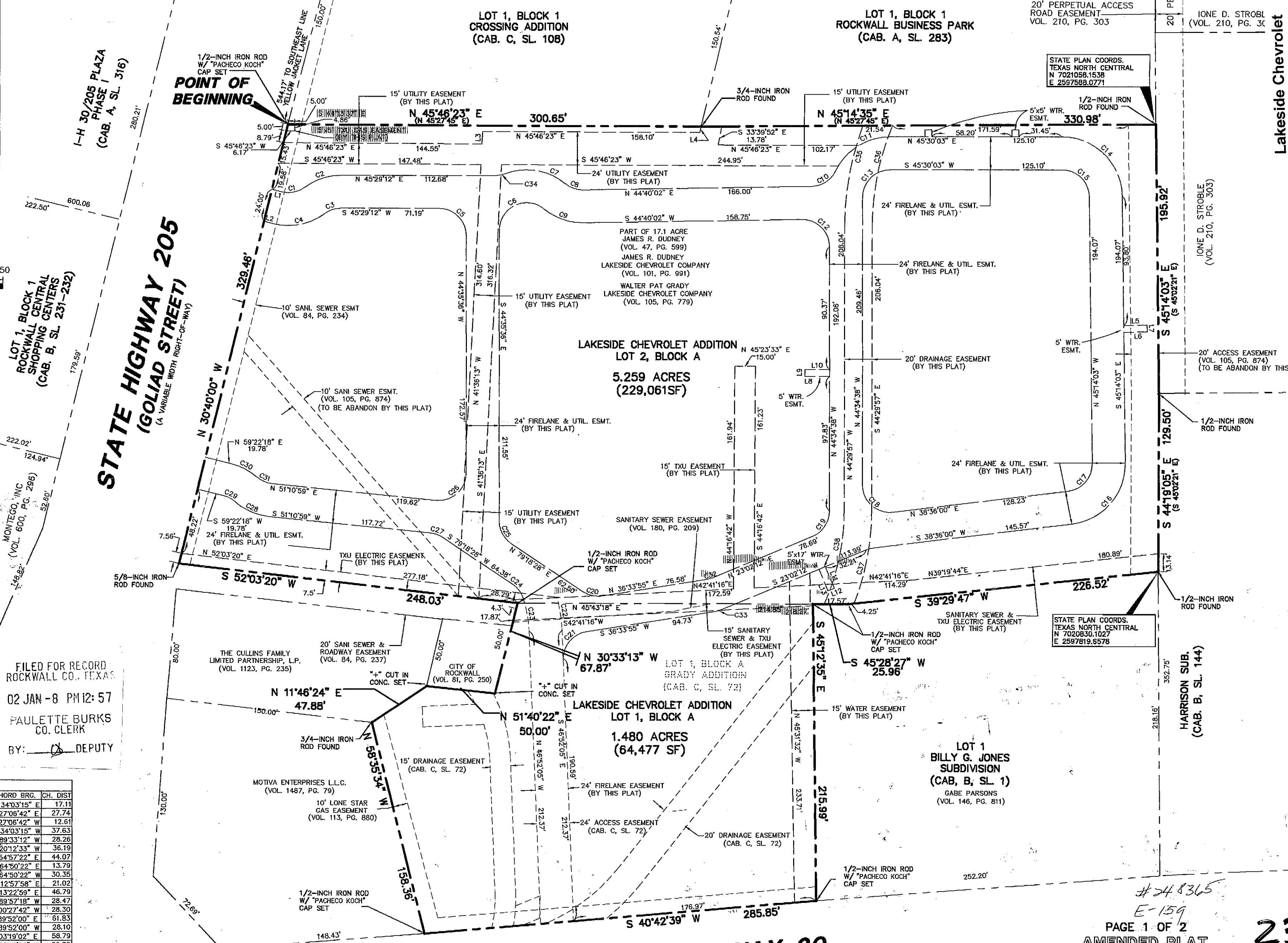


LINE	LENGTH	BEARING
L1	7.47	N 59°22'18" E
L2	7.45	S 59°22'18" W
L3	9.01	N 41°36'13" W
L4	4.49	N 33°39'52" W
L5	17.00	N 44°51'16" E
L6	17.00	S 44°51'16" W
L7	5.00	S 45°14'03" E
L8	18.00	S 45°25'22" W
L9	5.00	N 44°34'38" W
L10	18.00	N 45°25'22" E
L11	17.00	S 66°57'48" E
L12	5.00	S 23°02'12" W
L13	17.00	S 66°57'48" E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BRG.	CH. DIST.
C1	17.68	20.00	9.46	50°38'07"	N 34°03'15" E	17.11
C2	28.22	44.00	14.62	36°45'00"	N 27°06'42" E	27.74
C3	12.83	20.00	6.64	36°45'00"	S 27°06'42" W	12.61
C4	38.89	44.00	20.82	50°38'07"	S 34°03'15" W	37.63
C5	31.39	20.00	19.97	89°55'12"	N 89°33'12" W	28.26
C6	45.24	20.00	42.51	123°36'17"	S 20°12'33" W	36.19
C7	46.16	44.00	25.46	60°06'38"	N 64°57'22" E	44.07
C8	14.08	20.00	7.35	40°20'39"	N 64°50'22" E	13.79
C9	30.98	44.00	16.16	40°20'39"	S 64°50'22" W	30.35
C10	22.13	20.00	12.35	63°24'08"	N 125°57'58" E	21.02
C11	49.33	44.00	27.62	84°14'09"	N 13°22'59" E	46.79
C12	31.68	20.00	20.27	90°45'19"	N 89°57'18" W	28.47
C13	31.44	20.00	20.03	90°44'42"	S 89°52'00" E	28.30
C14	68.55	44.00	43.44	89°15'54"	N 89°52'00" W	61.83
C15	31.18	20.00	19.75	89°15'54"	N 89°52'00" W	28.10
C16	64.38	44.00	39.50	83°50'03"	S 03°19'02" E	58.79
C17	28.26	20.00	17.96	83°50'03"	N 03°19'02" W	26.72
C18	33.80	20.00	22.54	96°49'22"	S 87°00'41" W	29.92
C19	23.60	20.00	13.39	67°36'50"	N 10°46'13" W	22.26
C20	14.92	20.00	7.83	42°44'33"	N 57°56'12" E	14.58
C21	29.12	20.00	17.83	83°26'00"	S 05°09'05" E	26.62
C22	21.01	118.00	10.53	101°2'04"	N 51°58'06" W	20.98
C23	23.85	94.00	11.99	14°32'18"	N 54°08'14" W	23.79
C24	13.71	20.00	7.14	39°17'09"	N 81°02'58" W	13.49
C25	19.58	20.00	10.66	56°05'56"	S 72°38'34" E	18.81
C26	33.43	20.00	22.13	95°46'35"	N 03°17'42" E	29.67
C27	9.82	20.00	5.01	28°07'28"	N 65°14'44" E	9.72
C28	27.27	44.00	14.09	35°30'14"	S 68°56'08" W	26.83
C29	9.53	20.00	4.86	27°18'55"	S 73°01'46" W	9.44
C30	29.98	44.00	10.89	27°18'55"	N 73°01'46" E	20.78
C31	12.39	20.00	6.40	35°30'14"	N 68°56'06" E	12.20
C32	4.72	20.00	2.37	13°31'44"	N 29°48'04" E	4.71
C33	4.72	20.00	2.37	13°31'44"	S 29°48'04" W	4.71
C34	7.19	20.00	3.63	20°35'09"	N 35°11'37" E	7.15
C35	74.76	209.84	37.78	20°24'46"	N 34°17'34" W	74.37
C36	75.24	189.84	38.12	22°42'29"	S 33°08'42" E	74.75
C37	70.01	191.63	35.40	20°56'00"	S 34°01'57" E	69.62
C38	70.92	171.63	35.97	23°40'31"	N 32°39'41" W	70.41



NOTES:

- 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.
- Bearing system for this survey based on a bearing of North 30 degrees, 40 minute, 00 seconds West for the southeast right-of-way line of State highway 205 according to the deed from James R. Dudley to Lakeside Chevrolet Company, recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas.
- All previous Easements and Firelane dedications on Lots 1 and 2, Block A, are to be abandoned and redefined by this plat.

NOTES:

THE PURPOSE OF THIS AMENDED PLAT IS TO REDEFINE EASEMENTS AS WELL AS THE PROPERTY LINE FOR LOT 1 AND 2, BLOCK A AS RECORDED IN CABINET E, SLIDE 125

Pacheco Koch Consulting Engineers
8350 N CENTRAL EXPWY SUITE 1000 DALLAS, TEXAS 75206 972.235.3031

DRAWN BY NDC	CHECKED BY JAK	SCALE 1"=50'	DATE 04/16/2001	JOB NUMBER 2199-01.028
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AMENDED PLAT
**LOTS 1 & 2, BLOCK A
LAKESIDE CHEVROLET ADDITION**
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A 6.739 ACRE TRACT OUT OF THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
AND BEING A REPLAT OF ALL OF LOT 1, BLOCK A,
GRADY ADDITION, ROCKWALL COUNTY, TEXAS

23

PAGE 1 OF 2

#248365
E-159

FILED FOR RECORD
ROCKWALL CO., TEXAS
02 JAN -8 PM 12: 57
PAULETTE BURKS
CO. CLERK
BY: DEPUTY

LOT 1, BLOCK 1
ROCKWALL CENTRAL
SHOPPING CENTERS
(CAB. B, SL. 231-232)

STATE HIGHWAY 205
(GOLIAD STREET)
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK 1
CROSSING ADDITION
(CAB. C, SL. 108)

LOT 1, BLOCK 1
ROCKWALL BUSINESS PARK
(CAB. A, SL. 283)

STATE PLAN COORDS.
TEXAS NORTH CENTRAL
N 7021058-1538
E 2597588.0771

STATE PLAN COORDS.
TEXAS NORTH CENTRAL
N 7020830.1027
E 2597619.5578

IONE D. STROBL
(VOL. 210, PG. 3003)

20' ACCESS EASEMENT
(VOL. 105, PG. 874)
(TO BE ABANDON BY THIS PLAT)

HARRISON SUB.
(CAB. B, SL. 144)

Lakeside Chevrolet
Addition

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, Lakeside Chevrolet is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

DESCRIPTION, of a 6.739 acre tract of land situated in the Joseph Cadle, Survey Abstract No. 65, Rockwall County, Texas; said tract being comprised of a portion of the 17.1 acre tract described in deed to James R. Dudney recorded in Volume 47, Page 599 of the Real Property Records of Rockwall County, Texas and being the remainder of the same tract described in Warranty Deed from James R. Dudney to Lakeside Chevrolet Company recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas; and all of Lot 1, Block A, the Grady Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of the Plat Records of Rockwall County, Texas; said 6.739 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set; said point being in a northeast line of State Highway 205 (Goliad Street), (a variable width right-of-way, 100 feet wide at this point); said point being the south corner of the Crossing Addition, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet C, Slide 108 of the Plat Records of Rockwall County, Texas; said point being South 30 degrees, 40 minutes, 00 seconds East, a distance of 544.17 feet from the southeast line of Yellow Jacket Lane (a 50 foot wide right-of-way);

THENCE, North 45 degrees, 46 minutes, 23 seconds East, departing the said northeast line of State Highway 205 and along the southeast line of the said Crossing Addition, a distance of 300.65 feet to a 3/4-inch iron rod found for angle point; said point also being the east corner of the said Crossing Addition; said point being the most southerly corner of the Rockwall Business Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A, Slide 283 of the Plat Records of Rockwall County, Texas,

THENCE, North 45 degrees, 14 minutes, 35 seconds East, along the southeast line of the said Rockwall Business Park, in all a distance of 330.98 feet to a 1/2-inch iron rod found for corner in the southwest line of a tract of land described in deed to Ione D. Stroble recorded in Volume 210, Page 303 of the Real Property Records of Rockwall County, Texas;

THENCE, South 45 degrees, 14 minutes, 03 seconds East (South 45 degrees, 02 minutes, 21 seconds East, Deed), along the said southwest line of the Stroble tract, a distance of 195.92 feet to a 1/2-inch iron rod found for corner; said point being the west corner of the Harrison Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 144 of the Plat Records of Rockwall County, Texas;

THENCE, South 44 degrees, 19 minutes, 05 seconds East, along the southwest line of the said Harrison Subdivision a distance of 129.50 feet to a 1/2-inch iron rod found for corner; said point being the north corner of the Billy G. Jones Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 01 of the Plat Records of Rockwall County, Texas;

THENCE, South 39 degrees, 29 minutes, 47 seconds West, along a northwest line of the said Jones Subdivision, a distance of 226.52 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

THENCE, South 45 degrees, 28 minutes, 27 seconds West, continuing along a northwest line of the said Jones Subdivision, a distance of 25.96 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at the west corner of the said Jones Subdivision; said point being the north corner of the said Grady Addition;

THENCE, South 45 degrees, 12 minutes, 35 seconds East, along the northeast line of the said Grady Addition and the southwest line of the said Jones Subdivision, a distance of 215.99 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set in the northwest line of Interstate Highway 30 (a variable width right-of-way); said point also being the west corner of the said Jones Subdivision;

THENCE, South 40 degrees, 42 minutes, 39 seconds West, along the said northwest line of Interstate Highway 30, a distance of 285.85 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the east corner of a tract of land described in Special Warranty Deed from Shell Oil Company to Motiva Enterprises, L.L.C. recorded in Volume 1487, Page 79 of the Deed Records of Rockwall County, Texas;

THENCE, North 58 degrees, 35 minutes, 34 seconds West, departing the said northwest line of Interstate Highway 30 and along the northeast line of the said Motiva tract, a distance of 158.36 feet to a 3/4-inch iron rod found; said point being the northeast corner of the said Motiva tract and the southeast corner of a tract of land described in General Warranty Deed from Richard and Jo Ann Cullins to the Cullins Family Partnership recorded in Volume 1123, Page 235 of the Deed Records of Rockwall County, Texas;

THENCE North 11 degrees, 46 minutes, 24 seconds East, along a southeast line of the said Cullins tract, a distance of 47.88 feet to a "x" cut set for corner; said point being the south corner of a tract of land described in Warranty Deed from A.P. Roffino to the City of Rockwall recorded in Volume 81, Page 250 of the Deed Records of Rockwall, Texas;

THENCE, North 51 degrees, 40 minutes, 22 seconds East, along the southeast line of the said City of Rockwall tract, a distance of 50.00 feet to a "x" cut set for corner at the east corner of said City of Rockwall tract;

THENCE, North 30 degrees, 33 minutes, 13 seconds West, along the northeast line of the said City of Rockwall tract, passing at a distance of 50.00 feet the east corner of the said Rockwall tract; said point being a South corner of the remainder of a tract of land described in deed from Dr. T.D. Kunkler to James R. Dudney recorded in Volume 47, Page 599 of the Deed Records of Rockwall County, Texas and also being the South corner of a 20 foot Sanitary Sewer and Roadway Easement granted to the City of Rockwall by James R. Dudney in Instrument recorded in Volume 84, Page 237 of the Deed Records of Rockwall County, Texas, then continuing along the northeast line of the said Dudley tract and said Easement, in all a distance of 67.87 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the east corner of said Dudley tract and said Easement;

THENCE, South 52 degrees, 03 minutes, 20 seconds West, along the northwest line of the said called 20 foot Sanitary Sewer and Road Easement, a distance of 248.03 feet to a 5/8-inch iron rod found for corner in the said southeast line of State Highway 205;

THENCE, North 30 degrees, 40 minutes, 00 seconds West, along the said southeast line of State Highway 205, a distance of 329.46 feet to the POINT OF BEGINNING.

CONTAINING; 293,538 square feet or 6.739 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I Walter Pat Grady the undersigned owner of the land shown on this plat, and designated herein as the LAKESIDE CHEVROLET ADDITION, 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. I further certify that all other parties who have a mortgage or lien interest in the LAKESIDE CHEVROLET 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 (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

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), my (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 exaction's made herein.

By Lakeside Chevrolet

Signature of Walter Pat Grady, owner of Lakeside Chevrolet.

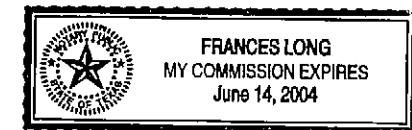
STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Walter Pat Grady 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 07 day of December, 2001

Signature of Frances Long, Notary Public in and for the State of Texas. My Commission Expires: 06-14-2004

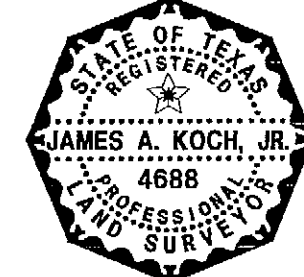


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.

Signature of James A. Koch Jr., Registered Professional Land Surveyor No. 4688.



STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James A. Koch Jr., 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 10 day of December, 2001

Signature of Stacy Finley, Notary Public in and for the State of Texas. My Commission Expires: March 27, 2005



RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission member. Date: 27 Dec 2001

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 10 day of July, 2001.

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 7th day of January, 2002

Signature of Mayor, City of Rockwall City

Signature of Cheryl Austin, Secretary City of Rockwall



Lakeside Chev

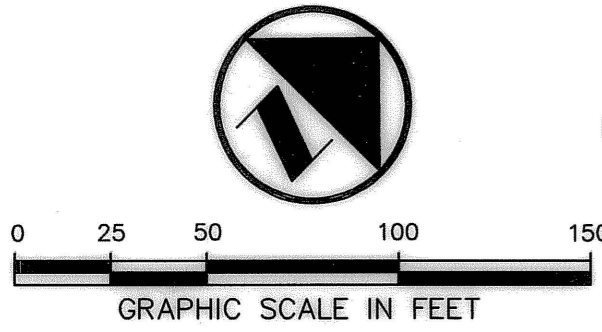
E-160

PAGE 2 OF 2 AMENDED PLAT

LOTS 1 & 2, BLOCK A LAKESIDE CHEVROLET ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS BEING A 6.739 ACRE TRACT OUT OF THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65, AND BEING A REPLAT OF ALL OF LOT 1, BLOCK A, GRADY ADDITION, ROCKWALL COUNTY, TEXAS

Table with 5 columns: DRAWN BY (NDC/RLG), CHECKED BY (JAK), SCALE (1"=50'), DATE (04/16/2001), JOB NUMBER (2199-01.02B). Includes logo for Pacheco Koch Consulting Engineers and owner information: LAKESIDE CHEVROLET, 2005 S. GOLIAD STREET, ROCKWALL, TEXAS 75087, PH 972-771-5311.



I-H 30/205 PLAZA
PHASE I
(CAB. A, SL. 316)

LOT 1, BLOCK 1
ROCKWALL CENTRAL
SHOPPING CENTERS
(CAB. B, SL. 231-232)

MONTEGO, INC
(VOL. 600, PG. 296)

POINT OF
BEGINNING

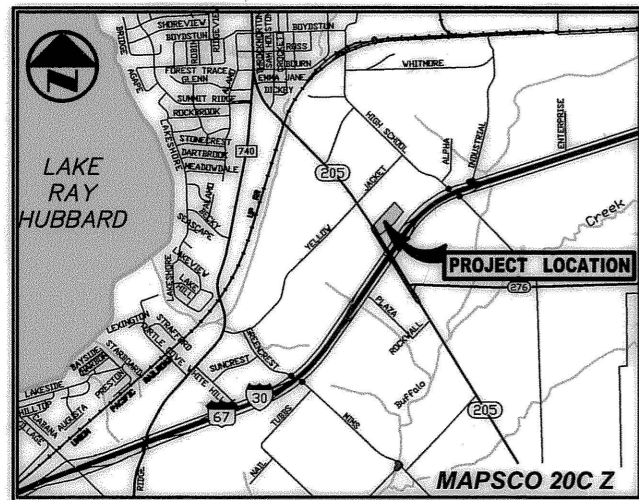
LOT 1, BLOCK 1
CROSSING ADDITION
(CAB. C, SL. 108)

LOT 1, BLOCK 1
ROCKWALL BUSINESS PARK
(CAB. A, SL. 283)

STATE PLANE COORDS
TEXAS NORTH CENTRAL
N 7021058
E 2597588

STATE HIGHWAY 205
(GOLIAD STREET)
(A VARIABLE WIDTH RIGHT-OF-WAY)

FILED FOR RECORD
ROCKWALL CO. TEXAS
06 OCT 10 PM 3:10
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY



VICINITY MAP

NOTES

- 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.
- Bearing system for this survey based on a bearing of North 30 degrees, 40 minute, 00 seconds West for the southeast right-of-way line of State Highway No. 205 according to the deed from James R. Dudley to Lakeside Chevrolet Company, recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas.
- All previous Easements and Firelane dedications on Lots 1 and 2, Block A, are to be abandoned and redefined by this plat.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°13'28"	92.50'	24.58'	12.36'	N 38°48'52" W	24.51'
C2	15°03'32"	92.50'	24.31'	12.23'	N 54°23'51" W	24.24'
C3	4°42'37"	92.50'	7.60'	3.80'	N 78°42'31" W	7.60'
C4	25°37'14"	107.50'	48.07'	24.44'	N 59°40'42" E	47.87'
C5	12°40'47"	107.50'	23.79'	11.94'	N 40°31'41" W	23.74'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N 33°23'00" W	30.03'
L4	N 33°23'00" W	28.10'
L5	S 23°02'12" W	38.48'
L6	N 23°02'12" E	24.84'
L7	N 44°30'17" W	6.56'
L8	S 45°37'56" W	34.93'
L9	S 45°37'56" W	16.58'

OWNER
LAKESIDE CHEVROLET
2005 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PH 972-771-5311

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY CRG	CHECKED BY MLL	SCALE 1"=50'	DATE MAY 2006	JOB NUMBER 2199-06.126
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SHEET 1 OF 2
REPLAT
**LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION**

BEING A REPLAT OF LOT 1 AND 2
LAKESIDE CHEVROLET ADDITION, UNPLATTED TRACT,
AND BILLY G. JONES SUBDIVISION
BEING A 8.635 ACRE TRACT OUT OF THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
ROCKWALL COUNTY, TEXAS

LOT 3, BLOCK A, LAKESIDE CHEVROLET ADDITION

Replat
Lakeside Chevrolet Addition
Page 1

IONE D. STROBLE
(VOL. 210, PG. 303)

20' ACCESS EASEMENT
(VOL. 105, PG. 874)

STATE PLANE COORDS.
TEXAS NORTH CENTRAL
N 7020830
E 2597819

HARRISON SUBDIVISION
(CAB. B, SL. 144)

LOT 1
BILLY G. JONES SUBDIVISION
(CAB. B, SL. 4)

LAKESIDE CHEVROLET COMPANY
(VOL. 3314, PG. 314)

LAKESIDE CHEVROLET ADDITION
LOT 2, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

LAKESIDE CHEVROLET ADDITION
LOT 1, BLOCK A
(CAB. E, SL. 125)

LAKESIDE CHEVROLET COMPANY
(VOL. 2926, PG. 50)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Lakeside Chevrolet is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

DESCRIPTION, of a 8.635 acre tract of land situated in the Joseph Cadle, Survey Abstract No. 65, Rockwall County, Texas; said tract being comprised of a portion of the 17.1 acre tract described in deed to James R. Dudley recorded in Volume 47, Page 599 of the Real Property Records of Rockwall County, Texas and being the remainder of the same tract described in Warranty Deed from James R. Dudley to Lakeside Chevrolet Company recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas; and all of Lot 1, Block A, the Grady Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of the Plat Records of Rockwall County, Texas; said 8.635 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap found; said point being in a northeast line of State Highway 205 (Goliad Street), (a variable width right-of-way, 100 feet wide at this point); said point being the south corner of the Crossing Addition, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet C, Slide 108 of the Plat Records of Rockwall County, Texas; said point being South 30 degrees, 40 minutes, 00 seconds East, a distance of 544.17 feet from the southeast line of Yellow Jacket Lane (a 50 foot wide right-of-way);

THENCE, North 45 degrees, 46 minutes, 23 seconds East, departing the said northeast line of State Highway 205 and along the southeast line of the said Crossing Addition, a distance of 300.65 feet to a 1/2-inch iron rod found for angle point; said point also being the east corner of the said Crossing Addition; said point being the most southerly corner of the Rockwall Business Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A, Slide 283 of the Plat Records of Rockwall County, Texas;

THENCE, North 45 degrees, 14 minutes, 35 seconds East, along the southeast line of the said Rockwall Business Park, in all a distance of 330.98 feet to a 1/2-inch iron rod found for corner in the southwest line of a tract of land described in deed to Lane D. Stroble recorded in Volume 210, Page 303 of the Real Property Records of Rockwall County, Texas;

THENCE, South 45 degrees, 14 minutes, 03 seconds East (South 45 degrees, 02 minutes, 21 seconds East, Deed), along the said southwest line of the Stroble tract, a distance of 195.92 feet to a 1/2-inch iron rod found for corner; said point being the west corner of the Harrison Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 144 of the Plat Records of Rockwall County, Texas;

THENCE, South 44 degrees, 19 minutes, 05 seconds East, along the southwest line of the said Harrison Subdivision a distance of 129.50 feet to a 1/2-inch iron rod found for corner; said point being the north corner of the Billy G. Jones Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 01 of the Plat Records of Rockwall County, Texas;

THENCE, South 45 degrees, 12 minutes, 35 seconds East, along the east line of the said Jones Subdivision, a distance of 218.63 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found in the northwest line of Interstate Highway No. 30 (a variable width right-of-way); said point also being the west corner of the said Jones Subdivision;

THENCE, along the said north line of Interstate Highway No. 30 the following two (2) calls: South 40 degrees, 42 minutes, 39 seconds West, a distance of 538.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

South 41 degrees, 22 minutes, 05 seconds West, a distance of 150.00 feet to a "+" cut in concrete found for corner; said point being the south end of a corner clip at the intersection of the said north line of Interstate Highway No. 30 with the said east line of said State Highway No. 205;

THENCE, North 88 degrees, 45 minutes, 15 seconds West, along said corner clip, a distance of 69.74 feet to a TXDOT highway monument found for corner; said point being in the said east line of State Highway No. 205;

THENCE, North 39 degrees, 52 minutes, 05 seconds East, along the said east line of State Highway No. 205, a distance of 130.64 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE, South 51 degrees, 31 minutes, 58 seconds East, a distance of 150 feet to a 3/4-inch iron rod found for corner;

THENCE, North 11 degrees, 46 minutes, 24 seconds East, a distance of 47.88 feet to a "+" cut in concrete found for corner; said point being the southwest corner of a tract of land described in Warranty Deed from A.P. Roffino to the City of Rockwall recorded in Volume 51, Page 250 of the Deed Records of Rockwall, Texas;

THENCE, South 51 degrees, 40 minutes, 22 seconds East, along the south line of said City of Rockwall tract, a distance of 50.00 feet to a "+" cut in concrete found for corner;

THENCE North 30 degrees, 33 minutes, 13 seconds West, along the east line of said City of Rockwall tract, passing at a distance of 50.00 feet, a "+" cut in concrete found and continuing, a total distance of 17.87 feet to a "+" cut in concrete found for corner; said point being in the north line of a 20-foot Sanitary Sewer and Roadway Easement granted to the City of Rockwall by James R. Dudley, recorded in Volume 84, Page 237 of Deed Records of Rockwall County, Texas;

THENCE, South 52 degrees, 03 minutes, 20 seconds West, along the said north line of the 20-foot Sanitary Sewer and Road Easement, a distance of 248.03 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the said southeast line of State Highway No. 205;

THENCE, North 30 degrees, 40 minutes, 00 seconds West, along the said southeast line of State Highway 205, a distance of 329.46 feet to the POINT OF BEGINNING.

CONTAINING; 376,156 square feet or 8.635 acres of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I Walter Pat Grady the undersigned owner of the land shown on this plat, and designated herein as the LAKESIDE CHEVROLET ADDITION, 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. I further certify that all other parties who have a mortgage or lien interest in the LAKESIDE CHEVROLET 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 (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

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), my (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 exaction's made herein.

By: Lakeside Chevrolet

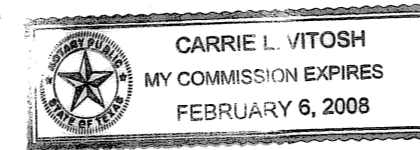
Walter Pat Grady
Walter Pat Grady

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Walter Pat Grady 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 31st day of July, 2006.

Carrie L. Vitosh
Notary Public in and for the State of Texas
My Commission Expires: 2/16/2008



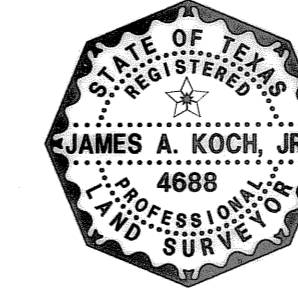
OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.

James A. Koch, Jr.
Registered Professional Land Surveyor No. 4688

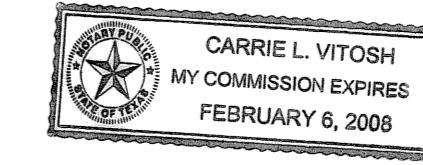


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James A. Koch Jr., 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 31st day of July, 2006.

Carrie L. Vitosh
Notary Public in and for the State of Texas
My Commission Expires: 2/16/2008



RECOMMENDED FOR FINAL APPROVAL

City Planning and Zoning Commission
Date 8/29/06

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 Rockwall on the 1st day of July, 2006.

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 eighty (180) 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 31st day of July, 2006.

William R. Cecil
Mayor, City of Rockwall

Chuck Judd 9-5-06
City Engineer

Debbie Brooks
City Secretary



SHEET 2 OF 2
REPLAT
LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION
BEING A REPLAT OF LOT 1 AND 2
LAKESIDE CHEVROLET ADDITION, UNPLATTED TRACT,
AND BILLY G. JONES SUBDIVISION
BEING A 8.635 ACRE TRACT OUT OF THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
ROCKWALL COUNTY, TEXAS

Table with 5 columns: DRAWN BY (CRG), CHECKED BY (MLL), SCALE (1"=50'), DATE (MAY 2006), JOB NUMBER (2199-06.126). Includes Pacheco Koch Consulting Engineers logo and address: 8350 N. CENTRAL EXPWY., SUITE 1000, DALLAS, TX. 75206, 972.235.3031.

APENA 07/28/2006 - 11:03AM M:\DWG-21\2199-06.126\DWG\2199-06-126FP.DWG

Replat
Lakeside Chevrolet Addition
Page 2

LOT 3, BLOCK A, LAKESIDE CHEVROLET ADDITION

Handwritten initials/signature.