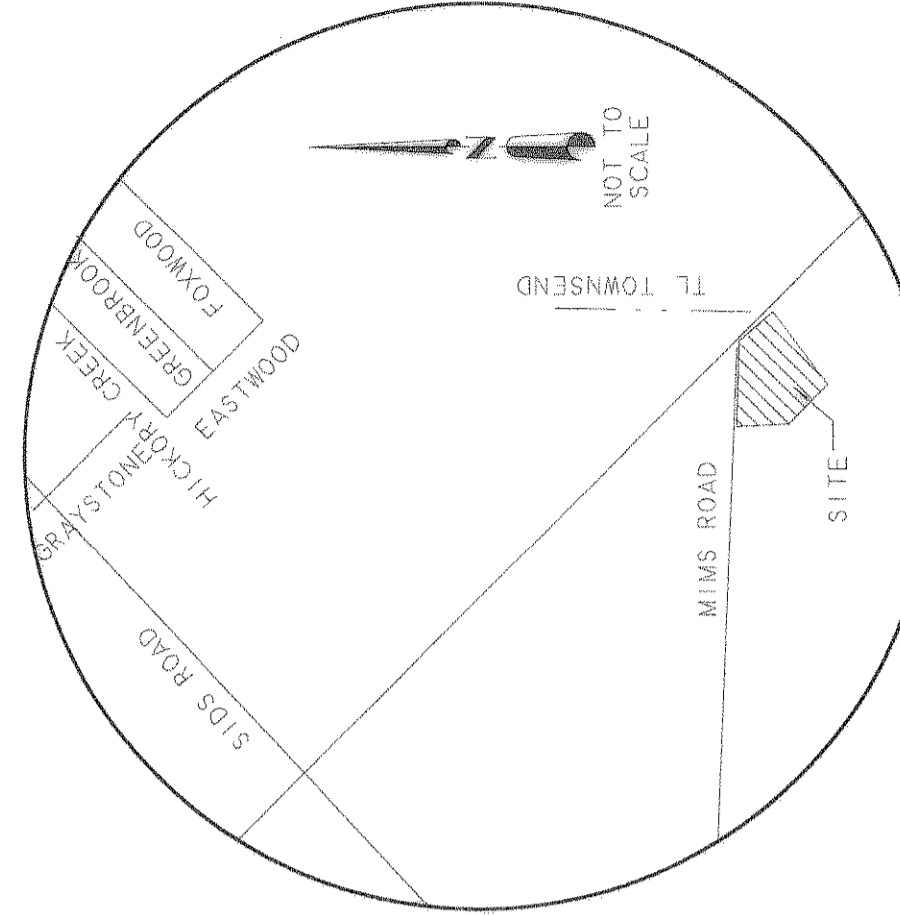
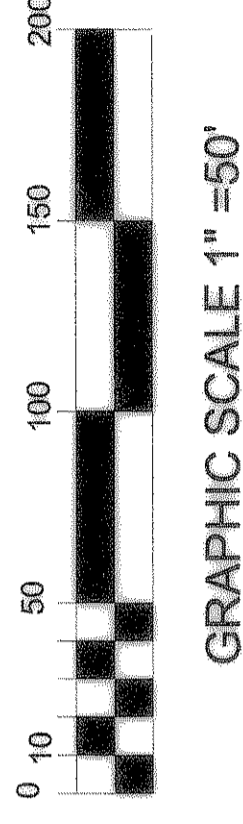
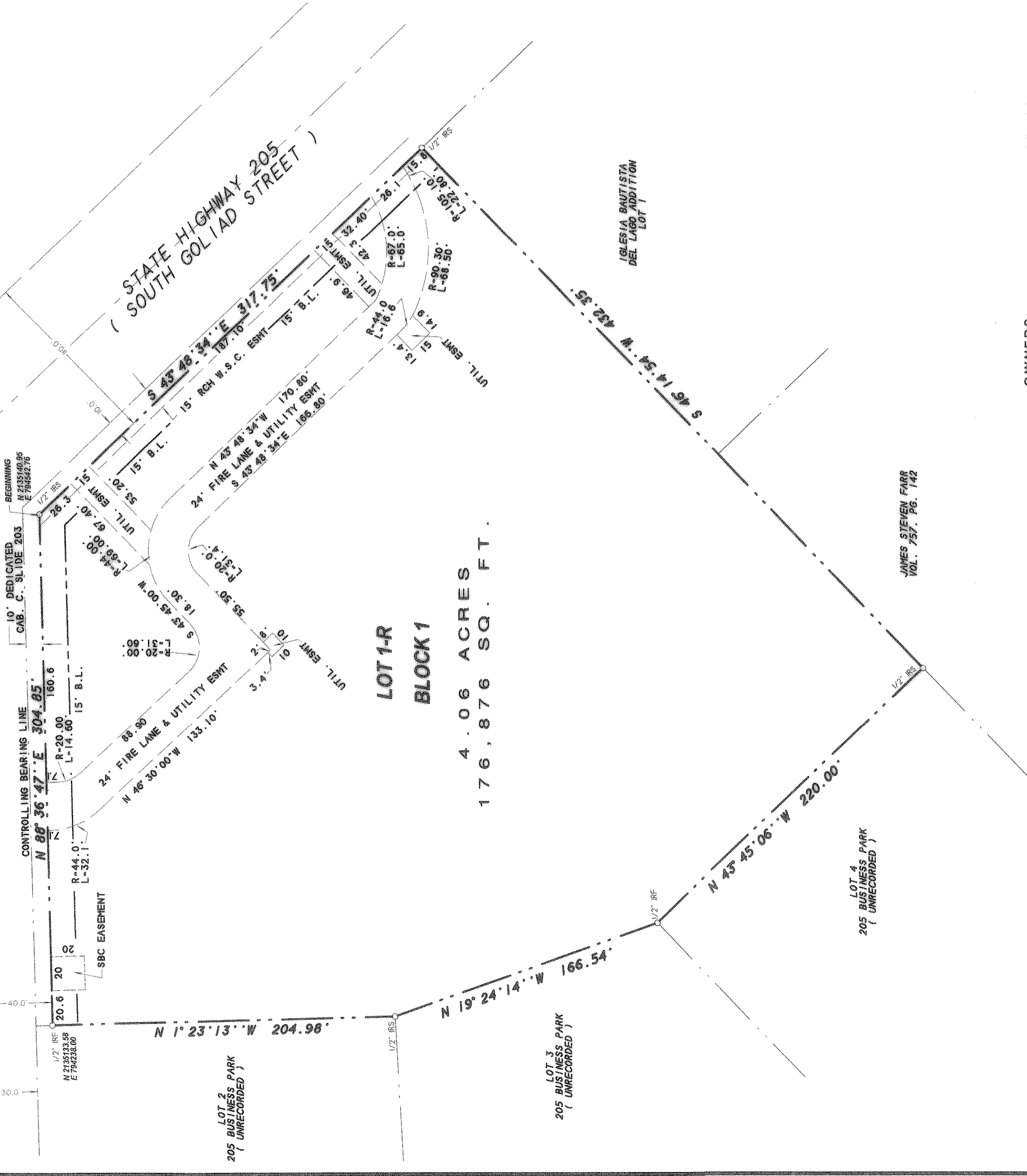


MIMS ROAD



VICINITY MAP

REPLAT
TEXAS STAR ADDITION
LOT 1, BLOCK 1

1 LOT 4.06 ACRES
 J.R. JOHNSON SURVEY, A-128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS: TEXAS STAR EXPRESS
 2860 S. GOLIAD STREET
 ROCKWALL, TX 75032
 972-722-5655

SHEET 1 OF 2
 R.S.C.I.
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING
 1884 S. FM 551, ROYSE CITY, TX 75089 972-772-5434 PHONE 972-772-5443 FAX

- NOTES:
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 489547 0005 C dated June 18, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNERS CERTIFICATE
 (Public Dedication)

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS TEXAS STAR EXPRESS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 128, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of TEXAS STAR ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof more particularly described as follows:

BEGINNING at 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the South right-of-way line of Mims Road with the Southwest right-of-way line of State Highway 205 ("S. Goliad Street") at the Northeast corner of said Lot 1, Block 1;

THENCE S. 43 deg. 45 min. 34 sec. E., along the Southwest right-of-way line of State Highway 205, a distance of 304.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034";

THENCE S. 46 deg. 14 min. 54 sec. W., a distance of 432.95 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 43 deg. 45 min. 06 sec. W., a distance of 220.00 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 24 min. 14 sec. W., a distance of 166.54 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 01 deg. 23 min. 13 sec. W., a distance of 204.98 feet to a 1/2" iron rod found for corner in the South right-of-way line of Mims Road at the Northwest corner of Lot 1, Block 1;

THENCE N. 88 deg. 36 min. 47 sec. E., (Controlling bearing line) along the South right-of-way line of Mims Road, a distance of 304.85 feet to the POINT OF BEGINNING and containing 4.06 acres or 176,876 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT TEXAS STAR ADDITION, LOT 1, BLOCK 1, AN ADDITION TO THE TEXAS STAR ADDITION, do hereby certify that we have read the foregoing plat, and we have dedicated 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 herein expressed. We have a mortgage or lien interest in the subdivision and we have 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 building or structure within the easement strip shown on this plat, and the engineer or owner, authorizing the city to make such improvements at prevailing private commercial rates, shall be liable for the cost of such improvements. No person shall be held liable for the cost of such improvements if the city shall be held liable for the cost of such improvements.
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 improvements within the drainage area are not adversely affected by storm drainage from the developments.
6. No house, dwelling, building, or other structure shall be constructed on any lot in this subdivision by the owner of 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 to streets, sidewalks, drainage, and other public facilities. The developer and/or owner shall be responsible for the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or
7. Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City of Rockwall, is received by the City of Rockwall, the developer and/or owner shall be liable for the cost of such improvements, as determined by the City of Rockwall, and the City of Rockwall shall be held liable for the cost of such improvements.
8. No house, dwelling, building, or other structure shall be constructed on any lot in this subdivision by the owner of 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 to streets, sidewalks, drainage, and other public facilities. The developer and/or owner shall be responsible for the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or
9. 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 of such improvements, the city shall be held liable for the cost of such improvements.
10. We further acknowledge that the dedications and/or actions 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 heirs, assigns, and assigns, shall be held liable for the cost of such improvements, as determined by the City of Rockwall, as a result of the dedication of executor's made herein.

FOR TEXAS STAR EXPRESS

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 cost of such improvements shall be paid by the City of Rockwall. The City of Rockwall shall not be held liable for the cost of such improvements, as determined by the City of Rockwall, as a result of the dedication of executor's made herein. The City of Rockwall shall not be held liable for the cost of such improvements, as determined by the City of Rockwall, as a result of the dedication of executor's made herein. The City of Rockwall shall not be held liable for the cost of such improvements, as determined by the City of Rockwall, as a result of the dedication of executor's made herein.

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 purposes and consideration therein stated.

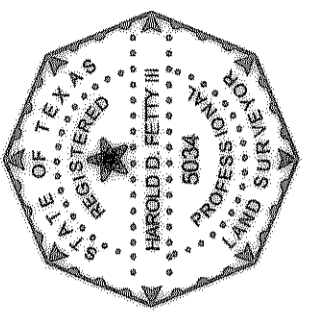
Given upon my hand and seal of office this _____ day of _____, 2004.

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, Harold D. Fealy, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat, and I have read the same, and I certify that the corner monuments shown thereon were properly placed under my personal supervision.

HAROLD D. FEALY, III
 Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
 I hereby certify that the above and foregoing plat of REPLAT TEXAS STAR ADDITION was approved by the City Council of the City of Rockwall on the _____ day of _____, 2004.

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 _____, 2004.

Mayor, City of Rockwall _____
 City Engineer _____

REPLAT
TEXAS STAR ADDITION
LOT 1, BLOCK 1

1 LOT 4.06 ACRES
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