

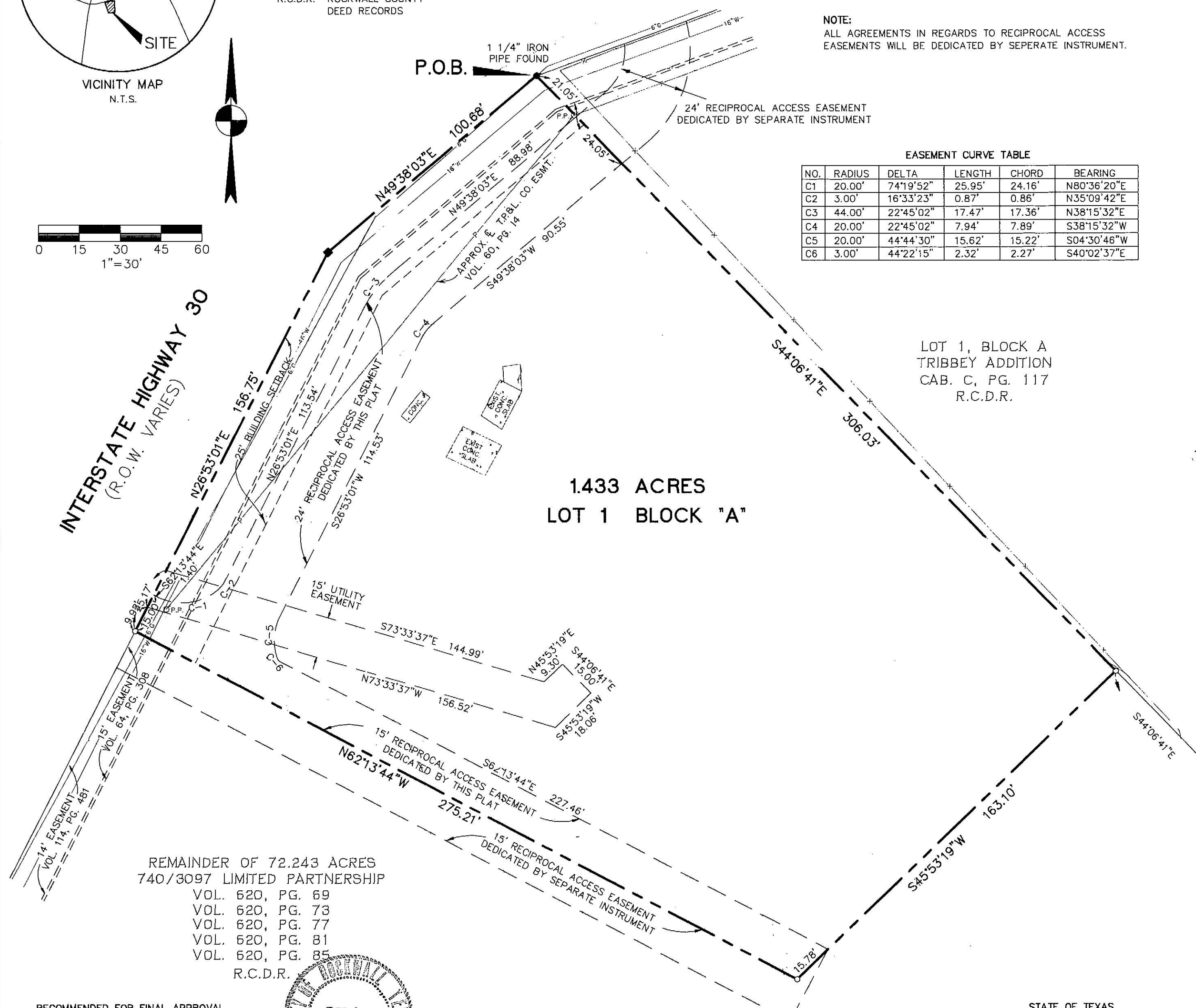
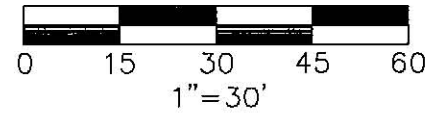
VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- R.C.D.R. ROCKWALL COUNTY DEED RECORDS

FINAL PLAT OF
CHILI'S SUBDIVISION
BEING 1.433 ACRES OUT OF THE JAMES SMITH SURVEY NO. 200,
SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTE:
ALL AGREEMENTS IN REGARDS TO RECIPROCAL ACCESS EASEMENTS WILL BE DEDICATED BY SEPERATE INSTRUMENT.



EASEMENT CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	20.00'	74°19'52"	25.95'	24.16'	N80°36'20"E
C2	3.00'	16°33'23"	0.87'	0.86'	N35°09'42"E
C3	44.00'	22°45'02"	17.47'	17.36'	N38°15'32"E
C4	20.00'	22°45'02"	7.94'	7.89'	S38°15'32"W
C5	20.00'	44°44'30"	15.62'	15.22'	S04°30'46"W
C6	3.00'	44°22'15"	2.32'	2.27'	S40°02'37"E

**1.433 ACRES
LOT 1 BLOCK "A"**

LOT 1, BLOCK A
TRIBBEY ADDITION
CAB. C, PG. 117
R.C.D.R.

REMAINDER OF 72.243 ACRES
740/3097 LIMITED PARTNERSHIP
VOL. 620, PG. 69
VOL. 620, PG. 73
VOL. 620, PG. 77
VOL. 620, PG. 81
VOL. 620, PG. 85
R.C.D.R.

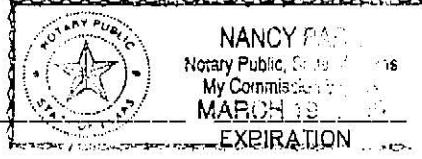
RECOMMENDED FOR FINAL APPROVAL
Ron Ramsey 9/26/95
CHAIRMAN DATE
PLANNING & ZONING COMMISSION



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CHILI'S SUBDIVISION AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE DAY OF November, 1994.
Alma K. Williams
MAYOR, CITY OF ROCKWALL
Sheryl R. Roth
CITY SECRETARY
CITY OF ROCKWALL

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN T. BILNOSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF OCTOBER, 1994.
Nancy Parr
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



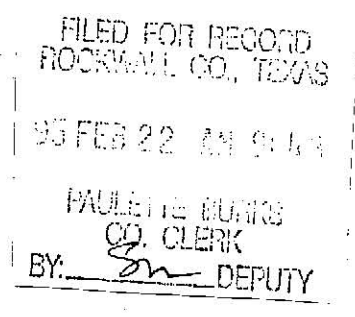
STATE OF TEXAS
COUNTY OF TRAVIS
NOW, KNOW THEREFORE ALL MEN BY THESE PRESENTS:
THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.
John T. Bilnoski 10/21/94
JOHN T. BILNOSKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4998

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT BRINKER, INTERNATIONAL, BEING THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CHILI'S SUBDIVISION, AN ADDITION TO THE 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. NO BUILDING 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 OR 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 DRAINAGE 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 DEVELOPER. 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 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 SEWERS, 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 FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

WITNESS MY HAND AT DALLAS, TEXAS, THIS 24 DAY OF October, 1994.
By: *Roy Study*
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Study, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF October, 1994.
Noanthea G. 7-5-97
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION

STATE OF TEXAS
COUNTY OF ROCKWALL
FIELDNOTE DESCRIPTION OF
A 1.433 ACRE TRACT OF LAND OUT OF AND PART OF THE JAMES SMITH SURVEY NO. 200, SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 72.243 ACRE TRACT CONVEYED TO 740/3097 LIMITED PARTNERSHIP BY DEEDS OF RECORD IN VOLUME 620, PAGE 69; VOLUME 620, PAGE 73; VOLUME 620, PAGE 77; VOLUME 620, PAGE 81; AND VOLUME 620, PAGE 85 OF THE ROCKWALL COUNTY DEED RECORDS; SAID 1.433 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1 1/4 INCH IRON PIPE FOUND IN THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, FOR THE NORTHERNMOST CORNER OF THE REMAINDER OF SAID 72.243 ACRES, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1 BLOCK A TRIBBEY ADDITION, A SUBDIVISION OF RECORD IN CABINET C, PAGE 117 OF THE ROCKWALL COUNTY DEED RECORDS, FOR THE NORTHERNMOST CORNER HEREOF;
THENCE, S44°06'41"E, ALONG THE NORTHEASTERLY LINE OF THE REMAINDER OF SAID 72.243 ACRES, SAME BEING THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 306.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER HEREOF, AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1 BEARS S44°06'41"E, A DISTANCE OF 469.79 FEET;
THENCE, LEAVING THE SOUTHWESTERLY LINE OF SAID LOT 1, OVER AND ACROSS THE REMAINDER OF SAID 72.243 ACRES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) S45°53'19"W, A DISTANCE OF 163.10 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERNMOST CORNER HEREOF;
2) N62°13'44"W, A DISTANCE OF 275.21 FEET TO A 1/2 INCH IRON ROD SET IN THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, SAME BEING THE NORTHWESTERLY LINE OF THE REMAINDER OF SAID 72.243 ACRES, FOR THE WESTERNMOST CORNER HEREOF;
THENCE, ALONG THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 30, SAME BEING THE NORTHWESTERLY LINE OF THE REMAINDER OF SAID 72.243 ACRES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) N26°53'01"E, A DISTANCE OF 156.75 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;
2) N49°38'03"E, A DISTANCE OF 100.68 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.433 ACRES OF LAND, MORE OR LESS WITHIN THESE METES AND BOUNDS.



OWNER:
BRINKER, INTERNATIONAL
6820 L.B.J. FREEWAY
DALLAS, TEXAS 75240

DATE: OCTOBER, 1994
PREPARED BY:

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