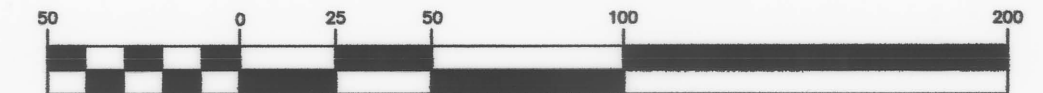




VICINITY MAP

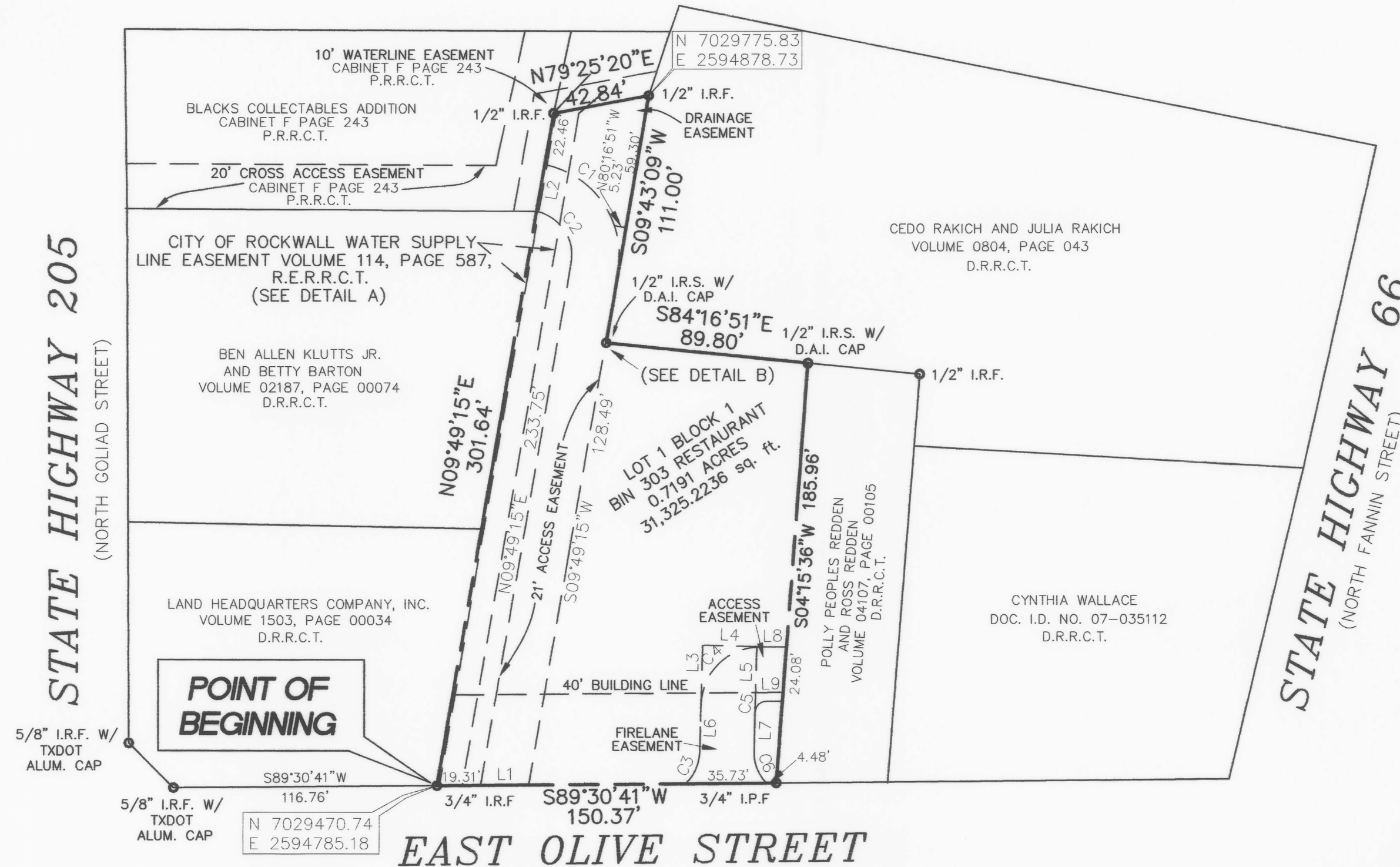
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



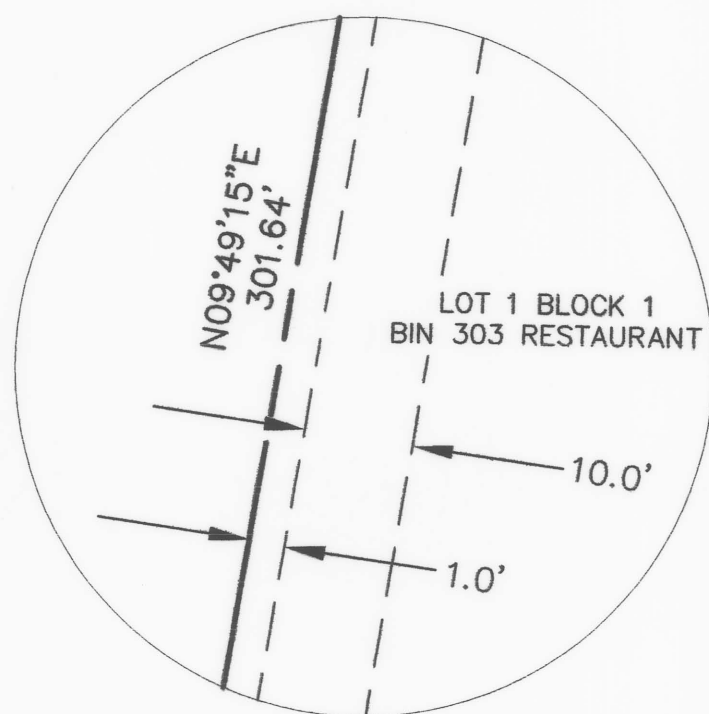
Bin 303 Restaurant
Final Plat
Lot 1 Block 1



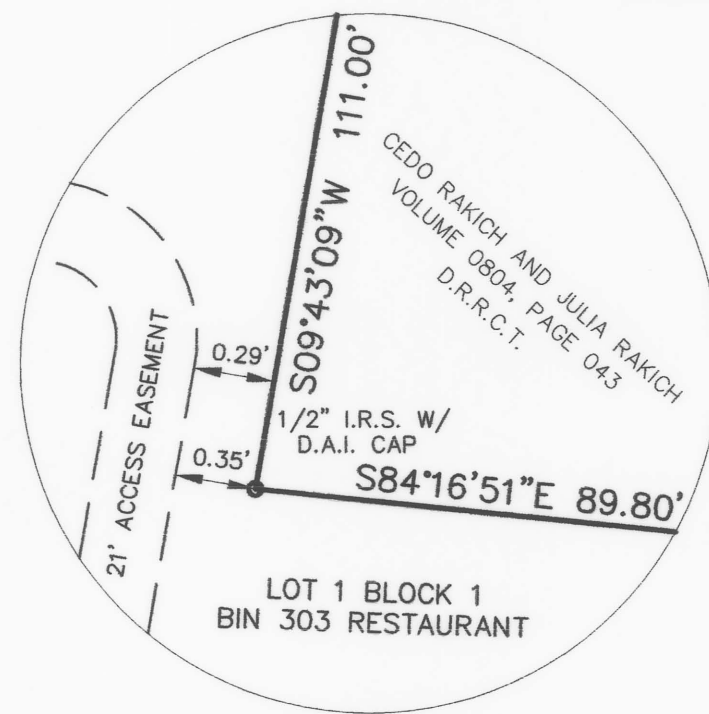
LINE TABLE		
LINE	LENGTH	BEARING
L1	21.34	N89°30'41"E
L2	21.01	N09°49'15"E
L3	47.25	S01°34'13"W
L4	24.00	N88°25'47"W
L5	46.05	S01°34'13"W
L6	21.09	S01°34'13"W
L7	16.99	N01°34'13"E
L8	12.07	S89°30'41"W
L9	7.18	S89°30'41"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	64.08	41.00	89°33'18"	57.76	N34°00'43"W
C2	30.89	20.00	88°30'10"	27.91	N33°04'41"W
C3	15.76	20.00	45°08'46"	15.35	N24°08'36"E
C4	39.91	26.00	87°56'27"	36.10	S45°32'28"W
C5	7.67	5.00	87°56'27"	6.94	S45°32'28"W
C6	15.65	20.00	44°49'43"	15.25	S20°50'37"E

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.



DETAIL A
N.T.S.



DETAIL B
N.T.S.

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COVERSION FACTOR OF 1.000146135.

OWNER/DEVELOPER
SYLVIA AND ROD NUGENT
11508 Royalshire Dr.
Dallas, TX 75230
(214) 365-9410

ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT

BIN 303 RESTAURANT
LOT 1 BLOCK 1 - 0.7191 ACRES
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	080BPPLAT	
DATE:	JULY 2008	
SCALE:	1"=50'	ENGINEERING • PROJECT MANAGEMENT • SURVEYING
DRAWN:	J.T.S.	2235 RIDGE ROAD ROCKWALL, TEXAS 75087
CHK'D:	W.L.D.	PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

G-341

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SYLVIA AND ROD NUGENT, Being the Owner of a tract of land in County of Rockwall, State of Texas, said tract being described as follows:

Being a 0.7191 acre tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being a part of tract of land as conveyed to Alysha R. Ryan and Brian A. Ryan as recorded in Document I.D. No. 2006-00360079 of the Deed Records Rockwall County, Texas and being more particularly described as follows;

Beginning at a 3/4" iron rod found at the southwest corner of said Ryan tract whose Texas North Central (NAD 83) surface coordinates bear North = 7029470.74 an East = 2594785.18, said rod being the southeast corner of a tract of land as conveyed to Land Headquarters Company, Inc. recorded in Volume 1503, Page 00034 of the said Deed Records and being on the north right of way line of East Olive Street from which a 5/8" iron rod found with TxDot aluminum cap found bears South 89 degrees 30 minutes 41 seconds West, a distance of 116.76 feet;

Thence North 09 degrees 49 minutes 15 seconds East along the common line of said Ryan and Land Headquarters tract, a distance of 301.64 feet to a 1/2" iron rod found at the northwest corner of said Ryan tract and being on the east line of a tract of land known as Blacks Collectables Addition, an Addition to the City of Rockwall as recorded in Cabinet F, Page 243 of the Plat Records of Rockwall County, Texas;

Thence North 79 degrees 25 minutes 20 seconds East, along the northern most north line of said Ryan tract, a distance of 42.84 feet to a 1/2" iron rod found at the northern most northeast corner of said Ryan tract also being on the west line of a tract of land as conveyed to Cedo Rakich and Julia Rakich recorded in Volume 0804, Page 043 of said Deed Records;

Thence South 09 degrees 43 minutes 09 seconds West, along the common line of said Ryan and Rakich tracts, a distance of 111.00 feet to a 1/2" iron rod with cap stamped (DAI) set at an inner ell corner;

Thence South 84 degrees 16 minutes 51 seconds East, along the common line of said Ryan and Rakich tracts, a distance of 89.80 feet to a 1/2" iron rod with cap stamped (DAI) set at the northeast corner of said Ryan tract also being the northwest corner of a tract of land as conveyed to Polly Peoples Redden and Ross Redden recorded in Volume 04107, Page 00105 of said Deed Records;

Thence South 04 degrees 15 minutes 36 seconds West, along the common line of said Ryan and Redden tracts, a distance of 185.96 feet to a 3/4" iron pipe found at the southeast corner of said Ryan tract also being the southwest corner of said Redden tract and being on the north right of way line of the aforesaid East Olive Street;

Thence South 89 degrees 30 minutes 41 seconds West, along the south line of said Ryan tract and the north right of way line of said East Olive Street, a distance of 150.37 feet to the Point of Beginning and containing 0.7191 acres of land more or less:

CERTIFICATION

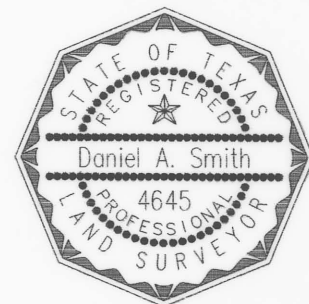
I, DANIEL A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT; A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES OR CONFLICTS E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANIEL A. SMITH, 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.

D.A. Smith
Daniel A. Smith, R.P.L.S. NO. 4645



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Daniel A. Smith 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 25 day of

September, 2008

Lee Ann Johnson
Notary Public in and for the State of Texas
Expires:



RECOMMENDED FOR FINAL APPROVAL

CW Bricker 7/29/08
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 4th day of August, 2008.

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 4th day of August, 2008.

William R. Pruitt 10-6-08
Mayor Date
Kristy Ashberry 10-6-08
City of Rockwall City Secretary Date
Chuck Todd 10-3-08
City Engineer Date

OWNER/DEVELOPER

SYLVIA AND ROD NUGENT
11508 Royalshire Dr.
Dallas, TX 75230
(214) 365-9410

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

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 BIN 303 RESTAURANT, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to 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 (we) further certify that all other parties who have a mortgage or lien interest in BIN 303 RESTAURANT subdivision have been notified and signed this plat. 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.

OWNER: SYLVIA AND ROD NUGENT

Jan Nugent
R&S OPERATING CO. L.P.

R.M. Nugent, President
SRASSAM, INC., GENERAL
PARTNER - R&S OPERATING
CO. L.P.

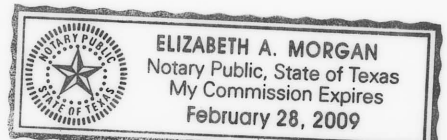
STATE OF TEXAS
COUNTY OF ROCKWALL

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 29th day of

Sept, 2008

Elizabeth A Morgan 2-28-09
Notary Public in and for the State of Texas My Commission Expires



FINAL PLAT

BIN 303 RESTAURANT
LOT 1 BLOCK 1 0.7191 ACRES
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	0808PPLAT	
DATE:	JULY 2008	
SCALE:	NA	
DRAWN:	J.T.S.	
CHK'D:	W.L.D.	
DOUPHRATE & ASSOCIATES, INC.		ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087		PHONE: (972)771-9004 FAX: (972)771-9005

Bin 303 Restaurant
Final Plat
Lot 1 Block 1