

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 _____, 2008.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Rockwall County, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2008.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Barry Rhodes, 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.

Barry Rhodes
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Barry Rhodes 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 _____, 2008.

Notary Public in and for the State of Texas My Commission Expires: _____

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL:

WHEREAS TATARI INVESTMENTS LP and ALMO INVESTMENTS II, Ltd., are the owners of a tracts land situated in the J.A. Ramsay Survey, Abstract No. 186, Rockwall County, Texas and being conveyed to Tatar Investments LP, in deed recorded in Volume 5686, Page 86, of the Deed Records of Rockwall County, Texas, same being all of Lot 1, Block A, of Subway/Gateway/Health Food Store Addition an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 105, Plat Records Rockwall County, Texas, and being all of a tract of land conveyed to Almo Investments II, Ltd., in deed recorded in Volume 5512, Page 40, Deed Records Rockwall County, Texas, being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" yellow capped iron rod found for corner in the East right of way line of F.M. Road 549, at the Northwest corner of said Lot 1, and said point being at the Southwest corner of Lot 1, Block A, Pannell Subdivision an addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 365, Plat Records Rockwall County, Texas;

THENCE North 89 degrees 43 minutes 06 seconds East along the South line of said Pannell Subdivision, a distance of 385.14 feet to a 1/2" yellow capped iron rod found for corner;

THENCE South 01 degree 37 minutes 01 second East, a distance of 237.87 feet to a 1/2" yellow capped iron rod found for corner;

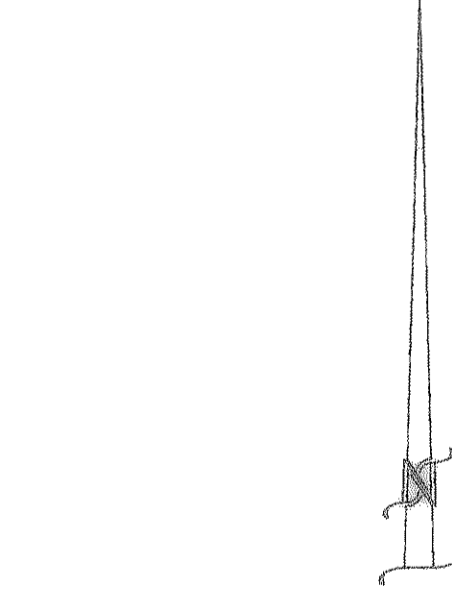
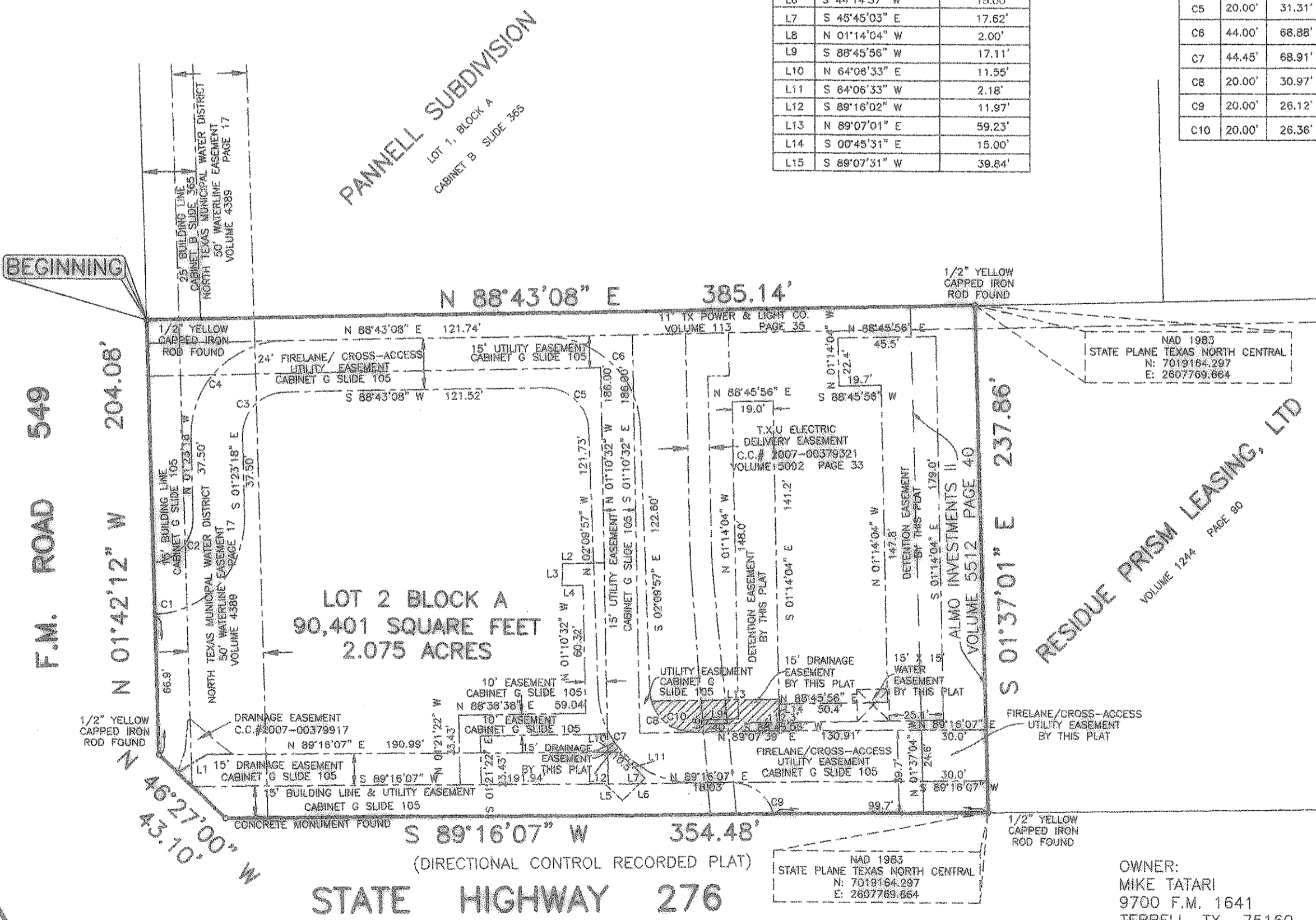
THENCE South 89 degree 16 minutes 07 seconds West (Directional Control) along the North right of way line of State Highway 276, a distance of 354.48 feet to a concrete monument found for corner;

THENCE North 46 degrees 27 minutes 09 seconds West, a distance of 43.10 feet to a 1/2" yellow capped iron rod found for corner;

THENCE North 01 degree 42 minutes 12 seconds West along the East right of way line of said F.M. Road 549, a distance of 204.08 feet to the PLACE OF BEGINNING AND CONTAINING 2.075 Acres or 90,401 square feet of land.

LINE	BEARING	DISTANCE
L1	N 57°00'23" E	16.18'
L2	S 82°49'28" W	18.31'
L3	S 01°10'32" W	10.00'
L4	N 88°48'28" E	9.73'
L5	S 45°45'03" E	11.41'
L6	S 44°14'57" W	15.00'
L7	S 45°45'03" E	17.62'
L8	N 01°14'04" W	2.00'
L9	S 88°45'56" W	17.11'
L10	N 64°06'33" E	11.55'
L11	S 64°06'33" W	2.18'
L12	S 89°16'02" W	11.97'
L13	N 89°07'01" E	59.23'
L14	S 02°45'31" E	15.00'
L15	S 89°07'31" W	39.64'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	Δ
C1	44.00'	67.82'	S 42°46'08" W	61.30'	88°18'49"
C2	20.00'	30.25'	N 41°56'45" E	27.45'	86°39'36"
C3	20.00'	31.54'	S 42°37'31" W	28.18'	90°21'20"
C4	44.00'	69.11'	N 42°50'21" E	62.22'	89°59'36"
C5	20.00'	31.31'	N 48°04'04" W	28.39'	89°41'48"
C6	44.00'	68.88'	S 46°25'19" E	62.06'	89°41'38"
C7	44.45'	68.91'	N 49°22'33" W	62.21'	88°49'28"
C8	20.00'	30.97'	S 46°31'28" E	27.97'	88°43'21"
C9	20.00'	26.12'	N 52°37'45" W	24.31'	74°49'42"
C10	20.00'	26.36'	N 53°07'19" W	24.49'	75°30'57"



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 the SUBWAY/GATEWAY/HEALTH FOOD STORE REVISED an addition 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 therein shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Subway/Gateway/Health Food Store Revised 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, paroling, 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 sheets 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 of any other person until the developer and/or owner has complied with all requirements for the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street of streets as 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 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 to 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 City of Rockwall.

I further acknowledge that the dedications and/or exactions 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

MIKE TATARI
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mike Tatar, 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 _____, 2008.

Notary Public in and for the State of Texas My Commission Expires: _____

SUBWAY/GATEWAY/HEALTH FOOD STORE REVISED

BEING A REPLAT OF LOT 1, BLOCK A, OF SUBWAY/GATEWAY/HEALTH FOOD STORE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING SITUATED IN J.A. RAMSAY SURVEY, ABSTRACT NO. 186

RHODES SURVEYING

BARRY RHODES
Registered Professional Land Surveyor
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P.O. BOX 2327 ROWLETT TEXAS 75030
PHONE 972-475-8940 FAX 972-475-9036

OWNER:
MIKE TATARI
9700 F.M. 1641
TERRELL, TX 75160
214-226-1312

Date: 3-20-2008

Job no.: 75284-S