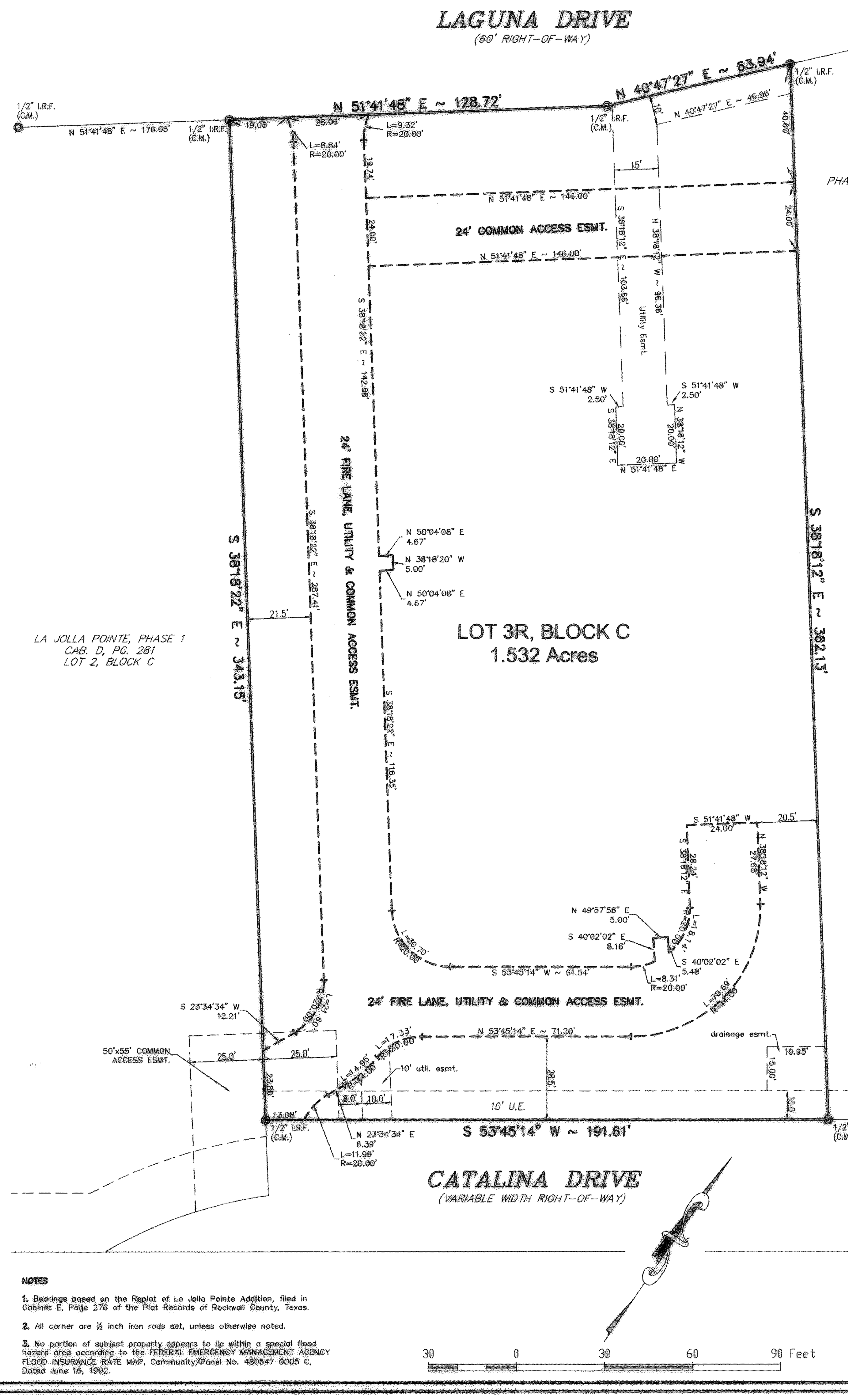


REPLAT
PHASE 1 – LA JOLLA POINTE
CAB. E, PG. 276
LOT 4R, BLOCK C

WHEREAS WE, CARRABBA ITALIAN GRILL, INC., are the owners of all that certain lot, tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, and being all of Lot 3R of the Replat of La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 276 of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most easterly corner of said Lot3R, being the most southerly corner of Lot 4R and being in the north line of Catalina Drive, a public roadway;

THENCE South 53 degrees 45 minutes 14 seconds West, along the northerly line of Catlina Drive, a distance of 191.61 feet to a 1/2 inch iron rod found in the northeasterly line of Lot 2, Block C of La Jolla Pointe Addition, Phase 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 281 of the Plat Records, Rockwall County, Texas;

THENCE North 38 degrees 18 minutes 22 seconds West, along the northeast line of said Lot 2, a distance of 343.15 feet to a 1/2 inch iron rod found at the most northerly corner thereof, said point being in the easterly line of Laguna Drive, a public roadway;

THENCE North 51 degrees 41 minutes 48 seconds East, along the easterly line of Laguna Drive, a distance of 128.72 feet to a 1/2 inch iron rod found at an angle point in said line;

THENCE North 40 degrees 47 minutes 27 seconds East, continuing along the easterly line of Laguna Drive, a distance of 63.94 feet to a 1/*2 inch iron rod found at the westerly corner of said Lot 4R;

THENCE South 38 degrees 18 minutes 12 seconds East, along the southwesterly line of said Lot 4R, a distance of 362.13 feet to the **POINT OF BEGINNING** and containing 1.532 acres of land, more or less, and being subject to any and all easements that may affect.

I, the undersigned, Steve Stanley, Vice President–Construction, of Carraba's Italian Grill, Inc., owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION, PHASE I**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever al 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 La JOLLA Pointe Addition, Phase I, 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 of using same. I also understand the following;

1. No Building 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 housedwelling 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 the owner has compiled with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street of 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 privated 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 surely 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 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; 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.

CARRABA'S ITALIAN GRILL, INC.

Dated : *Feb 4, 2004*

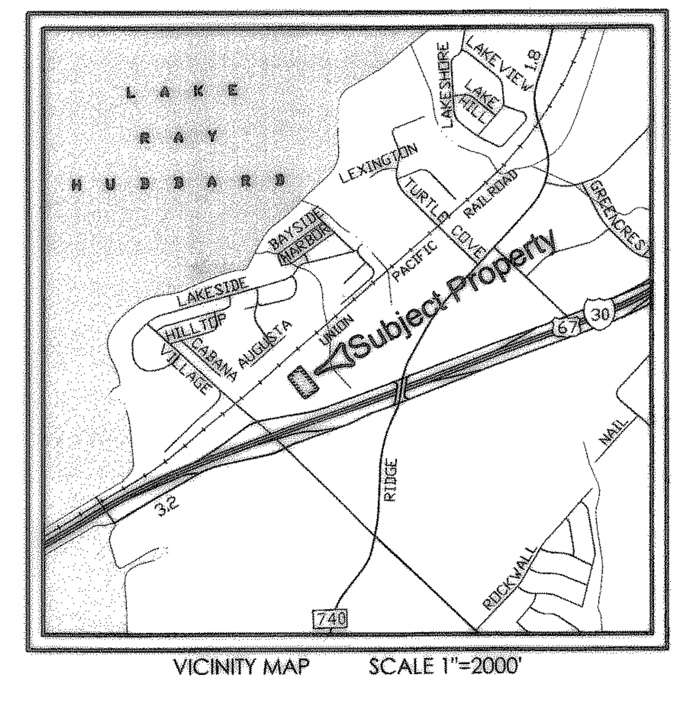
By : *[signature]*
Steve Stanley
Sr. Vice President–Construction

STATE OF ~~TEXAS~~ *FLORIDA*
COUNTY OF *Hillsborough*

This instrument was acknowledge before me on the *4th day of February 2004*

Shannon C Falcone
Notary Public in and for the State of ~~Texas~~ *Florida*
My commission expires:
June 24, 2006

Shannon C. Falcone
Commission # DD128499
Expires June 24, 2006
Bonded Thru
Atlantic Bonding Co., Inc.



VICINITY MAP SCALE 1"=2000'

RECOMMENDED FOR FINAL APPROVAL

[signature] — *2/6/2004*
Planning and Zoning Commission — 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 *17th* day of ~~*Decem*~~ *November* 20 *2003*

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 a said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the *6th* day of *February, 2004*

[signature] — *Dorothy Brooks*
Mayor, City of Rockwall — City Secretary City of Rockwall

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 issue, nor shall such availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

APPROVED

Chuck Todd *2-6-04*
City Engineer
City of Rockwall

CITY OF ROCKWALL TEXAS
SEAL

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

[signature]
Douglas L. Arthur
Registered Professional Land Surveyor No. 4357

STATE OF TEXAS
DOUGLAS L. ARTHUR
4357
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledge before me on the *3rd* *February 2004*

GINA DAVIS
Notary Public, State of Texas
My Commission Expires
January 08, 2006

Notary Public in and for the State of Texas
My commission expires:

FILED FOR RECORD
ROCKWALL CO. TEX.
04 FEB -9 AM 10:14
PAULETTE BURKS
CO. CLERK
BY: ______ DEPUTY

Carrabba's

REPLAT - PHASE 1

LA JOLLA POINTE ADDITION

Lot 3R, Block C

1.532 Acres

W. BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

-- February 2004 --

Arthur Surveying Co., Inc.
Professional Land Surveyors
972-221-9439 ~ Fax 972-221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067

F-19

NOTES

1. Bearings based on the Replat of La Jolla Pointe Addition, filed in Cabinet E, Page 276 of the Plat Records of Rockwall County, Texas.

2. All corner are ½ inch iron rods set, unless otherwise noted.

3. No portion of subject property appears to lie within a special flood hazard area according to the FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, Community/Panel No. 480547 0005 C, Dated June 16, 1992.

OWNER / DEVELOPER
Caraba's Italian Grill, Inc.
2202 N. West Shore Blvd.
Tampa, Florida 33607
(813) 282-1225

DRAWN BY: T.M. DATE: 09/25/03 SCALE: 1"= 30' CHECKED BY: ASC NO.: 2308349