

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Western Rim Investors 2008-1, L.P., is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas out of the J.M. Allen Survey, Abstract No. 2 and being all of a 32.6546 acre tract of land conveyed to Western Rim Investors 2008-1, L.P. according to the deed filed for record in Volume 5595, Page 267, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete TXDOT monument found in the north right of way line of State Highway 276 (120' right of way), the southwest corner of said 32.6546 acre tract, the southeast corner of Lot 1, Block A, Houser Addition according to the plat thereof recorded in Cabinet B, Slide 174, Plat Records, Rockwall County, Texas;

THENCE, departing said north right of way line, along the west line of said 32.6546 acre tract, the east line of said Lot 1, and of a 22.303 acre tract of land conveyed to Thomas Real Estate, L.P. according to the deed filed for record in Volume 1507, Page 203, Deed Records, Rockwall County, Texas, North 00 degrees 19 minutes 14 seconds West, a distance of 1,204.28 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the northwest corner of said 32.6546 acre tract, also being the southwest corner of a 18.1650 acre tract of land conveyed to Western Rim Investors 2008-2, L.P. according to the deed filed for record in Volume 5595, Page 274, Deed Records, Rockwall County, Texas;

THENCE, departing said common line, along the north line of said 32.6546 acre tract, the south line of said 18.1650 acre tract the following courses:

- THENCE, South 66 degrees 03 minutes 43 seconds East, a distance of 133.11 feet;
- THENCE, South 81 degrees 49 minutes 26 seconds East, a distance of 133.12 feet;
- THENCE, North 80 degrees 22 minutes 22 seconds East, a distance of 25.54 feet;
- THENCE, North 60 degrees 31 minutes 41 seconds East, a distance of 25.54 feet;
- THENCE, North 45 degrees 00 minutes 49 seconds East, a distance of 59.09 feet;
- THENCE, North 16 degrees 39 minutes 57 seconds East, a distance of 22.89 feet;
- THENCE, North 26 degrees 03 minutes 15 seconds West, a distance of 19.73 feet;
- THENCE, North 65 degrees 58 minutes 59 seconds West, a distance of 19.73 feet;
- THENCE, North 89 degrees 26 minutes 38 seconds West, a distance of 31.59 feet;
- THENCE, North 71 degrees 52 minutes 24 seconds West, a distance of 24.17 feet;
- THENCE, North 29 degrees 44 minutes 20 seconds West, a distance of 24.17 feet;
- THENCE, North 01 degrees 48 minutes 48 seconds West, a distance of 48.46 feet;
- THENCE, North 25 degrees 19 minutes 42 seconds East, a distance of 20.38 feet;
- THENCE, North 65 degrees 53 minutes 42 seconds East, a distance of 20.38 feet;
- THENCE, South 80 degrees 04 minutes 42 seconds East, a distance of 37.36 feet;
- THENCE, South 56 degrees 44 minutes 15 seconds East, a distance of 23.47 feet;
- THENCE, South 68 degrees 53 minutes 22 seconds East, a distance of 15.18 feet;
- THENCE, North 65 degrees 14 minutes 17 seconds East, a distance of 15.18 feet;
- THENCE, North 36 degrees 42 minutes 39 seconds East, a distance of 60.06 feet;
- THENCE, North 07 degrees 57 minutes 59 seconds East, a distance of 60.06 feet;
- THENCE, North 10 degrees 14 minutes 56 seconds West, a distance of 25.54 feet;
- THENCE, North 03 degrees 22 minutes 50 seconds East, a distance of 46.47 feet;
- THENCE, North 44 degrees 04 minutes 00 seconds East, a distance of 51.84 feet;
- THENCE, North 89 degrees 02 minutes 20 seconds East, a distance of 39.75 feet;
- THENCE, South 42 degrees 38 minutes 50 seconds East, a distance of 51.87 feet;
- THENCE, South 07 degrees 48 minutes 51 seconds East, a distance of 69.08 feet;
- THENCE, South 57 degrees 42 minutes 43 seconds East, a distance of 31.18 feet;
- THENCE, South 80 degrees 09 minutes 35 seconds East, a distance of 119.43 feet;
- THENCE, South 78 degrees 47 minutes 59 seconds East, a distance of 65.58 feet;

THENCE, North 82 degrees 07 minutes 14 seconds East, a distance of 10.88 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the most northerly northeast corner of said 32.6546 acre tract;

THENCE, along an easterly line of said 32.6546 acre tract, South 20 degrees 45 minutes 15 seconds East, a distance of 504.04 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the left;

THENCE, continuing along said easterly line, along said curve to the left through a central angle of 70 degrees 05 minutes 32 seconds, a radius of 80.00 feet, an arc length of 97.87 feet, a chord bearing of South 55 degrees 48 minutes 01 seconds East, a chord distance of 91.88 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the end of said curve;

THENCE, along a northerly line, North 89 degrees 09 minutes 13 seconds East, a distance of 216.50 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

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THENCE, continuing along said northerly line, North 75 degrees 32 minutes 29 seconds East, a distance of 255.67 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the west right of way line of State Highway 205 Bypass (120' right of way), as recorded in Cabinet G, Slides 265-267, Plat Records, Rockwall County, Texas, the most easterly northeast corner of said 32.6546 acre tract, the beginning of a non-tangent curve to the right;

THENCE, along said west right of way line, an easterly line of said 32.6546 acre tract, along said curve to the right through a central angle of 11 degrees 16 minutes 02 seconds, a radius of 2,440.00 feet, an arc length of 479.83 feet, a chord bearing of South 08 degrees 49 minutes 30 seconds East, a chord distance of 479.06 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the most easterly southeast corner of said 32.6546 acre tract;

THENCE, departing said west right of way line, along a southerly line of said 32.6546 acre tract, South 89 degrees 09 minutes 13 seconds West, a distance of 591.19 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the left;

THENCE, along said curve to the left through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet, an arc length of 78.54 feet, a chord bearing of South 44 degrees 09 minutes 13 seconds West, a chord distance of 70.71 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the end of said curve;

THENCE, along an easterly line of said 32.6546 acre tract, South 00 degrees 50 minutes 47 seconds East, a distance of 383.95 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in said north right of way line, the most southerly southeast corner of said 32.6546 acre tract;

THENCE, along said north right of way line, the south line of said 32.6546 acre tract, South 89 degrees 11 minutes 35 seconds West, a distance of 898.80 feet to the POINT OF BEGINNING, and containing 1,422,434 square feet, or 32.6546 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
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I the undersigned owner of the land shown on this plat, and designated herein as the MANSIONS FAMILY ADDITION subdivision 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 in the MANSIONS FAMILY 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;

- 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; 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

ENGINEER:
RKM CONSULTING
ENGINEERS, INC.
7616 LBJ Freeway
Suite 530
Dallas, Texas 75251
(214) 432-8070

OWNER:
WESTERN RIM INVESORS
2008-1, L.P.
601 Canyon Drive
Suite 101
Coppell, Texas 75019

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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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Matthew Hiles
Authorized Signature
Western Rim Investors 2008-1, L.P.

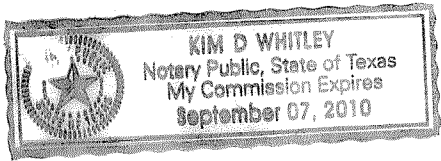
Signature of Party with Mortgage or
or Lien Interest

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Before me, the undersigned authority, on this day personally appeared Matthew Hiles, 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 2nd day of march, 2009.

Kim D. Whitley
Notary Public in and for the State of Texas



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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 _____, 2009.

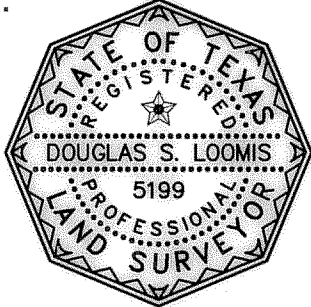
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas S. Loomis, 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.

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199



RECOMMENDED FOR FINAL APPROVAL

CW Brucher
Planning and Zoning Commission

01-27-
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 2nd day of FEBRUARY, 2009.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 18th day of march, 2009.

William R. Reese
Mayor, City of Rockwall

Kristy Ashberry
City Secretary

Chuck Ladd 3-17-09
City Engineer



FINAL PLAT
MANSIONS FAMILY ADDITION

(32.6546 ACRES)

out of

J.M. ALLEN SURVEY, ABSTRACT No. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 01/10/2008
Date of Drawing: 03/02/2009
Job Number: 0714829
Drawn By: M.M.D.
File: Final Plat Family.Dwg
SHEET 5 OF 5



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