



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CITY OF ROCKWALL
VOL. 170, PG. 772

PANEX LTD. ADDITION
CAB. B, PG. 205

LOT 13R, BLOCK A
ROCKWALL TOWNE CENTRE
CAB. C, PG. 275

LOT 1
BLOCK A
45,004 S.F.
1.033 ACRES

FILED FOR RECORD
ROCKWALL CO., TEXAS
95 AUG 27 PM 2:10
MAULETTE BURKS
CO. CLERK
BY: *SB* DEPUTY

A REPLAT OF
PART OF LOT 13R, BLOCK A
ROCKWALL TOWNE CENTRE PHASE III

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

GRANDY'S ADDITION

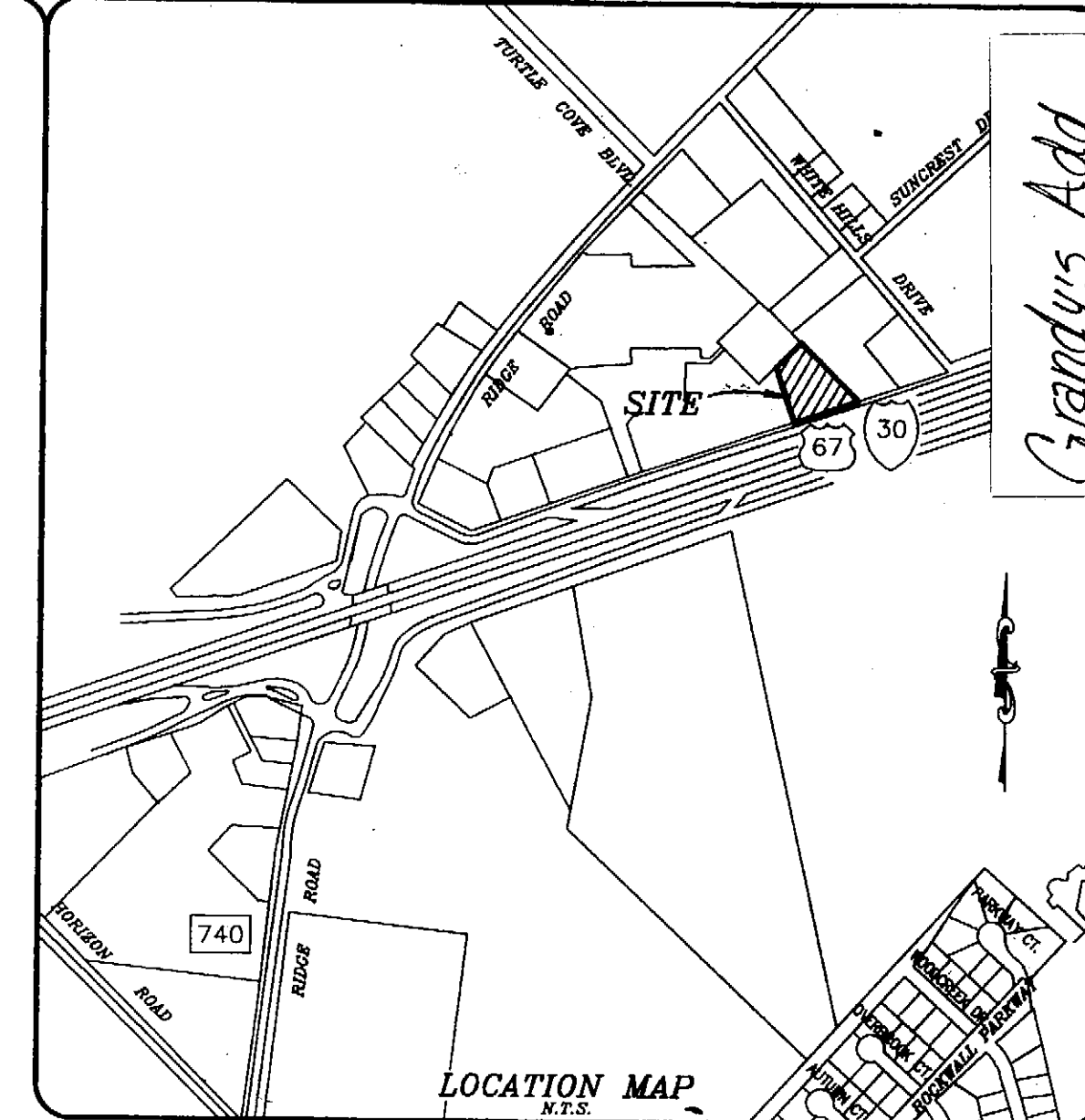
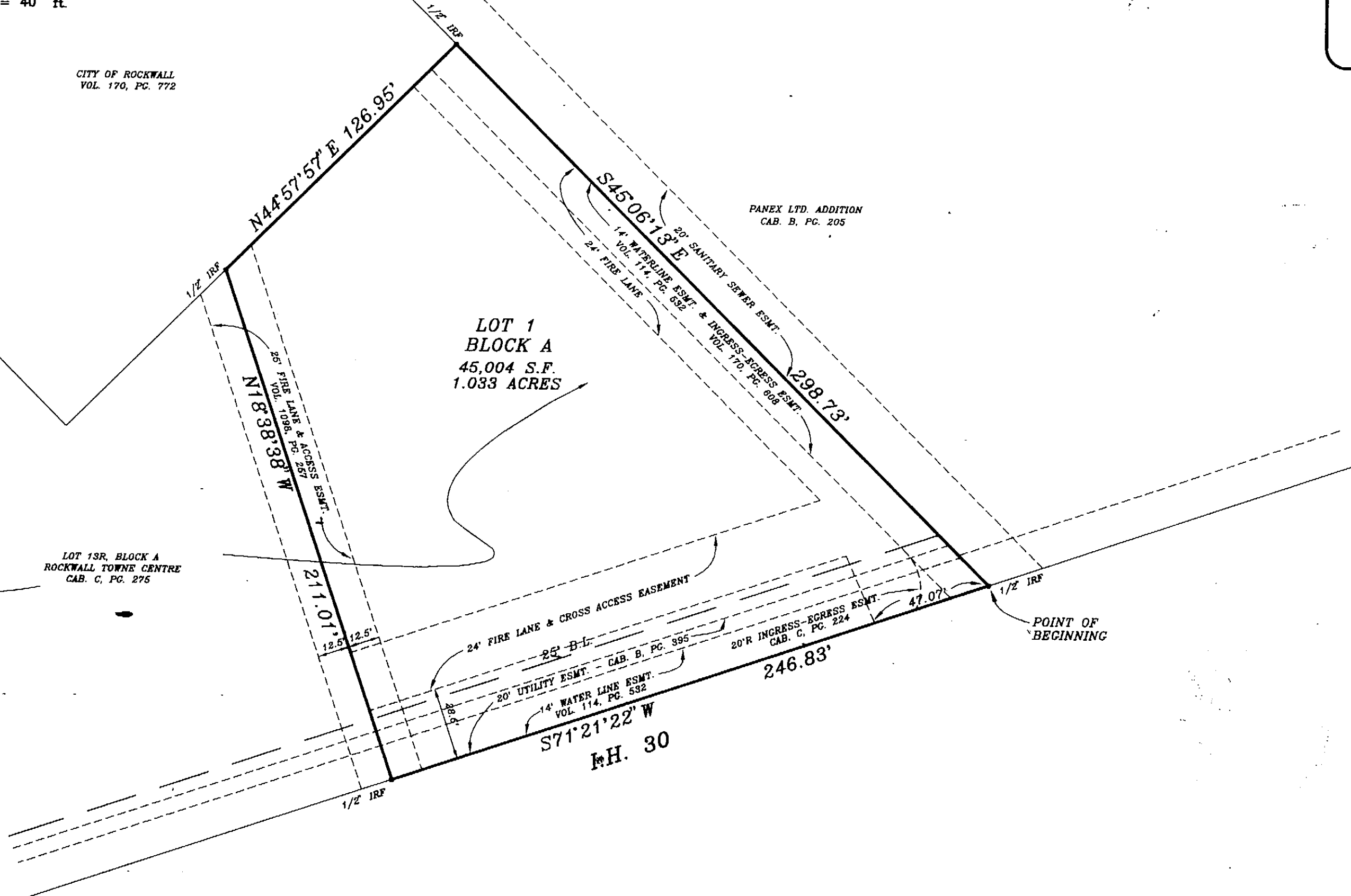
E.P. GAINES CHISUM SURVEY, ABST. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PIZZA ENTERPRISES, INC.

2611 N. BELTLINE ROAD, SUITE 127, SUNNYVALE, TEXAS 76182

SCALE	DATE	JOB No.
1" = 40'	6/13/96	9646



WHEREAS, PIZZA ENTERPRISES, INC. is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 13R, Block A, Rockwall Towne Centre, Phase III, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Page 275, of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" found iron rod for a found monument of record at the most Easterly Southeast corner of said Lot 13R, Block A, and lying in the Northwest right-of-way line of Interstate Highway 30 (300' right-of-way);
THENCE: South 71° 21' 22" West, along said Northwest right-of-way line, a distance of 246.83 feet to a 1/2" iron rod with yellow plastic cap stamped "HALFF ASSOC. INC.", hereafter referred to as "W/CAP", found for corner on said Southeasterly line of said Lot 13R, Block A;
THENCE: North 18° 38' 38" West, a distance of 211.01 feet to a 1/2" iron rod with cap found for corner, on said Northeasterly line of said Lot 13R, Block A;
THENCE: North 44° 57' 57" East, along said Northeasterly line of said Lot 13R, Block A, also being the common Southeasterly line of a tract of land as described by deed the City of Rockwall recorded in Volume 170, Page 772, according to the Deed Records of Rockwall County, Texas, a distance of 126.95 feet to a 1/2" iron rod with cap, found for a monument of record for the most Easterly Northeast corner of said Lot 13R.
THENCE: South 45° 06' 13" East, along the Northeasterly line of said Lot 13R, and the common Southwesterly line of Panex, Ltd., an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Slide B, Page 205 of the Plat Records, Rockwall County, Texas, a distance of 298.73 feet to the Point of Beginning and containing 45,004 square feet or 1.033 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Pizza Enterprises, Inc., being owner of said tract does hereby adopt this plat as GRANDY'S ADDITION, a REPLAT OF PART OF LOT 13R, BLOCK A, ROCKWALL TOWNE CENTRE PHASE III a subdivision 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. We further certify that all other parties who have a mortgage or lien interest in said Grandy's subdivision 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.

PIZZA ENTERPRISES, INC.

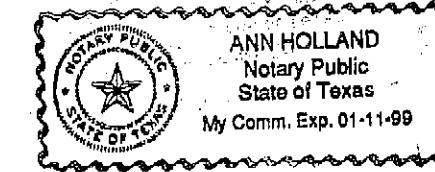
BY: Don Bohannon
DON BOHANNAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Don Bohannon, President of Pizza Enterprises, Inc., a Texas Corporation, 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 6th day of August, 1996.

Ann Holland
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.

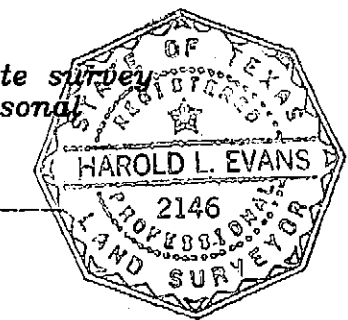
Notary Public in and for the State of Texas

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 5 day of August, 1996 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

J. Van Dyke
Planning and Zoning Commission

8-16-96
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 17th day of JUNE, 1996.

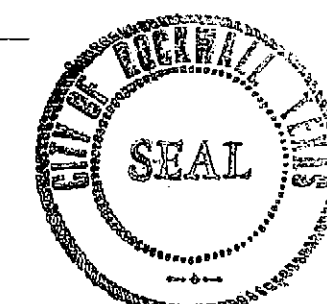
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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 August, 1996.

John M. ...
Mayor, City of Rockwall

James R. ...
City Secretary, City of Rockwall



A REPLAT OF
PART OF LOT 13R, BLOCK A
ROCKWALL TOWNE CENTRE PHASE III

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
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SCALE	DATE	JOB No.
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Grandy's Add.