

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL RENTAL PROPERTIES, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of lots 2, 3, 4, 5, 6, and 7 of Alliance Addition Phase 2, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the south west right-of-way line of Jeff Boyd Drive, (a variable width right-of-way), said point also being the north corner of said lot 2;

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast line of said Alliance Addition Phase 2, and the southwest line of said Jeff Boyd Drive, a distance of 586.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the east corner of said lot 4, same being the north corner of Alliance Addition, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 37 minutes 36 seconds West, along a southeast line of said Alliance Addition Phase 2, and the northwest line of said Alliance Addition, a distance of 211.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the south corner of said lot 7;

THENCE North 44 degrees 28 minutes 29 seconds West, along the northeast line of a fire lane, access, and utility easement as shown in said Alliance Addition Phase 2, passing the north corner of said easement, same being the beginning of the northeast line of Alliance Drive, (a 60 feet wide right-of-way), and continuing for a distance of 434.44 feet to the beginning of a curve to the left having a radius of 330.00 feet, a central angle of 23 degrees 13 minutes 58 seconds, and a chord that bears North 55 degrees 41 minutes 31 seconds West, 132.90 feet;

THENCE along said curve to the left an arc distance of 133.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the aforementioned northeast line of Alliance Drive and for the west corner of said lot 5;

THENCE North 45 degrees 12 minutes 49 seconds East, a distance of 237.08 feet to the PLACE OF BEGINNING, and containing 120,574 square feet or 2.768 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 20th DAY OF May 2014.

Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
COUNTY OF KAUFMAN

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S 00°31'31" W	28.28
C2	20.00	90°00'00"	31.42	S 89°28'29" E	28.28
C3	44.00	90°00'00"	69.12	S 89°28'29" E	62.23
C4	44.00	90°00'00"	69.12	S 00°31'31" W	62.23
C5	10.00	48°28'23"	8.63	S 58°23'03" E	8.36
C6	3.00	18°04'54"	1.67	N 43°12'19" W	1.66

BASIS OF BEARINGS FOR THIS SURVEY IS THE FINAL PLAT OF ALLIANCE ADDITION PHASE 2, RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

THE REASON FOR THIS REPLAT IS TO CHANGE THE CONFIGURATION OF LOTS 2, 3, 4, 5, 6, & 7 BLOCK 1 ALLIANCE ADDITION PHASE 2 AMENDED RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Rental Properties, the owners of the land shown on this plat, and designated herein as Lots 2, 3, 4, 5, 6, and 7 Block 1 - Alliance Addition Phase 2 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. We further certify that all other parties who have a mortgage or lien interest in Lots 2, 3, 4, 5, 6, and 7 Block 1 - Alliance Addition Phase 2 have been notified and signed this plat.

We 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. We 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; 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 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.

We 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.

Rockwall Rental Properties

Karen M. Selsom
Representative

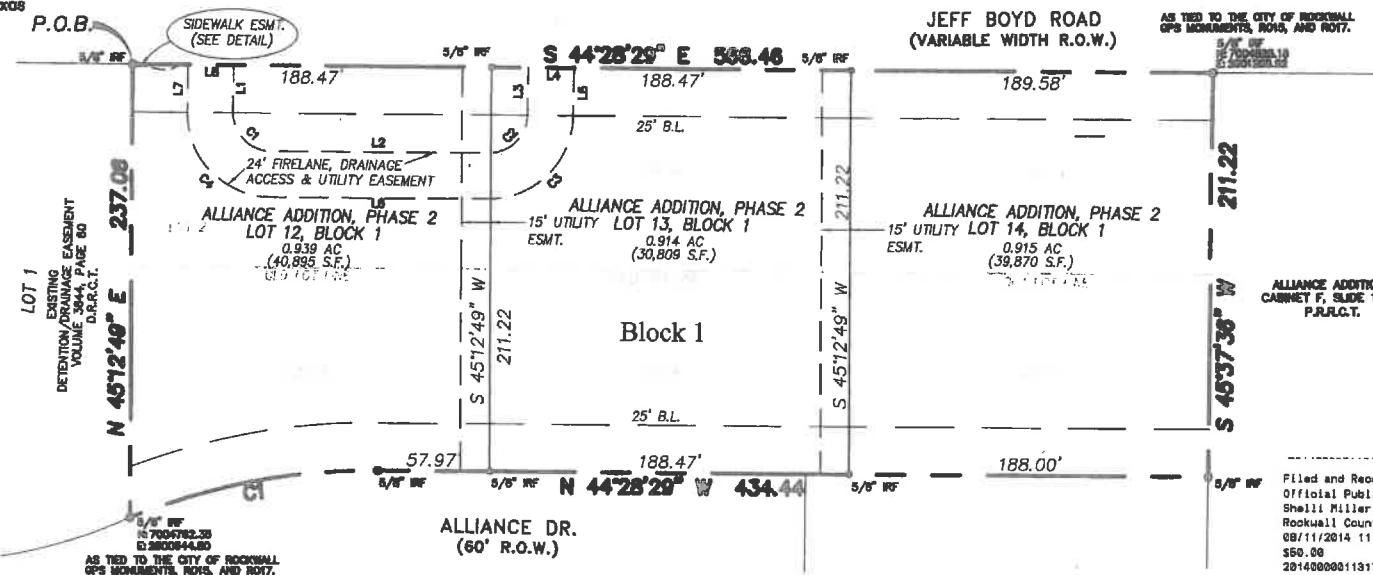
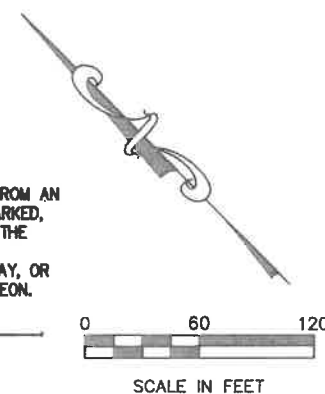
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Nae, 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 5th day of June 2014.

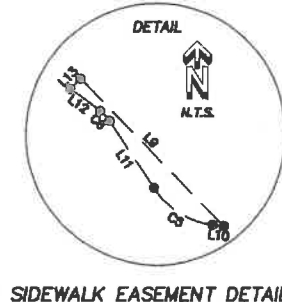
Karen M. Selsom
Notary Public in and for the State of Texas

03/16/18
My Commission Expires:



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00	23°13'58"	133.81	N 55°41'31" W	132.90

LINE	BEARING	DISTANCE
L1	N 45°31'31" E	25.00
L2	N 44°28'29" W	114.29
L3	S 45°31'31" W	25.00
L4	S 44°28'29" E	24.00
L5	S 45°31'31" W	25.00
L6	N 44°28'29" W	114.29
L7	N 45°31'31" E	25.00
L8	S 44°28'29" E	24.00
L9	N 44°28'29" W	24.58
L10	S 83°06'15" E	1.34
L11	S 33°39'51" E	9.58
L12	S 52°44'46" E	4.38
L13	S 45°12'48" W	1.64



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 3/25/2014
Chairman, Planning & Zoning Commission

I hereby certify that the above and foregoing plat of Alliance Addition Ph. 2 to the City of Rockwall, Texas, was approved by the City Council of Rockwall on the 14th day of April 2014.

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 180 days from said date of final approval.

Said Addition shall be subject to all the requirements of the Subdivision Regulation of the City of Rockwall.

Witness my hand this 8th day of July 2014.

Paul Sweet 7/8/2014
Mayor, City of Rockwall

Paul Williams 7-8-14
City Engineer, City of Rockwall

Paul Williams 7/8/2014
City Secretary, City of Rockwall



REPLAT

Lots 12, 13 & 14 Block 1 Alliance Addition Phase 2

BEING A REPLAT OF AND COMBINING LOTS 2 AND 5, BLOCK 1, LOTS 3 AND 6, BLOCK 1, LOTS 4 AND 7, BLOCK 1, ALLIANCE ADDITION PHASE 2 RECORDED IN CABINET G, SLIDE 301 PLAT RECORDS ROCKWALL COUNTY, TEXAS TO LOTS 12, 13 & 14 BLOCK 1 BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL RENTAL PROPERTIES, L.P.
Contact: Randall Nae
P.O. Box 818
Terrell, TX 75160
(214) 869-5862
March 24, 2014

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75036
(972) 564-4416

Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

1"=60'

Sheet 1 of 1

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)
WHEREAS, WHITTLE DEVELOPMENT, INC., BEING THE OWNER OF A
TRACT OF land in the County of Rockwall, State
of Texas, said tract being described as follows:

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall,
Rockwall County, Texas, embracing a portion of a called 18.953 acre tract of
land described as Tract 2 in the deed to Whittle Development, Inc. recorded in
Volume 2402, Page 31 of the Deed Records of Rockwall County, Texas, and
being more particularly described as follows:

BEGINNING at a P.K. nail found at the intersection of the centerline of Wallace
Road, with the north line of F.M. 3087, a 100 feet wide right-of-way, for the west
corner of said Tract 2 and the south corner of a tract of land described in the deed
to Mary Jean Wallace Ackert recorded in Volume 182, Page 9 of said Deed
Records;

THENCE North 45 degrees 08 minutes 11 seconds East, along the northwest
line of said Tract 2, the southeast line of said Ackert tract, and the centerline of
said Wallace Road, a distance of 664.57 feet to a P.K. nail set for the north
corner of said Tract 2 and the west corner of a tract of land described in the deed
to Jackson W. Hunt recorded in Volume 1467, Page 11 of said Deed Records;

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast
line of said Tract 2 and the southwest line of said Hunt tract, at a distance of
25.00 feet pass a 1/2 inch iron rod found, and continuing for a total distance of
838.47 feet to a P.K. nail set for an easterly corner of said Tract 2 and the north
corner of Alliance Addition, an addition to the City of McLendon-Chisholm,
Rockwall County, Texas recorded in Cabinet F, Slide 153 of the Plat Records of
Rockwall County, Texas;

THENCE South 45 degrees 37 minutes 36 seconds West, along a southeast line
of said Tract 2 and the northwest line of said Alliance Addition, a distance of
301.11 feet to a 1/2 inch iron rod found for the west corner of said Alliance
Addition;

THENCE South 44 degrees 28 minutes 33 seconds East, along a northeast line
of said Tract 2 and the southwest line of said Alliance Addition, a distance of
288.08 feet to a 5/8 inch iron rod found for the beginning of a curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a
radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, a
chord which bears South 35 degrees 47 minutes 04 seconds East, a distance of
30.22 feet, and an arc length of 30.34 feet to a 5/8 inch iron rod with cap
stamped "R.P.L.S. 5430" set for the beginning of a curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius
of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, a chord
which bears South 35 degrees 46 minutes 58 seconds East, a distance of 32.84
feet, and an arc length of 32.77 feet to a 5/8 inch iron rod with cap stamped
"R.P.L.S. 5430" set at the end of said curve to the left;

THENCE South 44 degrees 28 minutes 34 seconds East, along a northeast line
of said Tract 2 and the southwest line of said Alliance Addition, a distance of
82.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the
northwest line of F.M. 549, a variable width right-of-way, for the south corner of
said Alliance Addition and an east corner of said Tract 2;

THENCE South 46 degrees 01 minute 02 seconds West, along the northwest
line of said F.M. 549 and the southeast line of said Tract 2, a distance of 254.47
feet to a concrete monument found for corner;

THENCE North 89 degrees 11 minutes 12 seconds West, along the northwest
line of said F.M. 549 and the southeast line of said Tract 2, a distance of 142.82
feet to a concrete monument found in the northeast line of said F.M. 3087;

THENCE North 44 degrees 28 minutes 21 seconds West, along the northeast
line of said F.M. 3087 and the southwest line of said Tract 2, a distance of
973.87 feet to a concrete monument found for the beginning of a curve to the
right;

THENCE in a northwesterly direction along the southwest line of said Tract 2,
the northeast line of said F.M. 3087, and said curve to the right, having a radius
of 11,408.18 feet, a central angle of no degrees 50 minutes 44 seconds, a chord
which bears North 44 degrees 08 minutes 56 seconds West, a distance of
168.35 feet, and at an arc distance of 148.18 feet pass a 1/2 inch iron rod found,
and said curve to the right having a total arc distance of 168.35 feet to the
PLACE OF BEGINNING, and containing 700,130 square feet or 16.073 acres of
land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I (we) the undersigned owner(s) of the land shown on this plat, and designated
herein as the Alliance Addition Ph.2 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
(we) further certify that all other parties who have a mortgage or lien interest in
the Alliance Addition Ph.2 subdivision have been notified and signed this plat.
I (we) 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 (we) 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 West 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 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 (we) further acknowledge that the dedications and/or exactions 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 (we), my (our) successors and assigns hereby waive
any claim, damage, or cause of action that I (we) may have as a result of the
dedication of exactions made herein.

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

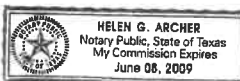
Before me, the undersigned authority, on this day personally appeared
Robert S. Whittle, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purpose and consideration therein stated.
Given under my hand and seal of office this 1 day of

February, 2008

Notary Public in and for the State of Texas

June 8, 2009

My Commission Expires:



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.

APPROVED

I hereby certify that the above and foregoing plat of Alliance Addition Phase 2 to the City of Rockwall, Texas
was approved by the Mayor of the City of Rockwall on the 15th day of January, 2008.

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 year from said date of final approval. An extension
may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the 15th day of January, 2008.

Chuck Ladd 5-15-08
City Engineer
City of Rockwall, Texas

Recommended for Final Approval:

CW Bricker
Chairman
Planning & Zoning Commission

Date 5-15-08

Approved:

William R. Cepel
Mayor
City of Rockwall, Texas

Kristy Ashberry
City Secretary
City of Rockwall, Texas



05/02/08

05/02/08

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL
SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS
SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND
FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-
WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15th DAY OF January, 2008.

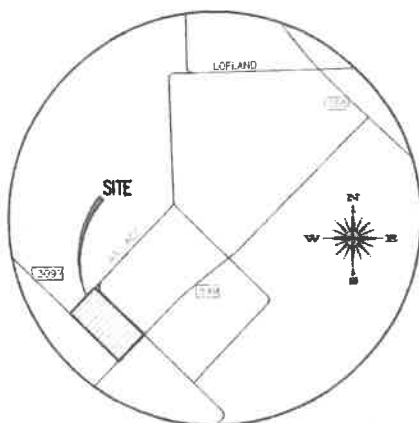
B.J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF
JANUARY, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP

N.T.S.

Final Plat
ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE
W. W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
WHITTLE DEVELOPMENT CO.
P.O. Box 369
Rockwall, Texas 75087
(972) 771-5253

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

January 15, 2008

1"=60'

Sheet 2 of 2

G-302