

Signature of Party with Mortgage or Lien Interest:

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 _____, 2007.

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, Kurtis R. Webb, 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.

Kurtis R. Webb
Registered Public Surveyor No. 4125

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 _____, 2007.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2007.

Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JACKSON AUTOMOTIVE REAL ESTATE INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to DALH - ROCKWALL, L.P. by Distribution Deed dated June 16, 2007, and recorded in Volume 4610, Page 151, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner in the southerly right-of-way line of Interstate Highway No. 30, said iron rod also being the Northwest corner of Park Place Business Centre, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Slide 69 of the Plat Records, Rockwall County, Texas;

Thence South 37 degrees 51 minutes 20 seconds East, departing the southerly right-of-way line of said Interstate Highway No. 30, and along the southwest line of said Park Place Business Centre Addition, a distance of 534.42 feet to a 1/2 inch iron rod found for corner, said iron rod being the southwest corner of said Park Place Business Centre Addition, also being on the northwest line of a tract of land conveyed to The Cambridge Companies, Inc. by correction deed as recorded in Volume 119, Page 1019 of the Deed Records, Rockwall County, Texas;

Thence South 33 degrees 54 minutes 11 seconds West, along the northwest line of said Cambridge Companies tract, a distance of 731.05 feet to a 1/2 inch iron rod found for corner at the east corner of a tract of land conveyed to Jeff and Joan Ellen Halpin by deed recorded in Volume 3630, Page 293 of the Deed Records, Rockwall County, Texas;

Thence North 44 degrees 36 minutes 49 seconds West, along the northeast line of said Halpin tract, a distance of 744.25 feet to a 1/2 inch iron rod found for corner in the southerly right-of-way line of said Interstate Highway No. 30, and being in a curve to the right having a central angle of 16 degrees 34 minutes 03 seconds, a radius of 2714.79 feet, and a chord bearing of North 50 degrees 22 minutes 25 seconds East, 782.27 feet;

Thence northeasterly, along the southerly right-of-way line of Interstate Highway No. 30, and along said curve to the right for an arc distance of 785.00 feet to the point of beginning and containing 490,314 square feet which is 11.2561 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **TOYOTA OF ROCKWALL** subdivision 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 thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **TOYOTA OF ROCKWALL** subdivision have been notified and signed this plat.

I (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. I (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 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.
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 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 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; 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 (we) further acknowledge that the dedications and/or exaction's 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Steve Jackson

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 _____, 2007.

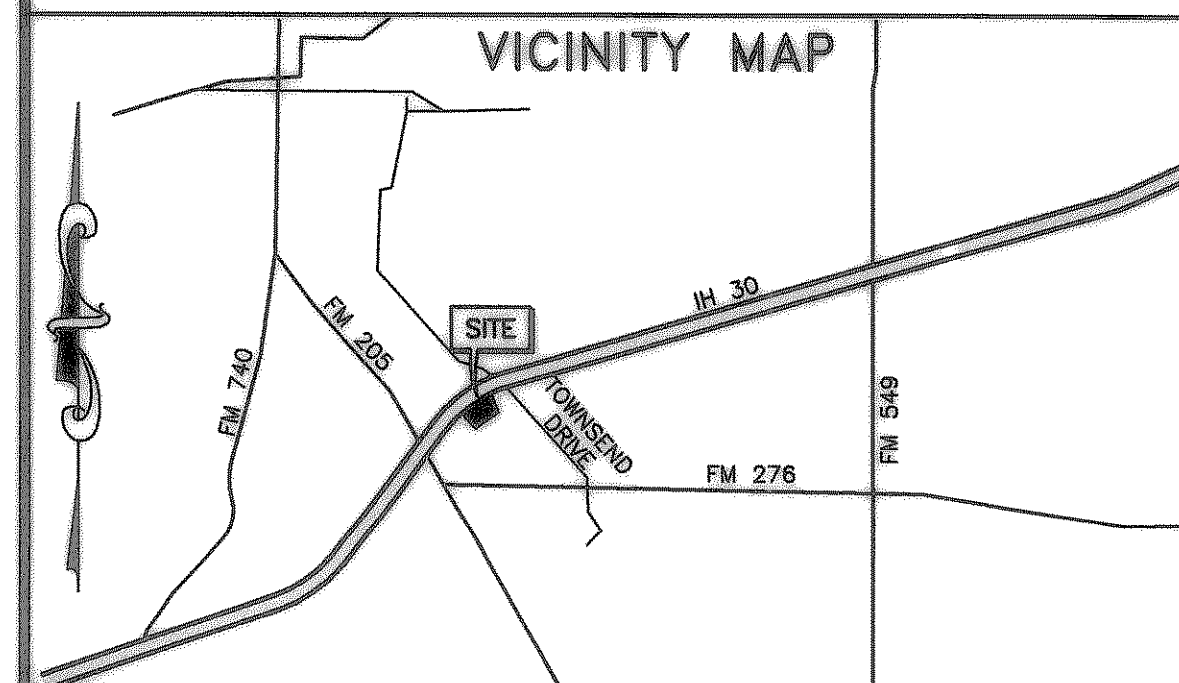
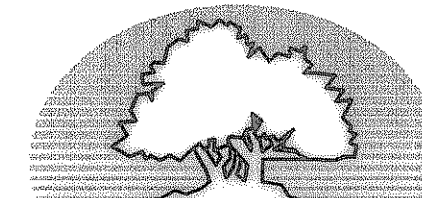
Notary Public in and for the State of Texas

My Commission Expires:

OWNER:
Jackson Automotive Real Estate Investments, LLC
12640 Auto Mall Cir.
Folsom, CA 95630

Webb Surveying, Inc.
3400 Silverstone Drive
Suite 121
Plano, TX 75023

Land Surveyors
Phone: (972) 964-1737
Fax: (972) 966-4828
mail@webbsurveying.com



**FINAL PLAT OF
LOT 1, BLOCK 1
TOYOTA OF ROCKWALL
BEING A 11.2561 ACRE TRACT OF LAND
SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
SHEET 2 OF 3 DATE: 3/19/07**