MCLENDON COMPANIES ADDITION
(10.00 AC. - 2 LOTS)
JOHN A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: <u>0328REVERB</u>	DOUPHRATE & ASSOCIATES, INC.
DATE: <u>JAN 2004</u>	ENGINEERING • PROJECT MANAGEMENT • SURVEYING
SCALE: _____	P.O. BOX 1336 ROCKWALL, TEXAS 75087
DRAWN: <u>D.L.B.</u>	PHONE: (972)771-9004 FAX: (972)771-9005
CHK'D: <u>W.L.D.</u>	