



**OWNER'S DEDICATION**  
 WHEREAS McDONALD'S CORPORATION is the owner of Lot 2, Block A of Rockwall Towne Centre, Phase I, on addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet B, Page 223 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and the owners of Lot 8, Block A, Rockwall Towne Centre, Phase III, on addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet B, Page 395 (P.R.R.C.T.), said Lot 2, Block A being deeded to McDonald's Corporation by Warranty Deed recorded in Volume 224, Page 518 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and said Lot 8, Block A being deeded to McDonald's Corporation by Warranty Deed recorded in Volume 395, Page 294 (D.R.R.C.T.); said Lots 2 and 8, Block A being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "GORRONDONA AND ASSOC" set for the northeast corner of said Lot 8, Block A, said 5/8 inch iron rod being the northwest corner of Lot 9, Block A of said Rockwall Towne Centre, Phase III, said 5/8 inch iron rod also being in the south line of Lot 5R, Block A of the Second Replat of Rockwall Towne Centre, on addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Page 299 (P.R.R.C.T.), from which a 1/2 inch iron rod with cap found for the southeast corner of Lot 3R, Block A of said Second Replat of Rockwall Towne Centre bears North 71 degrees 26 minutes 16 seconds East, a distance of 129.72 feet;

**THENCE** South 18 degrees 33 minutes 44 seconds East, with the east line of said Lot 8, Block A and the west line of said Lot 9, Block A, a distance of 212.00 feet to an "X" cut in concrete set for the southeast corner of said Lot 8, Block A, said "X" cut in concrete being in the north right-of-way line of Interstate Highway 30 (variable width right-of-way), from which an "X" cut in concrete found bears South 06 degrees 12 minutes 38 seconds West, a distance of 0.36 feet;

**THENCE** South 71 degrees 26 minutes 16 seconds West, with the south line of said Lot 8, Block A and the south line of said Lot 2, Block A and also with the north right-of-way line of said Interstate Highway 30, a distance of 240.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA AND ASSOC" set for the southwest corner of said Lot 2, Block A, said 5/8 inch iron rod being the southeast corner of Lot 1, Block A of said Rockwall Towne Centre, Phase I;

**THENCE** North 18 degrees 33 minutes 44 seconds West, with the west line of said Lot 2, Block A and the east line of said Lot 1, Block A and also departing the north right-of-way line of said Interstate Highway 30, a distance of 142.28 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA AND ASSOC" set for the corner in the west line of said Lot 2, Block A, said 5/8 inch iron rod being in the east line of said Lot 1, Block A;

**THENCE** North 59 degrees 14 minutes 40 seconds West, with the west line of said Lot 2, Block A and the east line of said Lot 1, Block A, a distance of 150.75 feet to an "X" cut in concrete set for the intersection of the west line of said Lot 2, Block A with the southeast right-of-way line of F.M. Road 740 (Ridge Road) (a variable width right-of-way), from which a Texas Department of Transportation (TxDOT) right-of-way monument found bears South 30 degrees 52 minutes 19 seconds West, a distance of 78.53 feet;

**THENCE** North 30 degrees 52 minutes 19 seconds East, with the southeast right-of-way line of said F.M. Road 740, a distance of 25.00 feet to an "X" cut in concrete found for the intersection of the southeast right-of-way line of said F.M. Road 740 and the north line of said Lot 2, Block A, said "X" cut in concrete being in the south line of said Lot 5R, Block A, from which a TxDOT right-of-way monument found bears North 30 degrees 52 minutes 19 seconds East, a distance of 5.80 feet;

**THENCE** South 59 degrees 14 minutes 40 seconds East, with the north line of said Lot 2, Block A and the south line of said Lot 5R, Block A and also departing the southeast right-of-way line of said F.M. Road 740, a distance of 132.48 feet to a 1/2 inch iron rod with cap stamped "RPS 1874" found for corner;

**THENCE** North 30 degrees 45 minutes 20 seconds East, with the north line of said Lot 2, Block A and the south line of said Lot 5R, Block A, a distance of 60.75 feet to an "X" cut in concrete found for corner;

**THENCE** North 71 degrees 26 minutes 16 seconds East (Reference Bearing), with the north line of said Lot 2, Block A and the south line of said Lot 5R, Block A, in all a distance of 186.85 feet to the POINT OF BEGINNING, containing within these metes and bounds 1.219 acres or 53,121 square feet of land, more or less.

STATE OF TEXAS }  
 COUNTY OF ROCKWALL }

We the undersigned owners of the land shown on this plat and designated herein as LOT 8R, BLOCK A, ROCKWALL TOWNE CENTRE, on 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 8R, Block A, Rockwall Towne Centre have been notified and signed this plat.

We 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. 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 and 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 systems 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 installment 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;

Until developer and/or owner files a corporate surety bond with the city secretary in 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.

We further acknowledge that the dedications and/or excisions 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 excisions made herein.

McDonald's Corporation

**INTERSTATE HIGHWAY 30**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**SURVEYOR'S CERTIFICATION**  
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Jim G. Glass, Registered Professional Land Surveyor No. 5262, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were placed under my personal supervision or direction.

STATE OF TEXAS }  
 COUNTY OF ROCKWALL }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

By: \_\_\_\_\_  
 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 \_\_\_\_\_, 1999.

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 the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Mayor, City of Rockwall

City Secretary City of Rockwall

Jim G. Glass  
 Registered Professional Land Surveyor No. 5262  
 Corrandona and Associates, Inc.  
 6737 Brentwood Stair Road  
 Suite 224  
 Fort Worth, TX 76112

**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 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 83-54.

**PLAT SHOWING**  
**LOT 8R, BLOCK A**  
**OF**  
**ROCKWALL TOWNE CENTRE**  
**BEING A REPLAT OF LOT 2, BLOCK A**  
**OF THE**  
**ROCKWALL TOWNE CENTRE, PHASE I**  
**AN ADDITION TO THE**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**AS RECORDED IN**  
**CABINET B, PAGE 223**  
**PLAT RECORDS OF ROCKWALL COUNTY, TEXAS**  
**AND LOT 8, BLOCK A**  
**OF THE**  
**ROCKWALL TOWNE CENTRE, PHASE III**  
**AN ADDITION TO THE**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**AS RECORDED IN**  
**CABINET B, PAGE 395**  
**PLAT RECORDS OF ROCKWALL COUNTY, TEXAS**

**CORRONDONA & ASSOCIATES, INC.**  
 6737 BRENTWOOD STAIR ROAD, SUITE 224  
 FORT WORTH, TEXAS 76112  
 PHONE (817)498-1424 FAX (817)498-1768

ACAD FILE: 99041007.DWG  
 JOB NO. 9904-1097 DATE: MAY 19, 1999 CHK. BY: B/G DWN BY: J.G.G.