

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
 THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to the Point of Beginning;
 THENCE: Continuing along said curve and with said East line through a central angle of 5° 09' 03" an arc distance of 55.20 feet to a point for a corner;
 THENCE: North 32° 33' 20" West a distance of 145.47 feet with said East line to a point for a corner;
 THENCE: North 62° 35' 43" East a distance of 450.54 feet to a point for a corner;
 THENCE: South 27° 24' 17" East a distance of 200.00 feet to a point for a corner;
 THENCE: South 62° 35' 43" West a distance of 435.00 feet to the Point of Beginning and Containing 88,351 Square Feet or 2.0283 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Whittle Development, Inc., being owner, does hereby adopt this plat designating the hereinabove property as Buffalo Creek Shopping Village No. 2, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. Any public utility shall have the right to remove or keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way ender interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall 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 city at any time of 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;

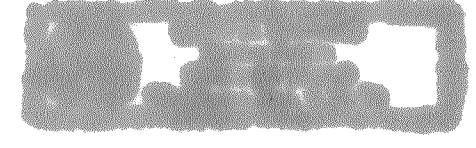
No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall;

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this August day of 10, 1988.
 WHITTLE DEVELOPMENT, INC.
 Robert S. Whittle, President

STATE OF TEXAS
 COUNTY OF Rockwall
 This instrument was acknowledged before me on the 10th day of August, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., a Texas corporation, on behalf of said corporation.

May A. Nichols
 Notary Public
 My Commission Expires 3/24/91



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, 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 L. Evans
 Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
 COUNTY OF DALLAS
 This instrument was acknowledged before me on the 9 day of August, 1988, by Harold L. Evans.

Gay Whitten
 Notary Public
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____
Thomas E. Quinn APPROVED _____ Date 9/6/88
 Chairman, Planning and Zoning Commission

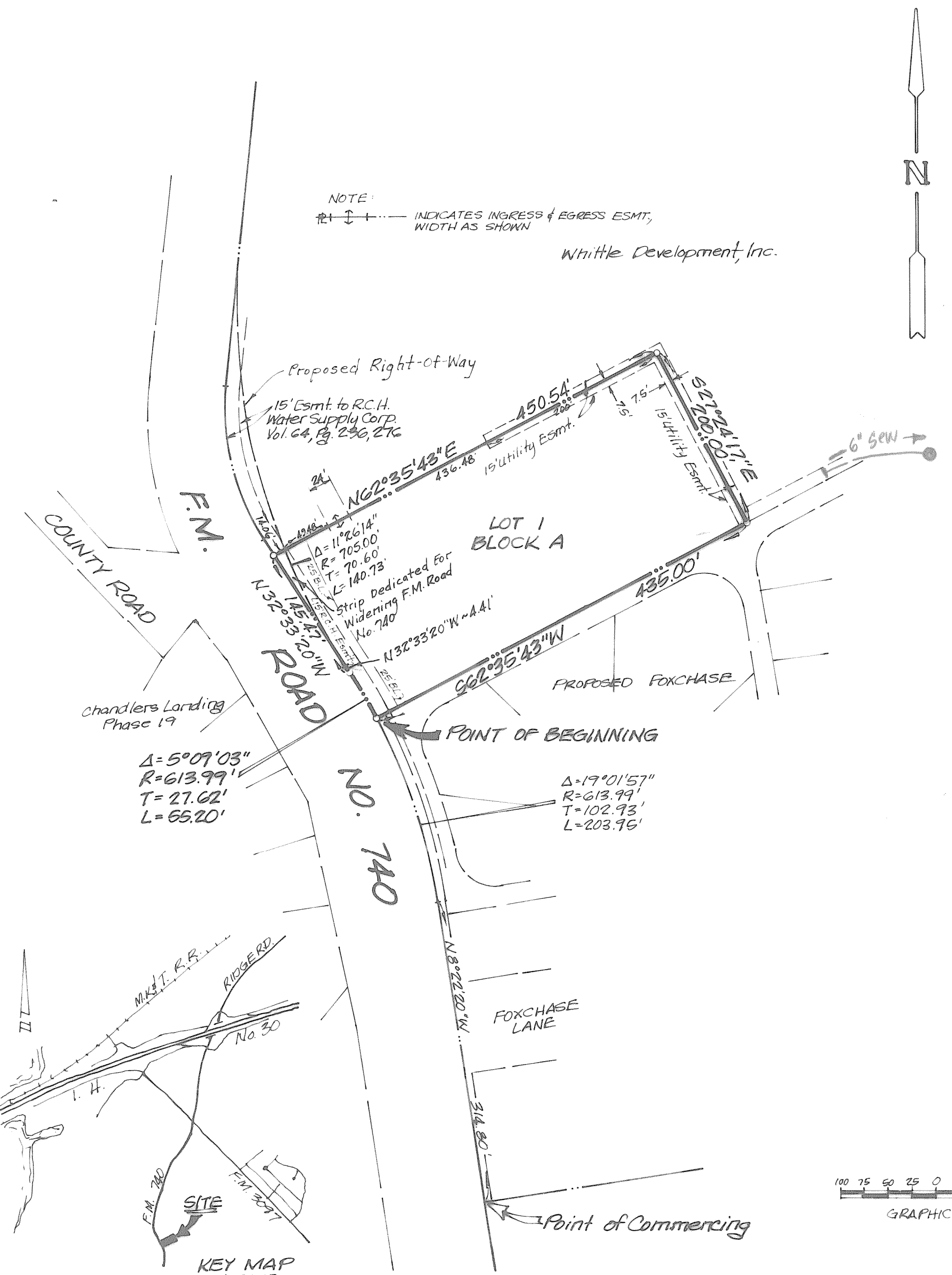
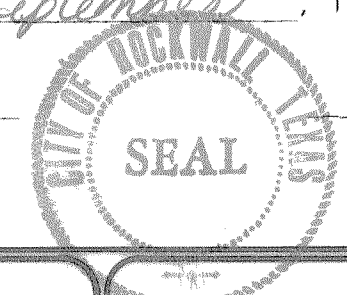
I hereby certify that the above and foregoing plat of Buffalo Creek Shopping Village No. 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of May, 1988.

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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 6th day of September, 1988.

John R. Miller Mayor, City of Rockwall
Julius Cook City Secretary, City of Rockwall



HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	3-28-88	8821

BUFFALO CREEK
 SHOPPING VILLAGE NO. 2
 E. TEAL SURVEY ~ ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC. ~ OWNER
 2804 RIDGE ROAD, ROCKWALL, TEXAS - 75087 TEL. 771-5228

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	623.99'	56.10'	28.07'	56.08'	N30°08'30" W	05°09'03"
C2	695.00'	139.84'	70.15'	139.60'	N26°57'11" W	11°31'41"

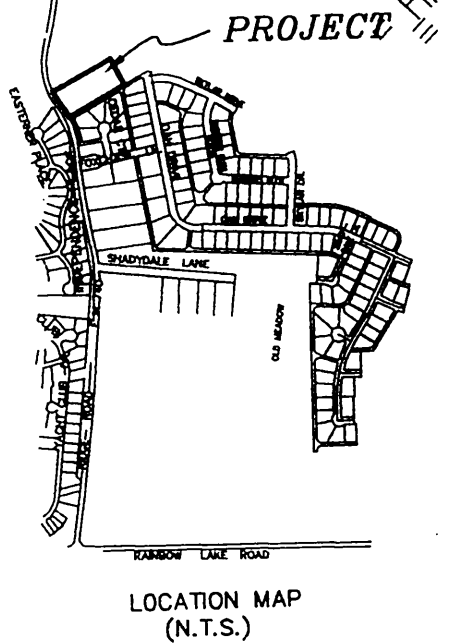
SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7011933.495014	2590961.076813
2	7011981.989366	2590932.918337
3	7011985.695468	2590930.537489
4	7012170.731748	2590867.262054
5	7012307.469366	2591245.273988
6	7012130.174867	2591337.828758

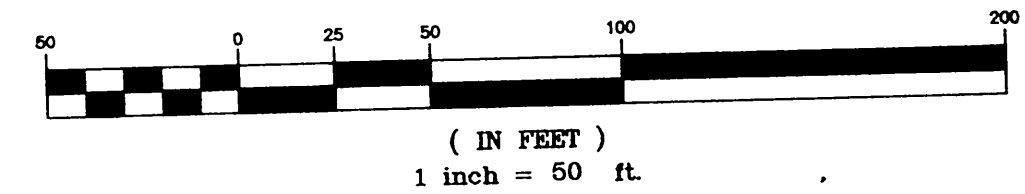
PETAR TEMUNOVIC
VOL. 924, PG. 124

PETAR TEMUNOVIC
VOL. 924, PG. 124

FILED FOR RECORD
ROCKWALL COUNTY
97 FEB 20 AM 2:45
WALEN BURKS
CO. CLERK
BY: *[Signature]* DEPUTY



GRAPHIC SCALE



TOTAL BOUN.
85,689 S.F.
1.9671 ACRES

REPLAT RECORDED IN
CAB. C. PG. 284

**BUFFALO CREEK
SHOPPING VILLAGE NO. 2
BLOCK A, LOTS 1-RA & 2-RA
BEING AN
AMENDED PLAT OF
BUFFALO CREEK
SHOPPING VILLAGE NO. 2**

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1"=50'	10/11/96	9692

BLOCK A, LOTS 1-R & 2-R
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNERS: PETAR TEMUNOVIC & WIFE, CVIJE TO, JUDY CLARK, & LANCE HOLLAND
407 S. GOLIAD, ROCKWALL, TEXAS (214) 771-6970

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as an Amended Plat of The Replat of Buffalo Creek Shopping Village No. 2, an addition to the City of Rockwall, Texas, recorded in Cabinet C, Page 284, 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. We further certify that all other parties who have a mortgage or lien interest in the Replat of Buffalo Creek Shopping Village No. 2 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:

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.

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.

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; 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 exactions made herein.

Judy Clark
JUDY CLARK
Petar Temunovic
PETAR TEMUNOVIC

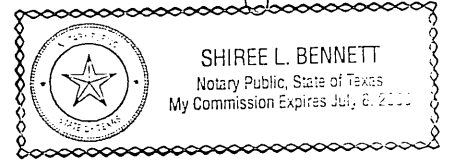
Lance Holland
LANCE HOLLAND
Cvijeta Temunovic
CVIJETA TEMUNOVIC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY CLARK AND LANCE HOLLAND known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 5th day of February, 1997

Shiree L. Bennett
Notary Public in and for the State of Texas

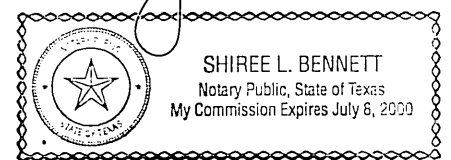


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PETAR TEMUNOVIC AND CVIJETA TEMUNOVIC known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Give upon my hand and seal this 5th day of February, 1997

Shiree L. Bennett
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

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 _____ day of _____, 1996.

Notary Public in and for the State of Texas

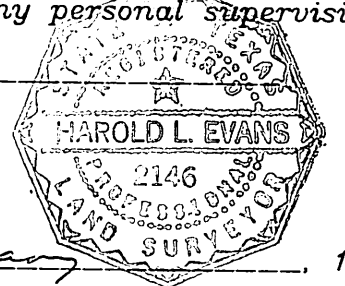
SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 L. Evans

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 4 day of February, 1996 by Harold L. Evans.

Shirley White
Notary Public

RECOMMENDED FOR FINAL APPROVAL

John J. Morris
Planning and Zoning Commission

2/11/97

Date

APPROVED

I hereby certify that the above and foregoing Amended Plat of Buffalo Creek Shopping Village No. 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21 day of January, 1997.

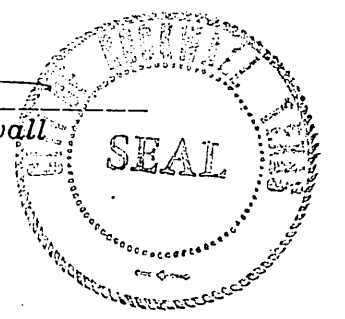
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 17th day of February, 1996.

William
Mayor, City of Rockwall

Shirley R. Morris
City Secretary, City of Rockwall



BUFFALO CREEK
SHOPPING VILLAGE NO. 2
BLOCK A, LOTS 1-RA & 2-RA
BEING AN
AMENDED PLAT OF
BUFFALO CREEK
SHOPPING VILLAGE NO. 2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

BLOCK A, LOTS 1-R & 2-R
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
	10/14/96	9692

OWNERS: PETAR TEMUNOVIC & WIFE, CVIJETA, JUDY CLARK, & LANCE HOLLAND
407 S. GOLIAD, ROCKWALL, TEXAS (214) 771-6970