

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS PASTEM CORPORATION
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 E.P. GAINES CHISUM SURVEY, ABSTRACT
NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9,
ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to
the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and
being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block
A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL
TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded
in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07
feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle
point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap
stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat
recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance
of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46
sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet,
along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap
stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35
sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet,
along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner
in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found
in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner
of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet
to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as COMFORT INN &
SUITES, ROCKWALL TOWNE CENTRE, LOT 1, BLOCK A, 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, 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 subdivision
have been 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:

- 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, 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.
- 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.
- 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 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.

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; We, our
successors and assigns hereby waive any claim, damage, or cause of action that we may have
as a result of the dedication of exaction's made herein.

PASTEM CORPORATION

By: THAKOR DAYALJI

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared THAKOR DAYALJI
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 _____.

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. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, 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 COMFORT INN & SUITES, ROCKWALL TOWNE
CENTRE, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City
Planning Director of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the
City of Rockwall.

Director of Planning _____

City Engineer _____

FINAL PLAT
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

BEING A REPLAT
OF
LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4

E.P.G. CHISUM SURVEY, A- 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PASTEM CORPORATION
T. DAYALJI
PO BOX 600433
DALLAS, TX 75360
903-520-9524

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SYMBOL LEGEND	
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SURVEY DATE: FEBRUARY 25, 2009
SCALE: 1" = 40' FILE # 20011293-11P
CLIENT: DAYALJI

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
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.