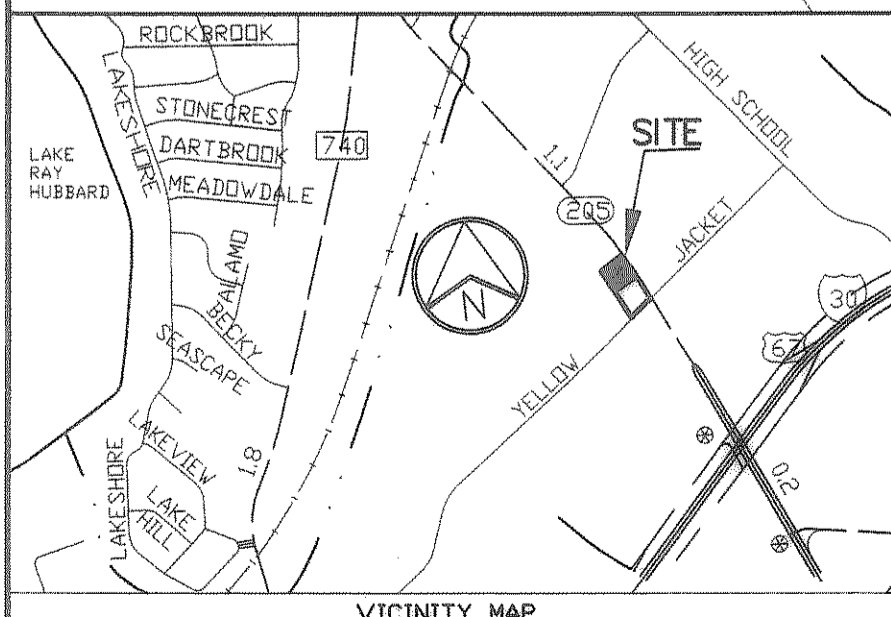
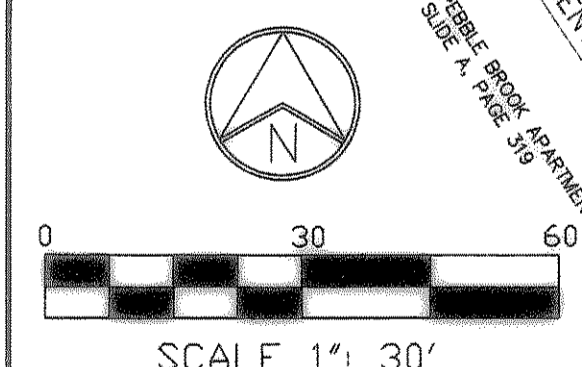
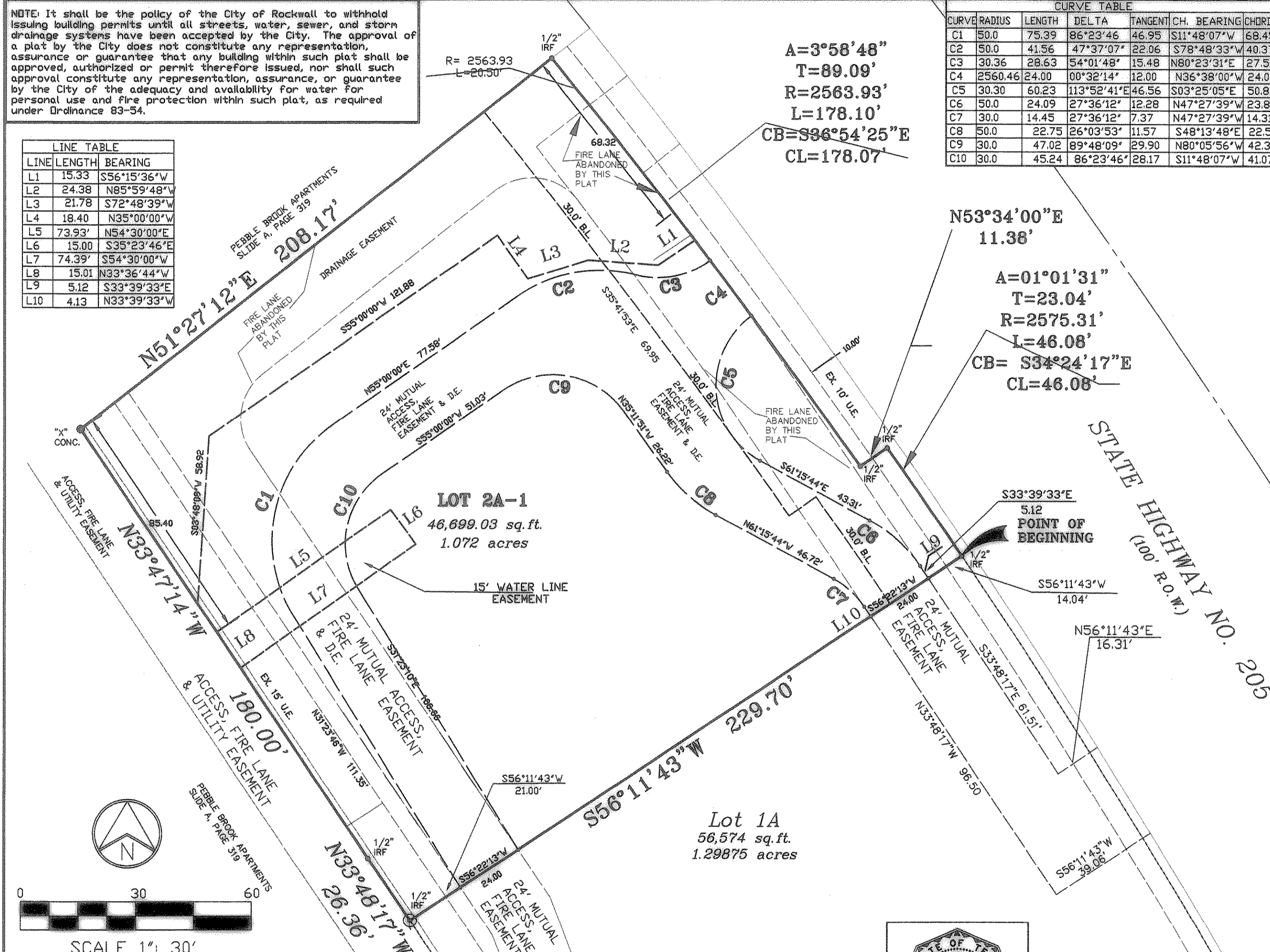


NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor 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 53-34.

LINE	LENGTH	BEARING
L1	15.33	S56°15'36"W
L2	24.38	N85°59'48"W
L3	21.78	S78°48'39"W
L4	18.40	N35°00'00"W
L5	73.93	N54°30'00"E
L6	15.00	S33°23'46"E
L7	74.39	S34°30'00"W
L8	15.01	N33°36'44"W
L9	5.12	S33°39'33"E
L10	4.13	N33°39'33"W



**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS  
I Ernest Hedgcoth, 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.

ERNEST HEDGCOTH, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR 2804

DATE \_\_\_\_\_



The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. 2804

DATE \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman \_\_\_\_\_ DATE \_\_\_\_\_  
Planning and Zoning Commission

**DEVELOPER:**  
LONE STAR CHICKEN, L.P.  
2506 RICHMOND  
GARLAND, TEXAS 75044  
TEL: 972-493-3546  
CONTACT: ERNEST HEDGCOTH  
ENGINEER/SURVEYOR

**OWNER:**  
STUART GROUP, INC.  
P.O. BOX 1309  
MINERAL WELLS, TEXAS 76068  
817-535-9380  
CONTACT: RICHARD STUART

**ENGINEER/SURVEYOR:**  
ERNEST HEDGCOTH  
CONSULTING ENGINEERS, INC.  
5705-G MIDWAY ROAD,  
FORT WORTH, TEXAS 76117  
TEL: 817-891-7711  
FAX: 817-891-6269  
CONTACT: ERNEST HEDGCOTH

KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS  
BEFORE ME, the undersigned authority, on this day personally appeared Richard Stuart, on behalf of Stuart Group, Inc., 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 purposes and considerations therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Mayor, \_\_\_\_\_ City Secretary, \_\_\_\_\_ Engineer, \_\_\_\_\_  
City of Rockwall City of Rockwall City of Rockwall

**REPLAT**

OF  
LOT 2A/1 BLOCK A  
BRAUN'S ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
AS RECORDED IN CAB. E., SLIDE 232, PLAT RECORDS, ROCKWALL COUNTY, TEXAS

1 LOT  
1.072 ACRES  
ZONED: COMMERCIAL  
PRINT DATE 5/13/2004

RICHARD STUART  
STUART GROUP, INC. DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S ACKNOWLEDGMENT AND DEDICATION**

WHEREAS RICHARD STUART, STUART GROUP, INC. IS THE OWNER A 1.07 ACRE TRACT OF LAND IN THE County of Rockwall, State of Texas, said tract being described as follows:  
BEING A TRACT OF LAND SITUATED IN THE J. T. LEWIS SURVEY, ABSTRACT NO. 225, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO MCKENZIE VENTURES, L.L.C., AS RECORDED IN CAB. E., SLIDE 232, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING at a 1/2 inch iron rod found at the north corner of Lot 1A, Block A, Braun's Addition, as recorded in Cabinet E, Slide 232, Plat Records of Rockwall County, Texas said point being a point on the northwesterly right-of-way line of State Highway No. 205 (100.0' R.O.W.); THENCE South 56 degrees 11 minutes 43 seconds West along the said line a distance of 229.70 feet to a 1/2 inch iron rod found for corner;  
THENCE North 33 degrees 48 minutes 17 seconds West along the said line a distance of 26.36 feet to a 1/2 inch iron rod found for corner;  
THENCE North 33 degrees 47 minutes 14 seconds West along the said line a distance of 180.00 feet to 'X' found in concrete for corner;  
THENCE North 51 degrees 27 minutes 12 seconds East along the common line between said plat of Braun's Addition and said Pebblebrook Apartments for a distance of 208.17 feet to a 1/2 inch iron rod found in the Southwest line of Texas State Highway 205 (100.0' R.O.W.) for a corner, said point being also in a circular curve to the right with central angle 01°01'31", a radius of 2575.31, a tangent of 23.04 and a chord bearing and length S34°24'17"E 178.07 feet;  
THENCE along the said curve in an arc length of 178.10 feet to a 1/2 inch iron rod found for corner;  
THENCE North 53 degrees 34 minutes 00 seconds East along the said line a distance of 11.38 feet to a 1/2 inch iron rod found in the Southwest line of Texas State Highway 205 (100.0' R.O.W.) for a corner, said point being also in a circular curve to the right with central angle 01°01'31", a radius of 2575.31, a tangent of 23.04 and a chord bearing and length S34°24'17"E 178.07 feet;  
THENCE along the said curve in an arc length of 46.08 feet to the POINT OF BEGINNING and containing 46,699.03 square feet or 1.072 acres of land, more or less;

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
I, undersigned owner of the land shown on this plat, and designated herein as the LDT 2A/1 BLOCK A, BRAUN'S ADDITION, on addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of public forever all streets, alleys, parks, water courses, drains, easements and parties who have a mortgage or lien interest in the Braun's Addition have been notified.

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 the same. I (we) 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 the subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and during controls such that properties with 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 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 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 progress in making such improvements by making certified requisitions to the city secretary 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 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) may have as a result of the dedication of exactions made herein.

RECORD DRAWING

