SURVEYOR'S CERTIFICATE OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF ROCKWALL (Public Dedication) NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS THAT I, Austin J. Bedford, 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. Before me, the undersigned authority, on this day personally appeared Michael Sealock, known to me to be the person whose COUNTY OF ROCKWALL name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. WHEREAS MICHAEL WILLIS & MICHAEL SEALOCK, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: Given upon my hand and seal of office this ______ day of _______, 2002. BEING a 1.771 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, in the City of Registered Professional Land Surveyor No. 4132 Rockwall, Rockwall County, Texas and being all of Lot 23 and a portion of Lot 22 of LAKE RIDGE ESTATES, KBA Partners, Inc. an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10 of the Plat Records 4222 Rosehill Road, Suite 2 Garland, Texas 75043 Notary Public in and for the State of Texas of Rockwall County, Texas (PRRCT) and being more particularly described as follows: BEGINNING at a 5/8 inch iron rod set for the northeast corner of said Lot 23 and being located at the point of intersection of the westerly right-of-way line of Ridge Road (F.M. Highway No. 740) (a 100 feet wide right-STATE OF TEXAS of-way) with the southerly right-of-way line of Cemetery Road (a 40 feet wide right-of-way); RECOMMENDED FOR FINAL APPROVAL COUNTY OF ROCKWALL THENCE along the westerly right-of-way line of said Ridge Road (F.M. Highway No. 740) SOUTH 15'52'04" WEST This instrument was acknowledged before me on the ____ day of _____ a distance of 200.00 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 23 and being the northeast corner of the Rockwall Assisted Living Addition, an addition to the City of Rockwall according to the Planning and Zoning Commission plat recorded in Cabinet D, Slide 88 (PRRCT); THENCE departing the westerly right-of-way line of said Ridge Road (F.M. Highway No. 740) NORTH 73*07'59" WEST a distance of 209.37 feet to a 3/4 inch iron pipe found for the northwest corner of said Rockwall Assisted Living Addition and being the northeast corner of Lot 13 of said Lake Ridge Estates; Notary Public in and for the State of Texas THENCE NORTH 73*45'22" WEST a distance of 237.79 feet to a 5/8 inch iron rod set for corner located in the easterly line of Lago Vista, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Page 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 ____ day of ______, 2002. 226 (PRRCT); STATE OF TEXAS COUNTY OF ROCKWALL THENGE along the easterly line of said Lago Vista as follows: 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. Before me, the undersigned authority, on this day personally appeared Michael Willis, known to me to be the person NORTH 44'23'28" EAST a distance of 1.84 feet to a 5/8 inch iron rod set for corner; whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. purpose and consideration therein stated. NORTH 46 37 38" EAST a distance of 227.79 feet to a 1/2 inch iron rod found for the northeast corner of said Lago Vista and being located in the southerly right-of-way line of said Cemetery Road; Given upon my hand and seal of office this ______ day of ______, 2002. THENCE along the southerly right—of—way line of said Cemetery Road SOUTH 73'41'06" EAST a distance of 329.75 feet to the POINT OF BEGINNING; Notary Public in and for the State of Texas City Secretary, City of Rockwall CONTAINING within these metes and bounds 1.771 acres or 77,140 square feet of land, more or less. Signature of Party with Mortgage of Lein Interest 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 the WILLIS — SEALOCK ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Lot 26 S.16'18'54"W. Lake Ridge Estates public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expresses. We further certify that all other parties who have a mortgage or lien interest in the Lago Vista Cabinet C, Page 226 WILLIS - SEALOCK ADDITION subdivision have been notified and signed this plat. (PRRCT)We understand and do hereby reserve the easement strips shown of 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; Lot 15, Block F 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, maint— enance or efficiency of their respective system on any of these easement strips; and any public utility shall ONCOR Easement 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. L10' ONCOR Electric BEGINNING Easement Delivery Company Esmt. 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the 1.771 ACRES establishment of grade of streets in the subdivision. Lot 3, Block 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. (77,140 SQ. FT.) 0.441 Acre Lot 4, Block A Lot 14, Block F 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls 0.557 Acre (24,266 Sq. Ft.) 1818 Lot 2, Block A 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 Regulation 0.368 Acre LOT 22 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 24' Fire Lane, Access and Utility Easement (16,030 Sq. Ft.) gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specification of the City of Rockwall; or 15' Drainage and Utility Easement LAKE RIDGE ESTATES Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer CABINET A, SLIDE 10 and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, (PRRCT) 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 Lot 1, Block A 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. 0.368 Acre (16,030 Sq. Ft.) We further acknowledge that the dedication and/or exaction's make 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; us, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of the exaction's made herein. Lot 13 Lake Ridge Estates Δ = 89'00'03' R = 32.00' T = 31.45' L = 49.71' T-1 N.73'07'59"W. 15.99' T-2 N.15'52'04"E. 10.00' T-3 S.73'07'59"E. 12.78' LOCATION MAP MAPSCO PAGE 30C-K CB = N.28'37'57"W. CL = 44.86' F.C. CUNY CORPORATION 4222 ROSEHILL ROAD, SUITE 7 GARLAND, TEXAS 75043 (972) 240-7700 EDWARD TEAL SURVEY ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS Rockwall Assisted Living Addition Cabinet D. Slide 88 -14' Water Easement Volume 114, Page 550 (PRRCT) owner: MICHAEL WILLIS 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 (972) 722-1846 AMENDED REPLAT ' Right—of—Way Dedication Cabinet D, Slide 88 WILLIS - SEALOCK ADDITION 1.771 ACRES 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 bee accepted by the City. The approval of a play by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore OWNER: MICHAEL SEALOCK 1030 RIDGE ROAD COURT ROCKWALL, TEXAS 75087 (972) 771-1113 BBA Partners, Inc. 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. SCALE: 1" = 40' Registered Professional Land Surveyors 4222 Rosehill Road, Suite 2 * Garland, Texas 75043 * (972) 240-5999 , Fax (972) 240-4466

Carrier 1.