



OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RACETRAC PETROLEUM, INC., MAX LENKER, PRESIDENT, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows;  
A parcel or tract of land located in the JOSEPH CADLE SURVEY, ABST. 65, and being a portion of that tract of land recorded in Volume 47, Page 500, Deed Records, Rockwall County, Texas, and being more particularly described as follows;  
COMMENCING at a point being formed by the intersection of the Southerly right-of-way line of Yellow Jacket Lane and the Northwesterly corner of Lot 1, Block 1, ROCKWALL BUSINESS PARK,  
THENCE S 44°42'40" E, a distance of 263.35 feet to a point on the Northeasterly line of Parcel D, Lot 1, Block 1, ROCKWALL BUSINESS PARK:  
THENCE continuing S 44°42'40" E, a distance of 152.73 feet to a point marked with an iron pipe found;  
THENCE S 45°32'35" W, a distance of 295.27 feet to the "Point-of-Beginning" marked with an iron pin set, said point being the Northwest corner of Parcel A, Lot 1, Block 1, ROCKWALL BUSINESS PARK;  
THENCE S 30°38'59" W with the Northwesterly line of said Parcel A, a distance of 150.54 feet to a point marked with an iron pin;  
THENCE S 45°43'20" W, a distance of 300.65 feet to a point marked with an iron pin, said point also being in the Northeasterly line of State Highway No. 205;  
THENCE N 30°00'00" W, along said Northeasterly line a distance of 150.0 feet to a point marked with an iron pin, said point bearing S 30°40' E, a distance of 667.9 feet from the centerline of Yellow Jacket Lane, said centerline being the Northwesterly line of the Joseph Cadle Survey;  
THENCE N 45°32'35" E, a distance of 299.13 feet to the "Point-of-Beginning" and containing 43,717 square feet or 1.004 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT RACETRAC PETROLEUM, INC., MAX LENKER, PRESIDENT, being the owner, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, CROSSINGS 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 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 the 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 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 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 the City of Smyrna, Cobb County, Georgia, this 26 day of MARCH 1991.

BY Max Lenker  
MAX LENKER, PRESIDENT, RACETRAC PETROLEUM, INC.

STATE OF GEORGIA  
COUNTY OF COBB  
This instrument was acknowledged before me on the 26 day of MARCH 1991.  
by MAX LENKER, on behalf of the owner of the above described property.

Melinda Benoit  
Notary Public  
My commission expires Jan 30, 1993

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission  
May 9, 1991  
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 18th day of February 1991.

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 6th day of

May 1991  
Mayor, City of Rockwall  
City Secretary  
City of Rockwall

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Don E. Gossett, 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.

Don E. Gossett  
Registered Professional Land Surveyor  
No. 1811

STATE OF TEXAS  
COUNTY OF JOHNSON

This instrument was acknowledged before me on the 21 day of MARCH, 1991 by DON E. GOSSETT.

Carolyn Maughon  
Notary Public  
My Commission Expires 3-25-91

CAROLYN MAUGHON  
Notary Public, State of Texas.  
My commission expires 03-25-91

FINAL PLAT  
**LOT I, BLOCK I  
CROSSINGS ADDITION**  
CITY OF ROCKWALL—ROCKWALL COUNTY—TEXAS  
JANUARY, 1991

Crossing Addition