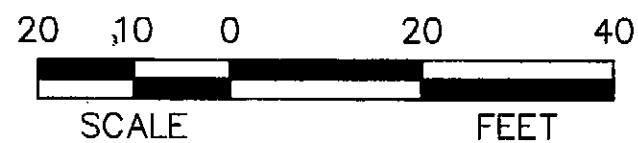


VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
ROCKWALL CO., TEXAS
96 OCT 30 PM 2:13
PAULETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL HOUSING DEVELOPMENT CORPORATION IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING all that certain lot, tract or parcel of land lying in the City of Rockwall, Rockwall County Texas, being a portion of Lots 3 & 4, Block "H" Sanger Bros. Addition to the City of Rockwall, as recorded in vol.17, pg. 53, of the deed records of Rockwall County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod set at the point of intersection of the North right of way line of Bourn Avenue with the East right of way line of Davey Crockett Street, also being the Southwest corner of said Block.

THENCE, N 00°36'22" W, 113.00 feet along the West line of said Block to a 1/2" iron rod set,

THENCE, N 89°18'27" E, 79.00 feet to a 1/2" iron rod set,

THENCE, S 00°36'22" E, 113.00 feet to a 1/2" iron rod set on the North right of way line of Davey Crockett Street, also being the South line of said Block,

THENCE, S 89°18'27" W, 79.00 feet to the POINT OF BEGINNING, and containing 0.205 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Housing Development Corporation, the owner of a tract of land, do hereby adopt this plat designating the herein above described property as REPLAT LOT(S) 1 & 2, BLOCK A, RIOS BUFFINGTON ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this 15 day of OCTOBER, 1996.

OWNER

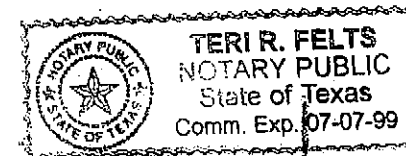
[Signature]
TONY RIOS, EXECUTIVE DIRECTOR
ROCKWALL HOUSING DEVELOPMENT CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared as Executive Director of Rockwall Housing Development Corporation, Tony Rios, to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn declared that the statements therein contained are true and correct. Given under my hand and seal of office

this 15 day of October, 1996.

[Signature]
Notary Public in and for the State of Texas



APPROVED

[Signature]
PLANNING & ZONING COMMISSION

October 29, 1996
DATE

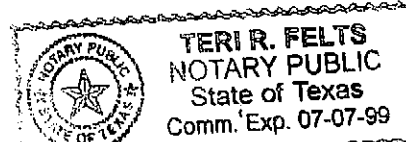
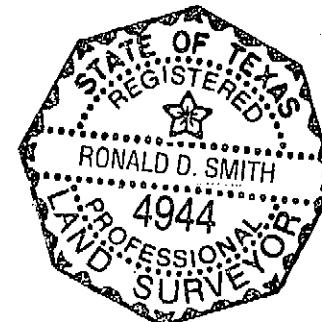
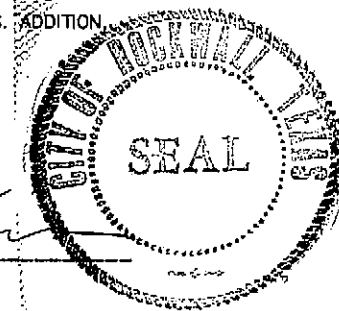
I hereby certify that the above foregoing REPLAT of a PORTION OF LOT 3 & 4, Block "H", OF SANGER BROS. ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 17 day of October, A.D. 1996.

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 and 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, Texas.

[Signature]
Mayor, City of Rockwall, Texas

[Signature]
City Secretary, City of Rockwall, Texas



SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Ronald D. Smith, 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]
Ronald D. Smith, R.P.L.S. No. 4944

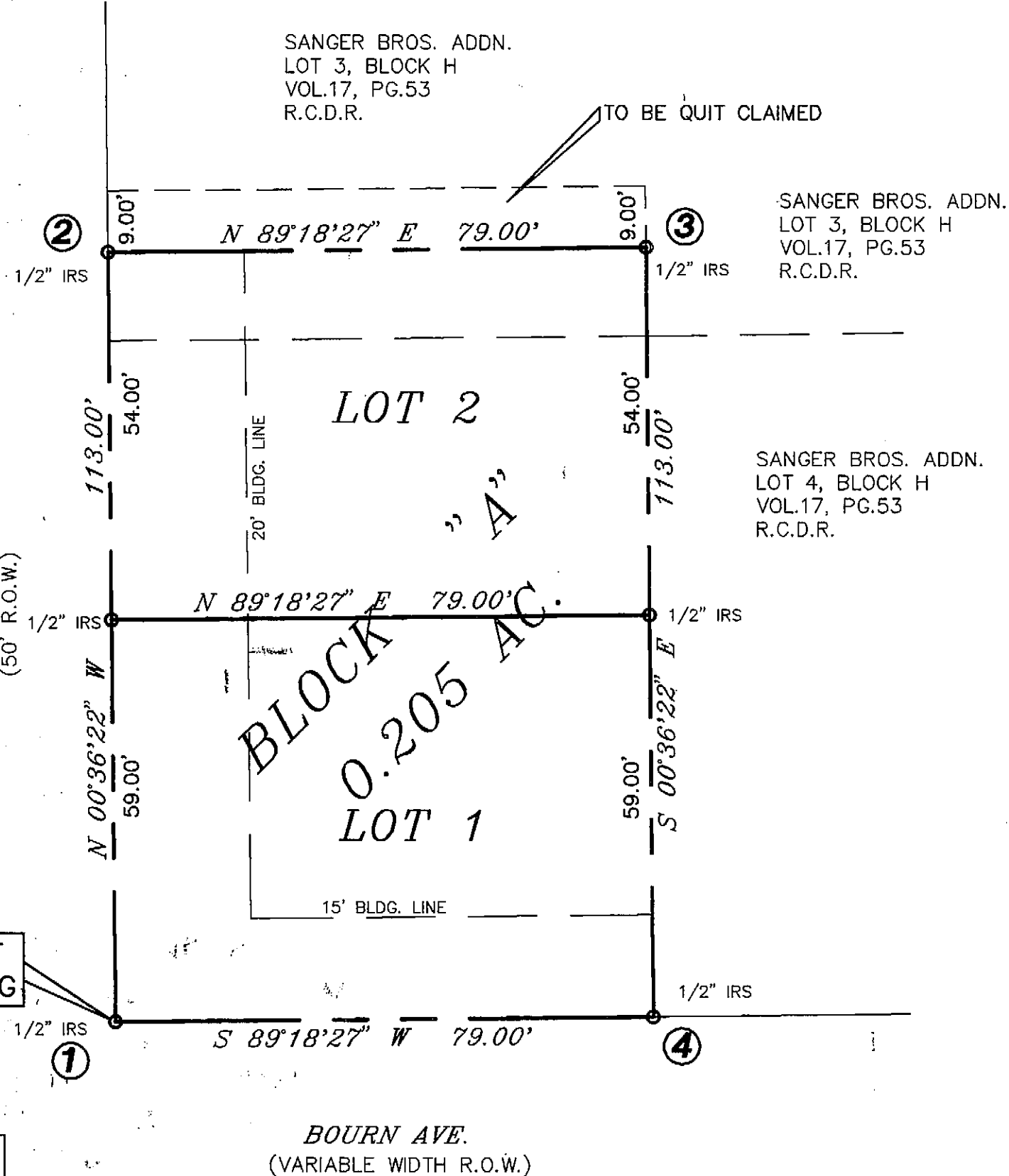
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Ronald D. Smith, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office

this 15 day of October, 1996.

[Signature]
Notary Public in and for the State of Texas

C-369



DAVEY CROCKETT ST.
(50' R.O.W.)

BOURN AVE.
(VARIABLE WIDTH R.O.W.)

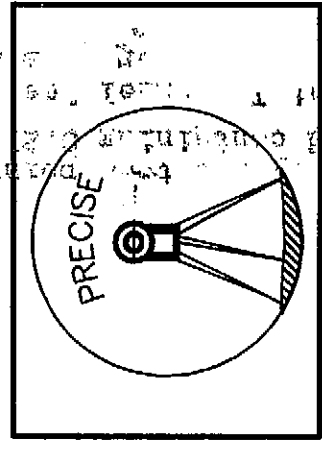
**THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C, MAP DATED 6/16/92 (ZONE "X").

SURFACE ADJUSTED COORDINATES	
NORTHING	EASTING
1 7,025,509.1965	2,595,463.7472
2 7,025,622.1903	2,595,462.5518
3 7,025,623.1452	2,595,541.5460
4 7,025,510.1514	2,595,542.7414

Rios - Buffington

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
96-1171	M.S.B.	K.E.B.	5/9/96

PRECISE LAND SURVEYING, INC.
4915 GUS THOMASSON ROAD * MESQUITE, TEXAS 75150
(972) 681-7072 FAX (972) 279-1508



RIOS BUFFINGTON ADDITION
LOTS 1 & 2, BLOCK "A"
BEING A REPLAT OF A PORTION OF LOT 3 & 4, BLOCK "H"
OF
SANGER BROS. ADDITION
ROCKWALL COUNTY, TEXAS