

FILED FOR RECORD  
 ROCKWALL CO. TEXAS  
 03 NOV 18 PM 3:55  
 PAULETTE BURKS  
 CO. CLERK  
 BY: \_\_\_\_\_  
 DEPUTY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as REPLAT LOT 2B, BLOCK A, JUSTIN DRIVE PROFESSIONAL PARK, LTD., subdivision an addition to the City of Rockwall, Rockwall County, 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 REPLAT LOT 2B, BLOCK A, JUSTIN DRIVE PROFESSIONAL PARK LTD., 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, curbs and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, do hereby certify that I prepared this plat from an actual or accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Kenneth E. Brown*  
 KENNETH E. BROWN, R.P.L.S. NO. 2062



Justin Drive  
 Professional Park

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 October, 2003

*Calvin M. Wilcox*  
 Notary Public in and for the State of Texas  
 Expires: 8-13-07 My Comm. Expires: \_\_\_\_\_



RECOMMENDED FOR FINAL APPROVAL  
*[Signature]*  
 Planning And Zoning Commission Date 11-7-03

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 14th day of November, 2003

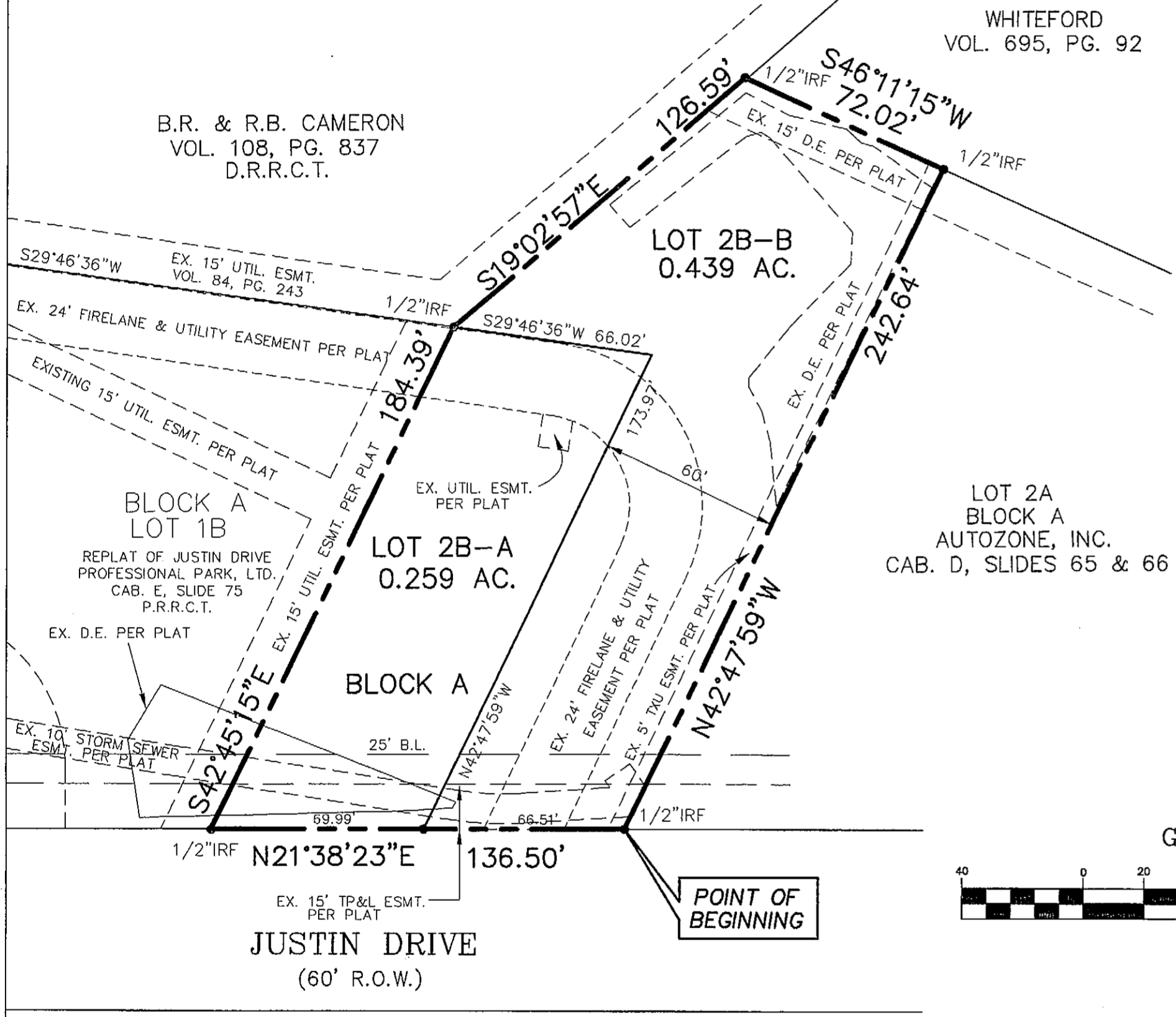
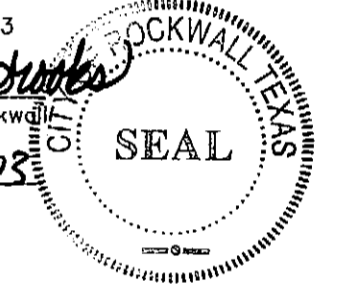
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 14th day of November, 2003

*[Signature]*  
 Mayor, City of Rockwall

*[Signature]*  
 City Secretary City of Rockwall

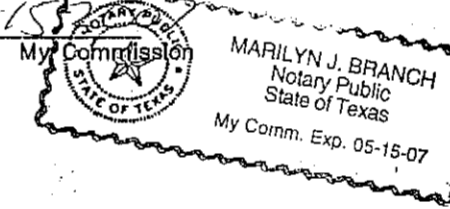


OWNER: Richard W. Darker, Partner

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared Richard W. Darker 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 15th day of October, 2003

*[Signature]*  
 Notary Public in and for the State of Texas  
 Expires: \_\_\_\_\_



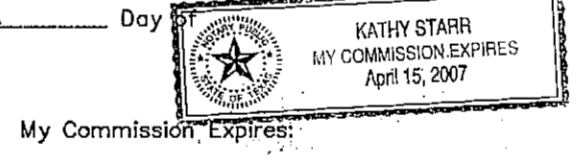
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
 COUNTY OF ROCKWALL

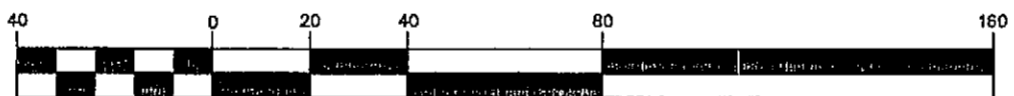
Before me, the undersigned authority, on this day personally appeared KEVIN B. FOWLER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 15th day of October, 2003

*[Signature]*  
 Notary Public in and for the State of Texas



GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 2B, BLOCK A OF JUSTIN DRIVE PROFESSIONAL PARK, LTD. AS RECORDED IN CABINET E, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND ON THE SOUTHEAST LINE OF JUSTIN DRIVE (A 60' R.O.W.), SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 2B, BLOCK A AND ALSO BEING THE MOST NORTHERLY CORNER OF LOT 2A, BLOCK A OF AUTOZONE, INC. ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET D, SLIDES 65 AND 66 OF SAID PLAT RECORDS;

THENCE, NORTH 21'38'23" EAST, ALONG THE SOUTHEAST LINE OF JUSTIN DRIVE, A DISTANCE OF 136.50 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 2B, BLOCK A, SAME BEING THE MOST WESTERLY CORNER OF LOT 1B, BLOCK A OF SAID ADDITION;

THENCE, SOUTH 42'45'15" EAST, LEAVING JUSTIN DRIVE AND ALONG THE NORTHEAST LINE OF SAID LOT 2B, A DISTANCE OF 184.39 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 1B AND ALSO BEING ON THE NORTHWEST LINE OF A TRACT AS CONVEYED TO B.R. AND R.B. CAMERON AS RECORDED IN VOLUME 108, PAGE 837 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 19'02'57" EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2B, A DISTANCE OF 126.59 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAME, AND ALSO BEING A NORTHERLY CORNER OF A TRACT AS RECORDED IN VOLUME 695, PAGE 92, OF SAID DEED RECORDS;

THENCE, SOUTH 46'11'15" WEST, A DISTANCE OF 72.02 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 2B, SAME BEING THE MOST EASTERLY CORNER OF LOT 2A, BLOCK A, AUTOZONE, INC. ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET D, SLIDES 65 AND 66 OF SAID PLAT RECORDS;

THENCE, NORTH 42'47'59" WEST, ALONG THE NORTHEAST LINE OF SAID AUTOZONE TRACT, A DISTANCE OF 242.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.698 ACRES.

OWNER/DEVELOPER

ENGINEER/SURVEYOR

JUSTIN DRIVE PROFESSIONAL PARK, LTD. DOUPHRADE & ASSOCIATES, INC.  
 500 TURTLE COVE BLVD. SUITE 210 P.O. BOX 1336  
 ROCKWALL, TEXAS 75087 ROCKWALL, TEXAS 75087  
 (972) 772-1027 (972) 771-9004

**REPLAT**

A REPLAT OF LOT 2B, BLOCK A OF A REPLAT OF JUSTIN DRIVE PROFESSIONAL PARK, LTD.

0.698 ACRES - 2 LOTS  
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PROJECT: 0028RPLT4	DOUPHRADE & ASSOCIATES, INC.
DATE: 8/03	
SCALE: 1"=40'	
DRAWN: D.L.B.	2235 RIDGE RD. #200 ROCKWALL, TEXAS 75087
CHKD: W.L.D.	PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 1

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