OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Raiph Hall, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEGINNING at a 5/8" iron rod found for corner at the Southeast corner of a tract of land described in a Warranty Deed to Ralph M. Hall, as recorded in Volume 104, Page 229, Rockwall County Deed Records;

THENCE North 89 deg 18' 00" West a distance of 26.01 feet to a 1/2" fron rod set for corner being the TRUE POINT OF BEGINNING;

THENCE North 59 deg 15' 00" West a distance of 250.05 feet to a 1/2" iron rod set for corner:

THENCE North 00 deg 44' 22" East a distance of 100.00 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg 29' 00" East a distance of 213.29 feet to a 1/2' iron rod set for corner;

THENCE South 19 deg 34' 30" East a distance of 105.77 feet to the POINT OF BEGINNING and containing a total of 0.5318 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 let 10 of the Ralph Hall 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. I further certify that all other parties who have a mortgage or lien interest the RALPH HALL ADDITION PHASE 2 have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to is 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 a 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 the streets in the addition.

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 petterns 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 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 the sum equal to the cost of such improvements for the designated areas, 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 Public services required in order that the development will conform 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

STATE OF TEXAS
COUNTY OF HOLDET

Before me, the undersigned authority, a Notery Public in and for said State and County, on this day personally appeared Raiph Hall 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 expressed to the capacity therein stated.

Given under my hand and seal of office the STH day of MAACIA.

tary Public in and for HEAT County, Texas Signature of Party with Mortgage or Ligh Interest

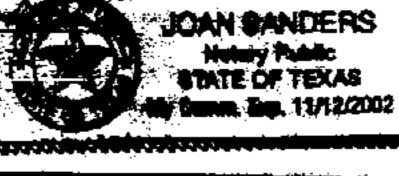
STATE OF TEMAS

COUNTY OF ACAT

Before me, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared Ralph Hall 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 thereis expressed to the capacity therein stated.

Given under my hand and seal of office the TH day of Allered

ublic in and for HAAT County, Texas



SURVEYORS CERTIFICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Bobby W. Stovall, 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.

Bobby W. Stovall, R.P.L.S. No. 370:

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared Bobby W. Stovall 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 expressed to the capacity therein stated. Given under my hand and seal of office the day of Make Ar

Notary Public to and for Thurst County, Texas

BEVERLY GILMORE Notary Public STATE OF TEXAS My Comm. Exp. 01/25/2001

RECOMMENDED FOR FINAL APPROVAL:

APPROVED:

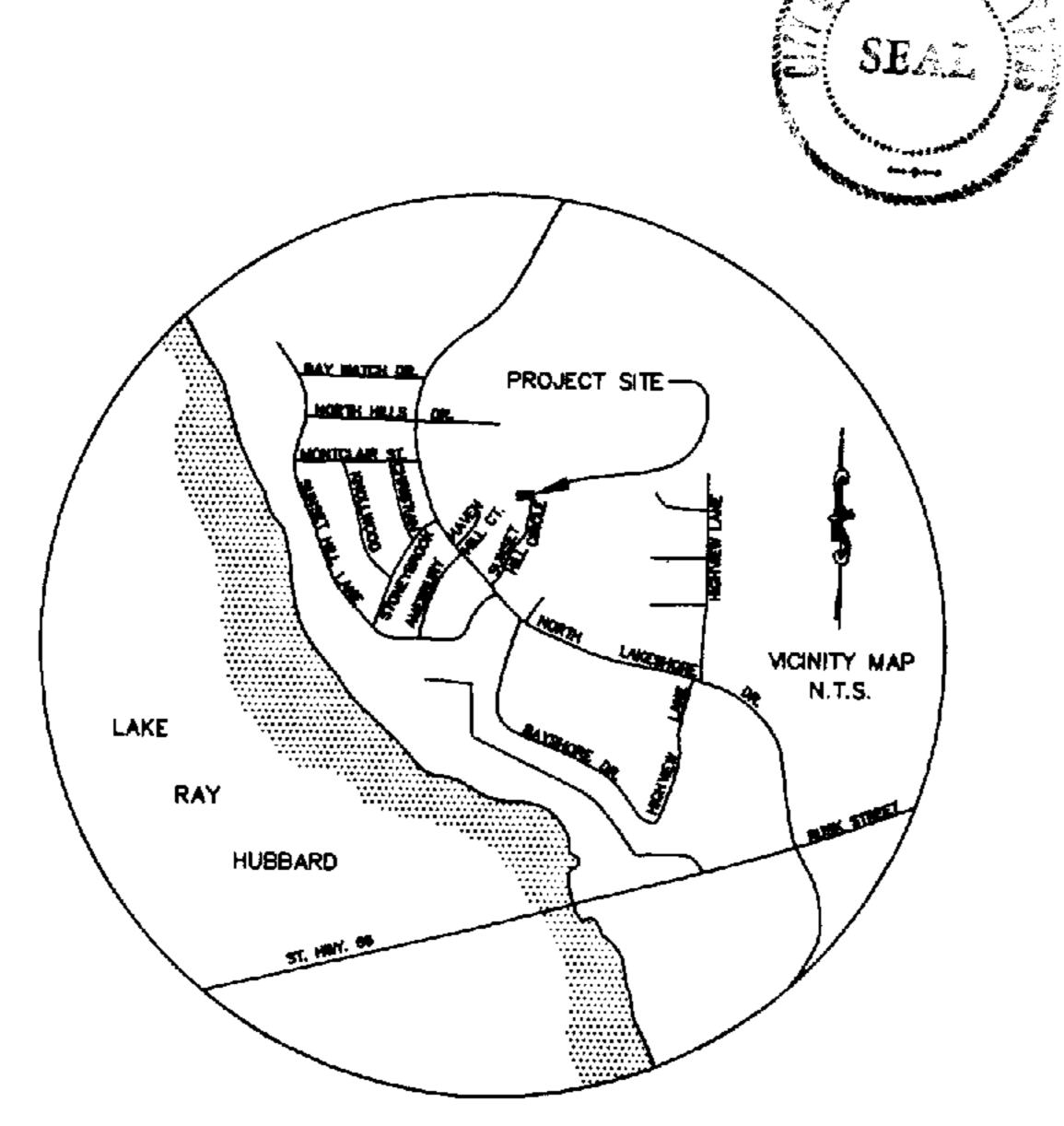
I hereby certify that the above and foregoing Plat of the RALPH HALL ADDITION PHASE 2 to the City of Rockwell, Texas place approved by the City Council of the City of Rockwell on the _____ day of ______, 190

This approval shall be invalid unless the approved Plat of 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 Platting Ordinance of the City of Rockwall, Witness our hands this day of 1/1/

Mayor, City of Rockwall, Texas City Secretary, City of Rockwall, Texas

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 a 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 evailability for water for personal use and fire protection within such plat, as required under Ordinance \$3-54.



99 APR 14 PH 4: 18

FAULETTE BURKS

CO. CLERK

BY: CE DEPUTY

152

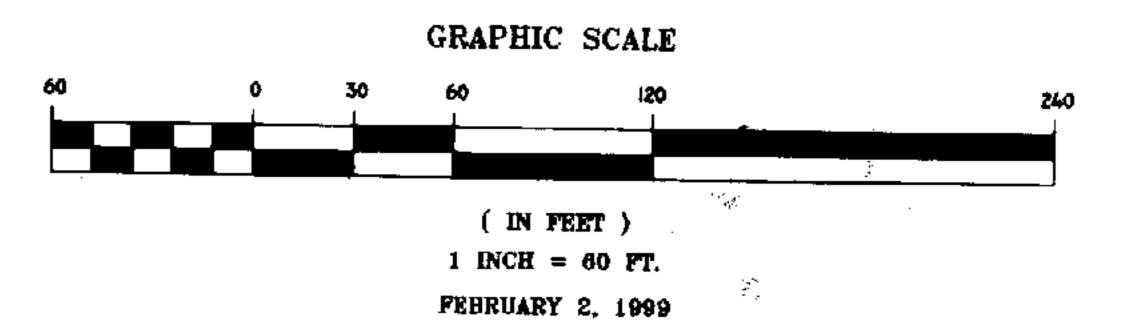
200416

"UNPLATED" RALPH HALL

VOL. 104, PG. 229

2.9807 ACS

N 89' 29' 00" E 213.29' "UNPLATED" CHIHAL LIMITED RALPH HALL VOL. 1294, PG. 054 2.3453 ACS 25' B.L. N 89" 18" 00" W 26.01 Law re-N 89' 18' 00" W 250.05 ALLEY - BEGINNING NORTHSHORE



FINAL PLAT RALPH HALL ADDITION PHASE 2

TOTAL 0.5318 ACRES ZONED SF-10 A PART OF THE

W.B. BOWLES SURVEY, ABSTRACT NO. 12 A. HANNA SURVEY, ABSTRACT NO. 98 AN ADDITION TO THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STOVALL & ASSOCIATES CONCRETE IRON ROD FOUND SCALE: 1" = 60" DATE: MARCH &, 1999 BOUNDARY LINE BRICK WALL JOB NO. 971017 GF NO. ELECTRIC METER MON ROD SET BLEC. MINKE

RALPH HALL

1500 SUNSET HILL

ROCKWALL, TX 75087

PHONE:(972)771-9118

POST OFFICE BOX 280538 DALLAS, TEXAS 75228 PHONE (972) 407-1044 FAX (972) 407-1586 8317 WESLEY STREET ● GREENVILLE, TEXAS 75401 ● PHONE (903) 450-1120 ● FAX (903) 450-8373

I.N.T. D.W.F.