

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Lakeside Chevrolet is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

DESCRIPTION, of a 6.739 acre tract of land situated in the Joseph Cadle, Survey Abstract No. 65, Rockwall County, Texas; said tract being comprised of a portion of the 17.1 acre tract described in deed to James R. Dudley recorded in Volume 47, Page 589 of the Real Property Records of Rockwall County, Texas and being the remainder of the same tract described in Warranty Deed from James R. Dudley to Lakeside Chevrolet Company recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas; and all of Lot 1, Block A, the Grady Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of the Plat Records of Rockwall County, Texas; said 6.739 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set; said point being in a northeast line of State Highway 205 (Goliad Street), (a variable width right-of-way, 100 feet wide at this point); said point being the south corner of the Crossing Addition, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet C, Slide 108 of the Plat Records of Rockwall County, Texas; said point being South 30 degrees, 40 minutes, 00 seconds East, a distance of 544.17 from the southeast line of Yellow Jacket Lane (a 50 foot wide right-of-way);

THENCE, North 45 degrees, 46 minutes, 23 seconds East, departing the said northeast line of State Highway 205 and along the southeast line of the said Crossing Addition, a distance of 300.65 feet to the east corner of the said Crossing Addition; said point being the most southerly corner of the Rockwall Business Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A, Slide 283 of the Plat Records of Rockwall County, Texas,

THENCE, North 45 degrees, 14 minutes, 35 seconds East, along the southeast line of the said Rockwall Business Park, in all a distance of 330.98 feet to a 1/2-inch iron rod found for corner in the southwest line of a tract of land described in deed to Lane D. Stroble recorded in Volume 210, Page 303 of the Real Property Records of Rockwall County, Texas;

THENCE, South 45 degrees, 14 minutes, 03 seconds East (South 45 degrees, 02 minutes, 21 seconds East, Deed), along the said southwest line of the Stroble tract, a distance of 195.92 feet to a 1/2-inch iron rod found for corner; said point being the west corner of the Harrison Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 144 of the Plat Records of Rockwall County, Texas;

THENCE, South 44 degrees, 19 minutes, 05 seconds East, along the southwest line of the said Harrison Subdivision a distance of 129.50 feet to a 1/2-inch iron rod found for corner; said point being the north corner of the Billy G. Jones Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 01 of the Plat Records of Rockwall County, Texas;

THENCE, South 39 degrees, 29 minutes, 47 seconds West, along a northwest line of the said Jones Subdivision, a distance of 228.52 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

THENCE, South 45 degrees, 28 minutes, 27 seconds West, continuing along a northwest line of the said Jones Subdivision, a distance of 25.96 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the west corner of the said Jones Subdivision; said point being the north corner of the said Grady Addition;

THENCE, South 45 degrees, 12 minutes, 35 seconds East, along the northeast line of the said Grady Addition and the southwest line of the said Jones Subdivision, a distance of 215.99 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set in the northwest line of Interstate Highway 30 (a variable width right-of-way); said point also being the west corner of the said Jones Subdivision;

THENCE, South 40 degrees, 42 minutes, 39 seconds West, along the said northwest line of Interstate Highway 30, a distance of 285.85 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of a tract of land described in Special Warranty Deed from Shell Oil Company to Motiva Enterprises, L.L.C. recorded in Volume 1487, Page 79 of the Deed Records of Rockwall County, Texas;

THENCE, North 58 degrees, 35 minutes, 34 seconds West, departing the said northwest line of Interstate Highway 30 and along the northeast line of the said Motiva tract, a distance of 158.36 feet to a 3/4-inch iron rod found; said point being the northeast corner of the said Motiva tract and the southeast corner of a tract of land described in General Warranty Deed from Richard and Jo Ann Cullins to the Cullins Family Partnership recorded in Volume 1123, Page 235 of the Deed Records of Rockwall County, Texas;

THENCE, North 11 degrees, 46 minutes, 24 seconds East, along a southeast line of the said Cullins tract, a distance of 47.98 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the south corner of a tract of land described in Warranty Deed from A.P. Raffino to the City of Rockwall recorded in Volume 81, Page 250 of the Deed Records of Rockwall, Texas;

THENCE, North 51 degrees, 40 minutes, 22 seconds East, along the southeast line of the said City of Rockwall tract, a distance of 50.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the east corner of said City of Rockwall tract;

THENCE, North 30 degrees, 33 minutes, 13 seconds West, along the northeast line of the said City of Rockwall tract, passing at a distance of 50.00 feet the east corner of the said Rockwall tract; said point being a South corner of the remainder of a tract of land described in deed from Dr. T.D. Kunkler to James R. Dudley recorded in Volume 47, Page 599 of the Deed Records of Rockwall County, Texas and also being the South corner of a 20 foot Sanitary Sewer and Roadway Easement granted to the City of Rockwall by James R. Dudley in instrument recorded in Volume 84, Page 237 of the Deed Records of Rockwall County, Texas, then continuing along the northeast line of the said Dudley tract and said Easement, in all a distance of 67.87 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the east corner of said Dudley tract and said Easement;

THENCE, South 52 degrees, 03 minutes, 20 seconds West, along the northwest line of the said called 20 foot Sanitary Sewer and Road Easement, a distance of 248.03 feet to a 5/8-inch iron rod found for corner in the said southeast line of State Highway 205;

THENCE, North 30 degrees, 40 minutes, 00 seconds West, along the said southeast line of State Highway 205, a distance of 329.46 feet to the POINT OF BEGINNING.

CONTAINING: 293,538 square feet or 6.739 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, Walter Pat Grady, the undersigned owner of the land shown on this plat, and designated herein as the LAKESIDE CHEVROLET ADDITION, a 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 LAKESIDE CHEVROLET ADDITION 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 (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

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; 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 exaction's made herein.

By Lakeside Chevrolet

Walter Pat Grady

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Walter Pat Grady 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 _____, 2001

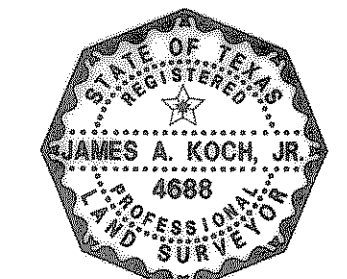
Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.



Registered Professional Land Surveyor No.4688

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the ____ day of _____, 2001

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

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 ____ day of _____, 2001.

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 ____ day of _____, 2001

Mayor, City of Rockwall City

Secretary City of Rockwall

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FINAL PLAT

LOTS 1 & 2, BLOCK A
LAKESIDE CHEVROLET ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A 6.729 ACRE TRACT OUT OF THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
AND BEING A REPLAT OF ALL OF LOT 1, BLOCK A,
GRADY ADDITION, ROCKWALL COUNTY, TEXAS



Pacheco Koch Consulting Engineers

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values include NDC/RLG, JAK, 1"=50', 04/16/2001, 2199-01.028.

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