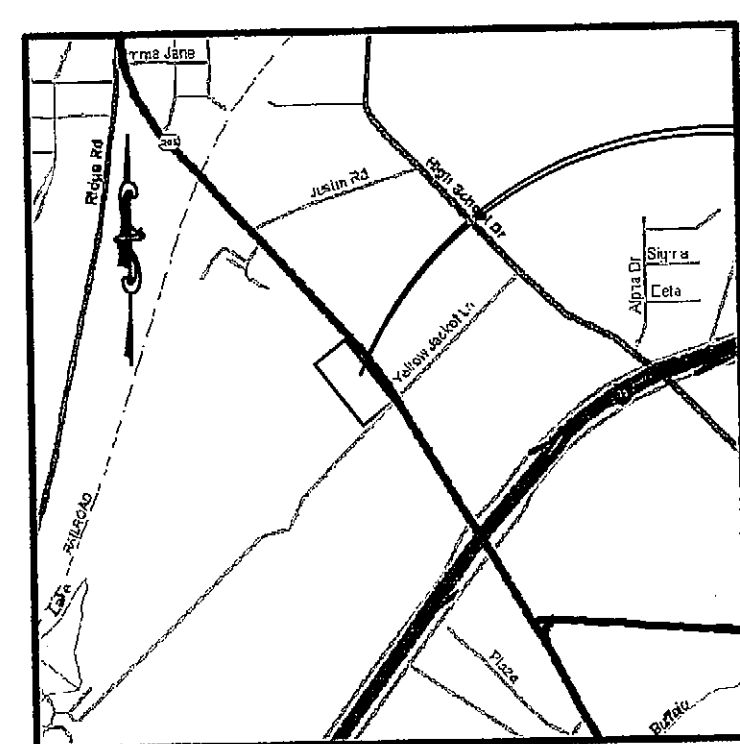
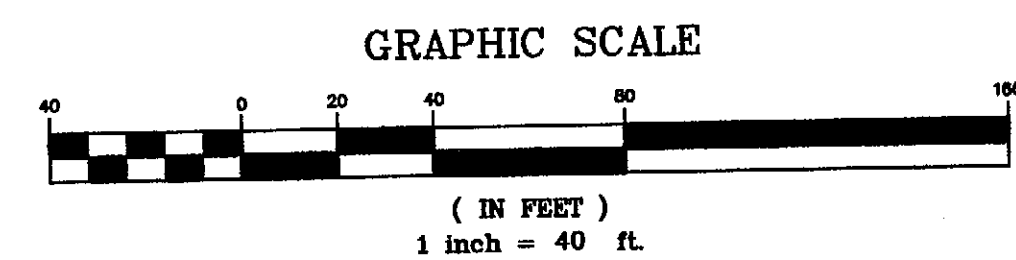
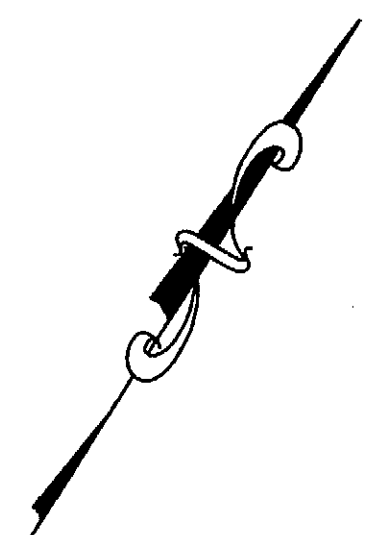
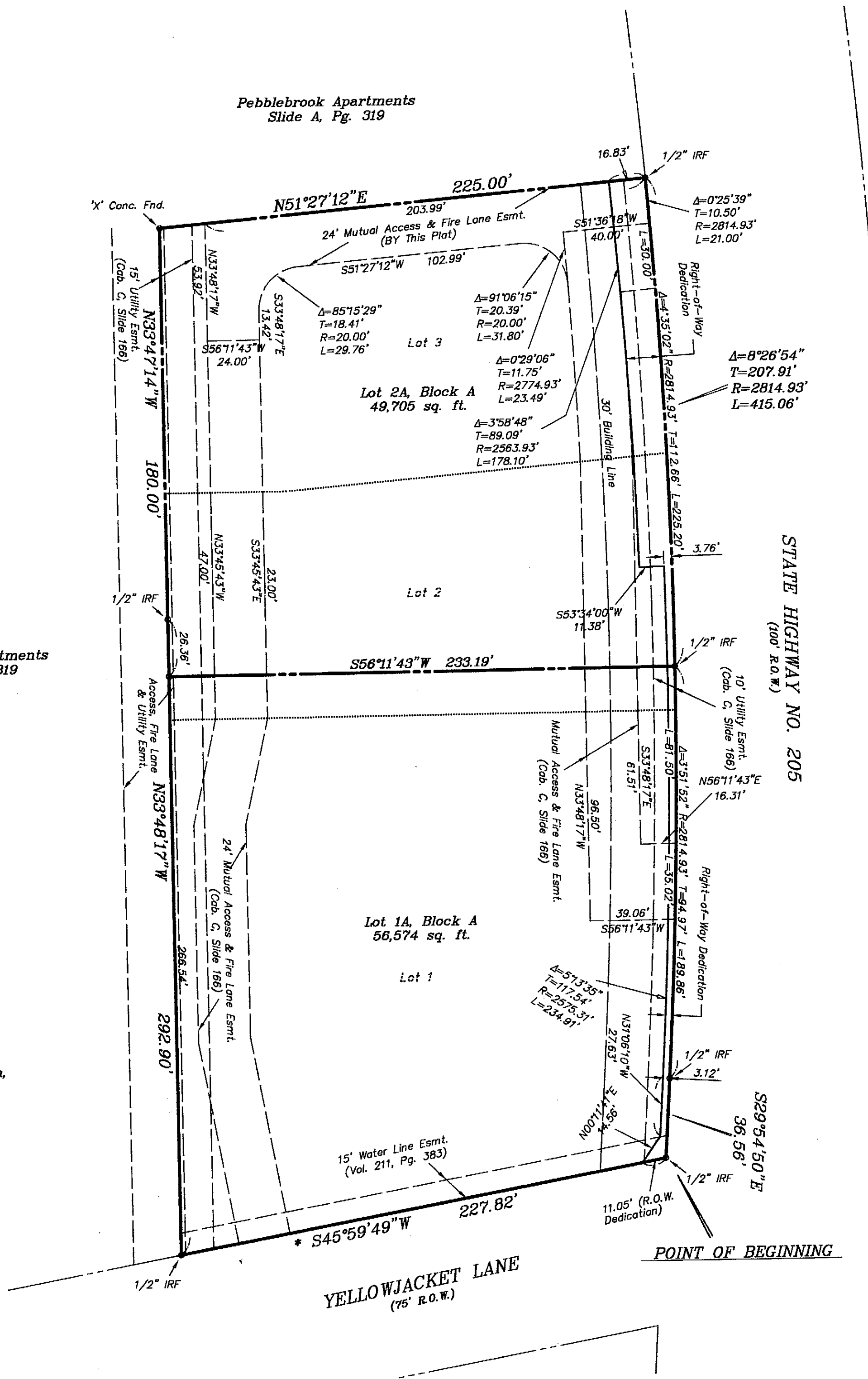


Pebblebrook Apartments
Slide A, Pg. 319

Pebblebrook Apartments
Slide A, Pg. 319

* Basis of Bearing -
Replat of Braum's Addition,
recorded in Cabinet C,
Slide 166, Map Records,
Rockwall County, Texas



VICINITY MAP

265121
REPLAT E-231
LOT 1, 2 & 3, BLOCK A
BRAUM'S ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
OUT OF THE
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
ROCKWALL, ROCKWALL COUNTY, TEXAS

Scale: 1"=40' Date: October 4, 2002

OWNER:
RETAIL BUILDINGS, INC.
3000 N.E. 63rd STREET
OKLAHOMA CITY, OK. 73121
(405) 478-1656

ENGINEER:
 HERSEY & ASSOCIATES
11325 PEGASUS STREET
SUITE E-118
DALLAS, TEXAS 75238
(214) 343-6222

Braums Addition

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RETAIL BUILDINGS, INC., being the owner of a tract or parcel of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being Lot 1, Lot 2 and Lot 3, a Replat Block A, of Braum's Addition, recorded in Cabinet C, Slide 166 Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the Southwest line of State Highway No. 205 (a 100' R.O.W.) and the Northwest Line of Yellowjacket Lane (a 75' R.O.W.);

THENCE South 45° 59' 49" West along the Southeast line of said Replat of Braum's Addition and the Northwest line of Yellowjacket Lane (a 75' right-of-way) a distance of 227.82 feet to a 1/2" iron rod found for corner;

THENCE North 33° 48' 17" West along the common line between said Replat of Braum's Addition and the Northeast line of Pebblebrook Apartments, an addition to the City of Rockwall, Texas recorded in Slide A, Page 319, Map Records, Rockwall County, Texas; said Replat and said Pebblecreek Apartments, a distance of 292.90 feet to a 1/2" iron rod found for a corner;

THENCE North 33° 47' 14" West continuing along the common line between said Replat of Braum's Addition and said Pebblebrook Apartments for a distance of 180.00 feet to an "x" cut in concrete found for a corner;

THENCE North 51° 27' 12" East along the common line between said Replat of Braum's Addition and said Pebblebrook Apartments for a distance of 225.00 feet to a 1/2" iron rod found in the Southwest line of Texas State Highway 205 (a 100' right-of-way) for a corner, said point also being in a circular curve to the right with center bearing South 51° 38' 36" West; a radius of a 2814.93', a tangent length of 207.91', and a Central angle of 8° 26' 54";

THENCE: Along said curve in a southeasterly direction and with said Southwest line an arc distance of 415.06' to a 1/2" iron rod found for a corner;

THENCE: South 29° 54' 50" West a distance of 36.56' to the POINT OF BEGINNING and containing 106,278 square feet or 2.43981 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

I the undersigned owner of the land shown on this plat, and designated herein as the Replat of Lot 1, Lot 2 and Lot 3, Block A of Braum's 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, 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 Replat of Lot 1, Lot 2 and Lot 3, Block A of Braum's Addition have been notified and signed this plat.

I 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 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 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; we, 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.

Drew Braum
Drew M. Braum, President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned authority, on this day personally appeared Drew M. Braum, 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 7th day of October, 2002.
Melodee Green
Notary Public in and for the State of Oklahoma
My Commission Expires: 03/31/2004 0005135

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.

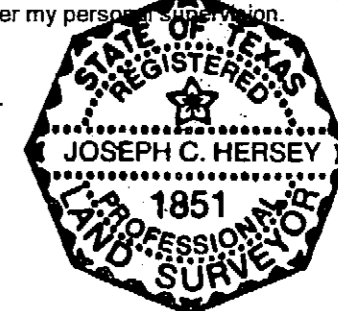


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Joseph C. Hersey, 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.

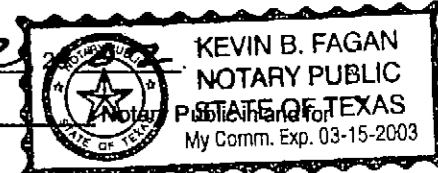
Joseph C. Hersey
Joseph C. Hersey
Registered Professional Land
Surveyor No. 1851



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joseph C. Hersey, 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 4th day of OCTOBER,
Kevin B. Fagan
the State of Texas My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

Ross J. Ramsey
Planning And Zoning Commission
Date 8 Oct 2002

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 16 day of September, 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 14th day of October, 2002.
Kevin Jones Mayor, City of Rockwall
Arrothy Brooks City Secretary City of Rockwall



FILED FOR RECORD
ROCKWALL CO., TEXAS
02 OCT 16 AM 9:07
PAULETTE BURKS
CO. CLERK
BY: 6 DEPUTY

REPLAT E-232
LOT 1, 2 & 3, BLOCK A
BRAUM'S ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
OUT OF THE
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
ROCKWALL, ROCKWALL COUNTY, TEXAS

Date: October 4, 2002

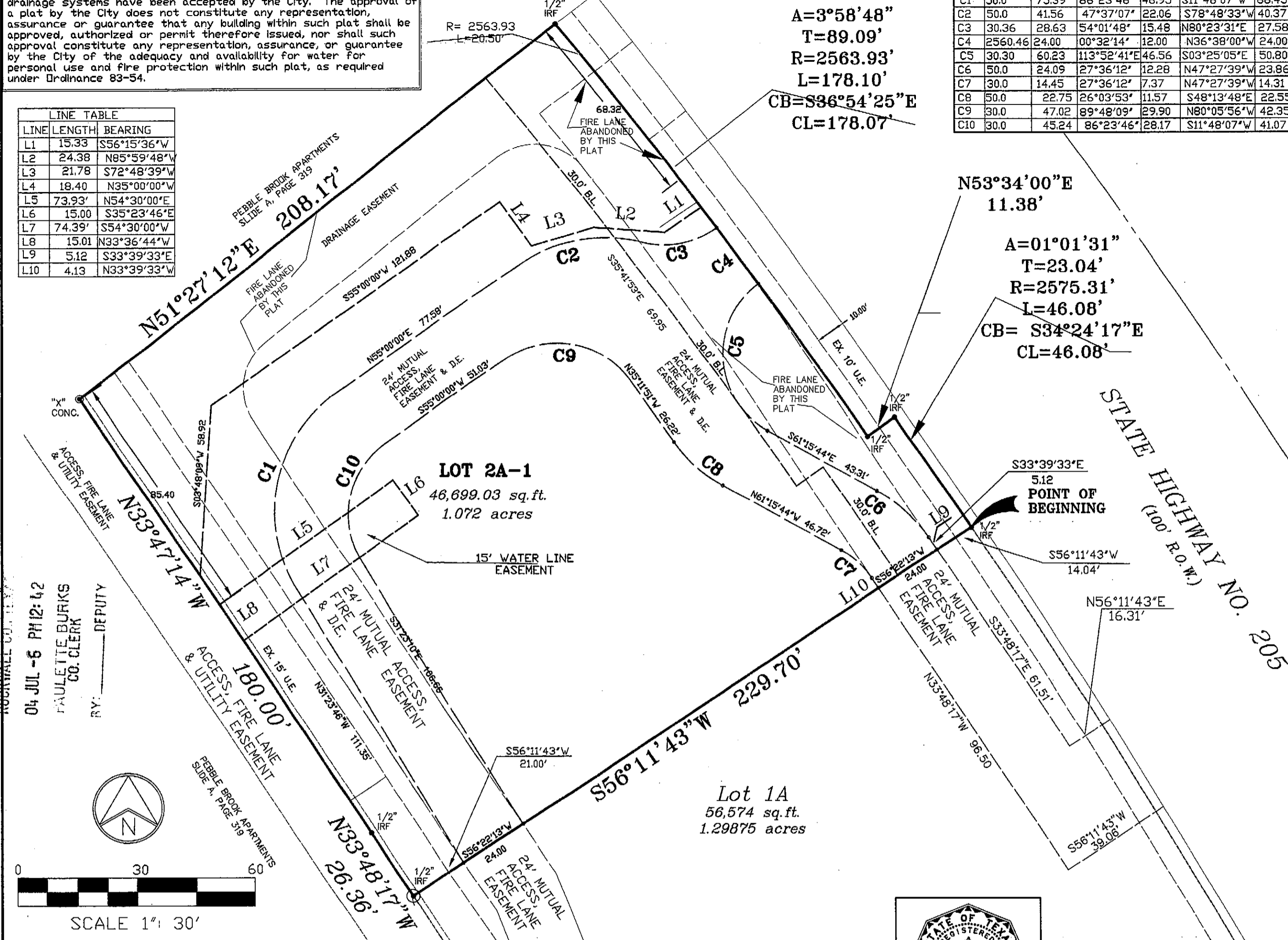
OWNER:
RETAIL BUILDINGS, INC.
3000 N.E. 63rd STREET
OKLAHOMA CITY, OK. 73121
(405) 478-1656

ENGINEER:
HERSEY & ASSOCIATES
11325 PEGASUS STREET
SUITE E-118
DALLAS, TEXAS 75238
(214) 343-6222

W/O 2304a

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.

LINE	LENGTH	BEARING
L1	15.33	S56°15'36"W
L2	24.38	N85°59'48"W
L3	21.78	S72°48'39"W
L4	18.40	N35°00'00"W
L5	73.93	N54°30'00"E
L6	15.00	S35°23'46"E
L7	74.39	S54°30'00"W
L8	15.01	N33°36'44"W
L9	5.12	S33°39'33"E
L10	4.13	N33°39'33"W



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RICHARD STUART, STUART GROUP, INC. IS THE OWNER A 1.07 ACRE 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 J. T. LEWIS SURVEY, ABSTRACT NO. 225, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO MCKENZIE VENTURES, L.L.C., AS RECORDED IN CAB. E, SLIDE 232, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the north corner of Lot 1A, Block A, Braum's Addition, as recorded in Cabinet E, Slide 232, Plat Records of Rockwall County, Texas said point being a point on the northwesterly right-of-way line of State Highway No. 205 (100.0' R.O.W.);

THENCE South 56 degrees 11 minutes 43 seconds West along the said line a distance of 229.70 feet to a 1/2 inch iron rod found for corner;

THENCE North 33 degrees 48 minutes 17 seconds West along the said line a distance of 26.36 feet to a 1/2 inch iron rod found for corner;

THENCE North 33 degrees 47 minutes 14 seconds West along the said line a distance of 180.00 feet to 'X' found in concrete for corner;

THENCE North 51 degrees 27 minutes 12 seconds East along the common line between said replat of Braum's Addition and said Pebblebrook Apartments for a distance of 208.17 feet to a 1/2 inch iron rod found in the Southwest line of Texas State Highway 205 (100.0' R.O.W.) for a corner, said point being also in a circular curve to the right with central angle 3°58'48", a radius of 2563.93, a tangent of 89.09 and a chord bearing and length S36°54'25"E, 178.07 feet;

THENCE along the said curve in an arc length of 178.10 feet to a 1/2 iron set for corner;

THENCE North 53 degrees 34 minutes 00 seconds East along the said line a distance of 11.38 feet to a 1/2 inch iron rod found in the Southwest line of Texas State Highway 205 (100.0' R.O.W.) for a corner, said point being also in a circular curve to the right with central angle 01°01'31", a radius of 2575.31, a tangent of 23.04 and a chord bearing and length S34°24'17"E, 46.08 feet;

THENCE along the said curve in an arc length of 46.08 feet to the POINT OF BEGINNING and containing 46,699.03 square feet or 1.072 acres of land, more or less;

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

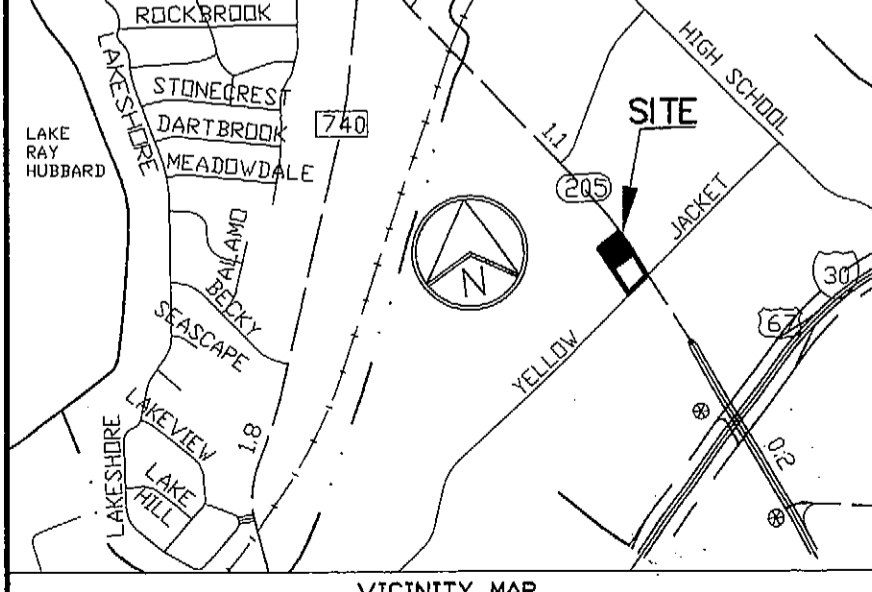
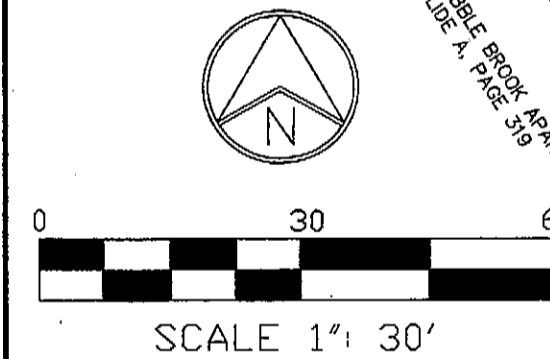
I, undersigned owner of the land shown on this plat, and designated herein as the LDT 2A, BLOCK A, BRAUM'S ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and parties who have a mortgage or lien interest in the Braum's Addition have been notified.

I 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 the same. I (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 the subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and during controls such that properties with 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 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 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 progress in making such improvements by making certified requisitions to the city secretary 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 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) may have as a result of the dedication of exactions made herein.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
04 JUL -6 PM 12:42
FAULETTE BURKS
CO. CLERK
BY: DEPUTY



SURVEYOR'S CERTIFICATE
STATE OF TEXAS

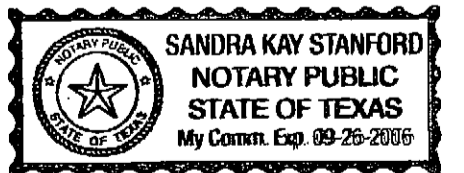
I Ernest Hedgcoth, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Ernest Hedgcoth
ERNEST HEDGCOTH, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR 2804

5/24/04
DATE



The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 5-24-04



RECOMMENDED FOR FINAL APPROVAL

[Signature] 6/20/04
Chairman
Planning and Zoning Commission

DEVELOPER:
LONE STAR CHICKEN, L.P.
2502 RICHMOND,
GARLAND, TEXAS 75044
TEL: 972 495 3546
CONTACT: JOHN MCKENZIE

OWNER:
STUART GROUP, INC.
P.O. BOX 1309
MINERAL WELLS, TEXAS 76068
817-594-9300
CONTACT: RICHARD STUART

KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Richard Stuart, on behalf of Stuart Group, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed he same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 24th day of May, 2004.

Sandra Kay Stanford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
09/26/2006
MY COMMISSION EXPIRES

ENGINEER/SURVEYORS
ERNEST HEDGCOTH
CONSULTING ENGINEERS, INC.
5701-C MIDWAY ROAD,
FORT WORTH, TEXAS 76117
TEL: 817 831 7711
FAX: 817 831 6368
CONTACT: ERNEST HEDGCOTH

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 19th day of April, 2004.

WITNESS OUR HANDS, this 19th day of April, 2004.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall
[Signature] Engineer, City of Rockwall

[Signature]
RICHARD STUART
STUART GROUP, INC.

5/24/04
DATE

REPLAT
OF
LOT 2A, BLOCK A
BRAUM'S ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AS RECORDED IN CAB. E, SLIDE 232, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS
1 LOT
1.072 ACRES
ZONED COMMERCIAL
PRINT DATE 5/13/2004

Braum's Addition
Chicken Express
2003-123- LOT 2A, BLOCK A, BRAUM'S ADDITION