

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LOVE'S COUNTRY STORE, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COUNTY OF ROCKWALL (X)  
STATE OF TEXAS (X)

WHEREAS Love's Country Store is the owner of a 6.21 acre tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block A of Love's Addition No. 1 on Addition to the City of Rockwall, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 377 of the Plat Records of Rockwall County, Texas, said 6.21 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner of a tract of land as described in deed to Kirby Albright as recorded in Volume 1079, Page 77 of the Deed Records of Rockwall County, Texas, the northwest corner of said Lot 1 and being in the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1 and said Interstate Highway No. 30 the following calls:

North 82° 22' 52" East, a distance of 21.97 feet to a 1/2" iron rod set;

North 73° 51' 00" East, a distance of 334.35 feet to a 1/2" iron rod set for the northeast corner of said Lot 1;

South 01° 00' 06" West, a distance of 351.11 feet to a 1/2" iron rod found;

South 58° 54' 22" East, a distance of 113.65 feet to a 1/2" iron rod set for the northwest corner of F.M. Road 549 (a variable width right-of-way);

THENCE South 00° 32' 00" West, a distance of 403.44 feet to a 1/2" iron rod set in the north line of the Second Tract as described in deed to F.D. Hitt as recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE South 89° 47' 35" West, along the south line of said Lot 1 and along the north line of said Hitt tract, a distance of 353.58 feet to a 1/2" iron rod found for the southwest corner of said Lot 1 same being the southeast of said Albright tract, said iron rod also being North 89° 47' 35" East, a distance of 205.24 feet from a 1/2" iron rod found for the southwest corner of said Albright tract;

THENCE along the common line of said Albright tract and the west line of said Lot 1 the following calls:

North 04° 30' 57" West, a distance of 238.44 feet to a 1/2" iron rod set;

South 85° 29' 03" West, a distance of 12.00 feet to a 1/2" iron rod set;

North 04° 30' 57" West, a distance of 445.20 feet to the POINT OF BEGINNING and containing 6.21 acres of land more or less.

LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
L1	43.77	N25°23'50"W	C1	58.06	30.00	45.55	N30°02'36"E	49.41	110°52'53"
L2	185.29	N85°29'02"E	C2	27.35	20.00	16.30	S55°19'59"E	25.27	78°21'57"
L3	20.47	N16°09'00"W	C3	31.42	20.00	20.00	S40°29'03"W	28.28	89°59'59"
L4	39.37	N16°09'00"W	C4	47.13	30.00	30.01	N49°30'38"W	42.43	90°00'40"
L5	342.03	S04°30'58"E	C5	47.12	30.00	29.99	N40°29'22"E	42.42	89°59'20"
L6	22.85	N04°30'57"W	C6	31.42	20.00	20.00	S49°30'57"E	28.28	90°00'01"
L7	141.64	N85°29'02"E	C7	84.82	54.00	54.00	N40°29'02"E	76.37	90°00'00"
L8	141.64	N85°29'02"E	C10	62.83	20.00	N/A	N85°29'42"E	40.00	180°00'00"
L9	12.85	S04°30'18"E	C11	31.42	20.00	20.00	S40°29'03"W	28.28	89°59'59"
L10	12.86	S04°30'18"E	C12	2.89	30.00	1.45	S01°45'26"E	2.89	05°31'03"
L12	183.52	N04°30'18"W	C13	2.88	30.00	1.45	S01°45'06"E	2.88	05°30'24"
L13	205.58	N04°30'18"W	C14	13.15	50.71	1.44	S06°25'38"E	13.11	14°51'27"
L14	118.84	N25°23'50"W	C15	6.93	26.71	3.48	S06°25'38"E	6.91	14°51'27"
L15	147.00	N85°29'02"E	C16	78.54	50.00	50.00	S49°30'57"E	70.71	90°00'01"
L16	215.82	N04°30'57"W	C17	116.24	74.00	74.00	S49°30'58"E	104.65	90°00'00"
L17	12.63	S01°00'06"W	C18	52.01	30.00	35.34	N35°48'51"E	45.74	99°20'24"
L18	107.30	S13°51'21"E	C19	42.23	30.00	25.47	N54°11'09"W	38.83	80°39'36"
L19	197.00	S13°51'21"E	C20	84.46	64.00	49.65	S51°39'41"E	78.46	75°36'38"
L20	15.08	S01°00'06"W	C21	52.79	40.00	31.03	S51°39'41"E	49.04	75°36'38"
L21	206.33	S85°29'02"W							
L22	192.52	S85°29'02"W							
L23	4.57	S13°51'21"E							
L24	12.02	S89°28'00"E							
L25	12.02	S89°28'00"E							

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 OF LOT 1, BLOCK A, LOVE'S ADDITION NO. 1 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 OF LOT 1, BLOCK A, LOVE'S ADDITION NO. 1, 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 structures, fences, etc. shall be placed in drainage easements without City approval.
- 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.

OWNER: LOVE'S COUNTRY STORE by \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 2000

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, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062

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 \_\_\_\_\_ day of \_\_\_\_\_, 2000

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 \_\_\_\_\_, 2000

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 \_\_\_\_\_, 2000

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

County Judge \_\_\_\_\_

**OWNER/DEVELOPER**  
**LOVE'S COUNTRY STORES, INC.**  
4214 PURDUE  
HOUSTON, TEXAS 77005  
(713)661-4102

REPLAT

LOT 1, BLOCK A - 6.21 AC.  
LOVE'S ADDITION NO. 1  
J. LOCKHART SURVEY,  
ABSTRACT NO. 134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PROJECT: 0007RPLT  
DATE: MARCH 2000  
SCALE: NONE  
DRAWN: D.L.B.  
CHK'D: W.L.D.

**DOUPHRATE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005