

OWNERS CERTIFICATE

COUNTY OF ROCKWALL
STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
Being a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas and being all of a 13.167 acre tract of land described in a deed to National Auto/Truckstops, Inc., recorded in Volume 779, Page 184, of the Deed Records of Rockwall County, described in a deed to National Auto/Truckstops, Inc., recorded in Volume 779, Page 184, of the Deed Records of Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the southwest Right of Way line of State Highway 205 (a variable width Right of Way) being the northeast corner of said 13.167 acre tract and being the north corner of Lot 1, Block A of Rockwall Business Park East, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet B, Slide 143, of the Map Records of Rockwall County, Texas for the northeast corner of this tract;

THENCE: South 44 degrees 33 minutes 38 seconds West, with the southeast line of said 13.167 acre tract, a distance of 455.08 feet, to a 1/2" iron rod set on the northeast line of Lot 1, Block A, Rockwall Business Park East, Phase 1, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet B, Slide 37, of the Map Records of Rockwall County, Texas being the south corner of said 13.167 acre tract and being the west corner of said Lot 1, Block A, Rockwall Business Park East Phase 2, for the south corner of this tract;

THENCE: North 44 degrees 55 minutes 43 seconds West, with the southwest line of said 13.167 acre tract, a distance of 958.27 feet, to a 1/2" iron rod set on the southeast Right of Way line of Interstate Highway 30, (a variable width Right of Way) being the west corner of said 13.167 acre tract and being the north corner of said Lot 1, Block A, Rockwall Business Park East Phase 1, for the west corner of this tract;

THENCE: North 36 degrees 25 minutes 00 seconds East, with said southeast Right of Way line, a distance of 268.67 feet, to a 1/2" iron rod found for corner at an angle point in said southeast Right of Way line;

THENCE: North 44 degrees 32 minutes 00 seconds East, with said southeast Right of Way line, a distance of 355.30 feet, to a 1/2" iron rod set (from which a found concrete highway monument bears South 80 degrees 23 minutes 07 seconds West, a distance of 1.24 feet,) at an angle point in said southeast Right of Way line and being the most westerly north corner of said 13.167 acre tract for the most westerly north corner of this tract;

THENCE: South 87 degrees 57 minutes 42 seconds East, with said outback line, a distance of 69.87 feet, to a 1/2" iron rod set (from which a found concrete highway monument bears South 56 degrees 06 minutes 10 seconds West, a distance of 0.65 feet,) on the southwest Right of Way line of said State Highway 205, being the most easterly north corner of said 13.167 acre tract for the most easterly north corner of this tract;

THENCE: South 39 degrees 36 minutes 51 seconds East, with said southwest Right of Way line, a distance of 233.50 feet, to a 1/2" iron rod found at an angle point in said southwest Right of Way line;

THENCE: South 29 degrees 53 minutes 39 seconds East, with said southwest Right of Way line, a distance of 739.73 feet, to the Point of Beginning containing 573,572 square feet or 13.167 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, Registered Land Surveyor in the state of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision.

ROBERT L. WRIGHT R.P.L.S. 3917

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. WRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2002.

Notary Public in and for
State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of this land shown on this plat, by and through their duly authorized representative, designated herein as TRAVEL CENTERS OF AMERICA ADDITION, LOT 1, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in said 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 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 (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.

RICHARD LAWRENCE
REAL ESTATE MANAGER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD LAWRENCE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2002.

Notary Public in and for
State of Texas

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 _____, 2002. 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 _____, 2002.

City of Rockwall

City Secretary City of Rockwall

Mayor,

NOTES: THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTHWEST R.O.W. LINE OF STATE HIGHWAY 205 AS RECORDED IN DEED, VOLUME 779, PAGE 184, D.R.R.C.T. 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.

City engineer

FINAL PLAT OF
TRAVELCENTERS OF AMERICA ADDITION

LOT 1, BLOCK A

13.167 ACRES SITUATED IN THE
JOSEPH CADLE SURVEY
ABSTRACT NUMBER 65
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER:
TRAVEL CENTERS OF AMERICA
24601 CENTER RIDGE RD. STE# 200
WESTLAKE, OHIO 44145-5634
(440)808-7378

ENGINEER:
PATE ENGINEERS
8150 BROOKRIVER DR STE# S-700
DALLAS, TX 75247
VOICE: (214)357-2981
FAX: (214)357-2985
FEBRUARY 28, 2001
PROJECT NO. 98472