

LEGAL DESCRIPTION

BEING a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said tract also being all of Lot 2, Block A, of the Home Depot-Rockwall Addition, an addition to the City of Rockwall, Texas, as recorded in Cabinet D, Pages 57-58, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the south line of Interstate Highway 30 (a 300' R.O.W.) with the east line of Market Center Drive (a 60' R.O.W.), said point being the northwest corner of the aforementioned Lot 2, Block A;

THENCE N70°14'01"E, with the south line of Interstate Highway 30, a distance of 200.00 feet to a 1/2" iron rod set for corner;

THENCE S19°46'24"E, leaving Interstate Highway 30, a distance of 220.00 feet to an "x" cut found in concrete for corner;

THENCE S70°13'36"W, a distance of 195.87 feet to an "x" cut set for corner in the east line of Market Center Drive, said point being the beginning of a curve to the right having a central angle of 06°53'52", a radius of 570.00 feet, a tangent length of 34.35 feet, and a chord bearing N23°13'20"W, 68.58 feet;

THENCE in a northerly direction along said curve to the right, and with the east line of Market Center Drive, an arc distance of 68.62 feet to a 1/2" iron rod set for corner and the end of said curve;

THENCE N19°46'24"W, with the east line of Market Center Drive, a distance of 151.57 feet to the POINT OF BEGINNING and CONTAINING 43,908 square feet, or 1.008 acres of land.

SURVEYOR'S CERTIFICATION

To: RW Marketcenter Associates, Ltd, Brinker Texas, L.P., a Texas Limited Partnership, Southwest Land Title Company (FG No. D-409080-C) and Old Republic National Title Insurance Company

The undersigned does hereby certify that a Survey was this date made on the ground on the property legally described hereon prepared by the undersigned and is correct; the survey correctly shows the location of all buildings, structures, and other improvements situated on the property; that there are no visible encroachments, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way except as shown on the plat hereon; that subject property has visible access to and from a public roadway, and that the plat hereon is a true, correct, and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the requirements for a Category 1A, Condition II survey as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

David J. Surdukan
 R.P.L.S. No. 4613

NOTES:

The TP & L Easement recorded in Volume 32, Page 572 and Volume 49, Page 311 does not cover or cross this tract.

The TP & L Easement recorded in Volume 60, Page 21 and Volume 60, Page 518 cannot be located per the descriptions provided.

The reciprocal Easement and Operation Agreement as recorded in Volume 1276, Page 001 does affect this tract.

Underground utilities shown were taken from plans prepared by Winkelmann & Associates, Inc., dated September, 1997 and field verified by above ground improvements.

Bearings of this site are based on the Final Plat of Home Depot-Rockwall Addition as recorded in Cabinet D, Page 057.

**Boundary And
 Topographic Survey
 1.008 Acre Tract
 Out Of The
 E.P. Gaines Survey - Abstract No. 64
 City of Rockwall, Rockwall County, Texas**

SURVEYOR:
 SURDUKAN SURVEYING INC.
 5120 NORTH COLONY BLVD.
 THE COLONY, TEXAS 75056
 972-625-0206
 FAX: 972-625-0392

ENGINEER:
 RLK ENGINEERING
 803 E. MAIN STREET SUITE B
 ALLEN, TEXAS 75002
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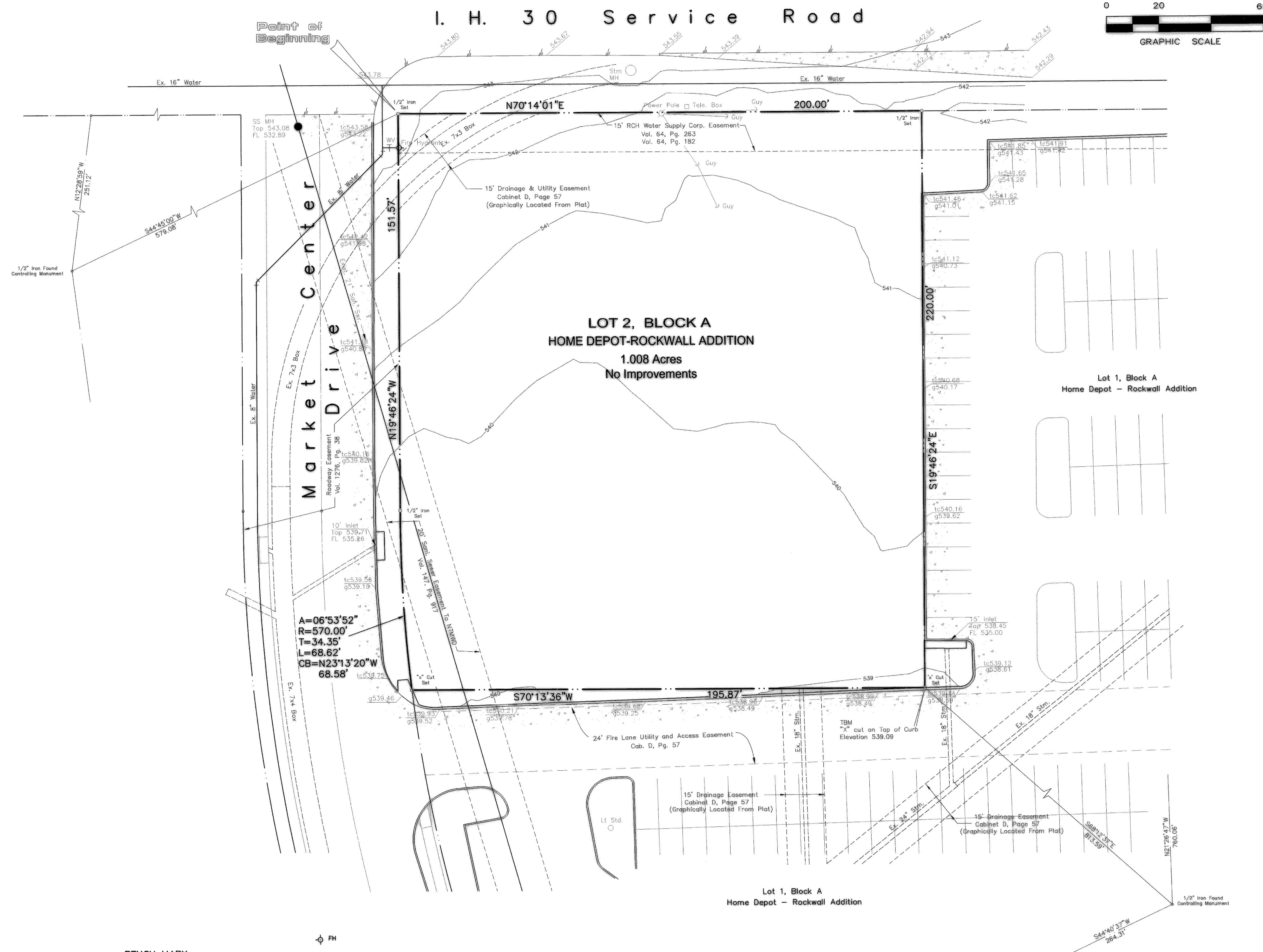
NOVEMBER 12, 1998 SCALE: 1"=20'

Revisions:	Date
1	
2	
3	
4	
5	
6	
7	
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9	
10	

Issue Dates:
10/01/98
10/26/98
11/12/98

Scale: 1" = 20'
 Drawn By: RLK
 Checked by: RLK
 Project No. 98046

Sheet
C1
 of 10



BENCH MARK:
 City of Rockwall GPS Monument #7
 Located east of Mims Road along
 southerly side of Interstate Hwy. 30.
 Elevation: 566.25