

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.

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PETER GREENE  
SR. VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared PETER GREENE, 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 \_\_\_\_\_, 2004.

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Notary Public in and for  
State of Texas

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Planning And Zoning Commission

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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 \_\_\_\_\_ 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.

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Mayor, City of Rockwall

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City Secretary City of Rockwall

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.

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City Engineer

**RECORD DRAWING**

REVISED TO REFLECT KNOWN CHANGES MADE DURING CONSTRUCTION.

DATE \_\_\_\_\_

**FINAL PLAT  
LOT 1, BLOCK A  
TRAVEL CENTERS  
OF AMERICA ADDITION**

BEING 13.167 ACRES

LOCATED IN THE

JOSEPH CADLE SURVEY, ABSTRACT NO. 65

AN ADDITION TO THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PATE ENGINEERS**

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247

TEL: (214)357-2981

FAX (214) 357-2985

JOB NO. 078700402

DATE: JULY 27, 2004

SHEET 3 OF 3

OWNER: TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD., STE. 200  
WESTLAKE, OHIO 44145-5634

PHONE: (404) 808-7378

CONTACT: RICHARD LAWRENCE

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