

STATE OF TEXAS
COUNTY OF ROCKWALL

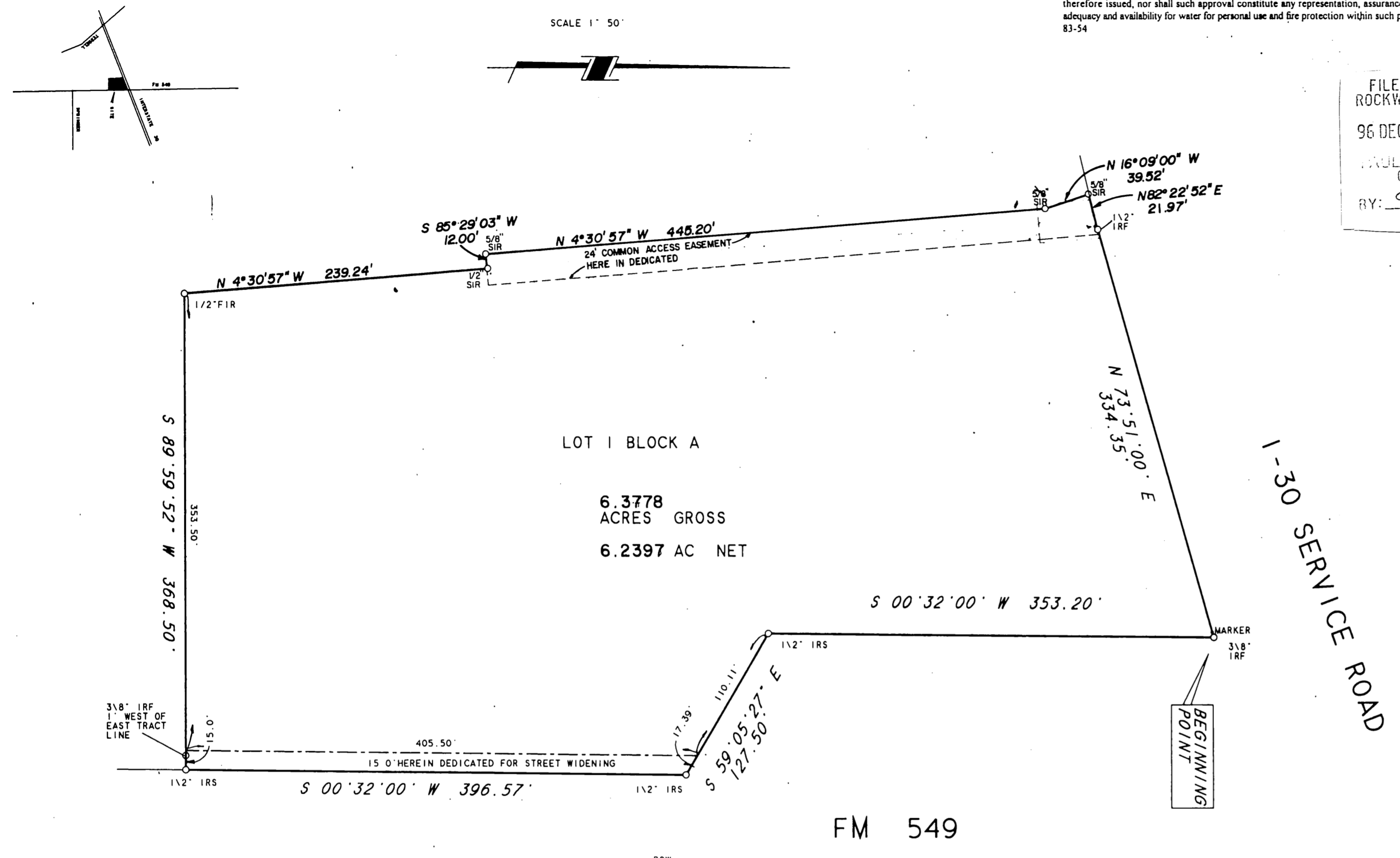
WHEREAS, I-30/549 Joint Venture, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING all of a 6.2407 acre tract of land out of the J. Lockhart Survey, Abstract No. 134, in the City of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 3/8" iron rod found at the intersection of the South ROW line of Interstate Highway No. 30 and the West ROW line of F.M. Road No. 549 Service Road; South;
THENCE: S 00° 32' 00" W, 353.20 feet along said Service Road ROW, to a 1/2" iron rod set;
THENCE: S 59° 05' 27" E, 127.50 feet to a 1/2" iron rod set in the West ROW line of F.M. Road No. 549 Service Road;
THENCE: S 00° 32' 00" W, 396.57 feet along the West ROW line of F.M. Road No. 549 to a 1/2" iron rod set;
THENCE: S 89° 59' 52" W, 368.50 feet to a 1/2" iron rod set;
THENCE: N 04° 30' 57" W, 239.24 feet to a 1/2" iron rod set;
THENCE: S 85° 29' 03" W, 12.00 feet to a 5/8" iron rod set;
THENCE: N 04° 30' 57" W, 445.20 feet to a 5/8" iron rod set;
THENCE: N 16° 09' 00" W, 39.52 feet to a 5/8" iron rod set in the South ROW line of Interstate Highway No. 30 to a 1/2" iron rod set;
THENCE: N 82° 22' 52" E, 21.97 feet along the South ROW line of Interstate Highway No. 30 to a 1/2" iron rod set found at an angle point;
THENCE: N 73° 51' 00" E, 334.35 feet along the South ROW line of Interstate Highway No. 30 to the PLACE OF BEGINNING and containing 6.3778 acres of land.

LOVE'S ADD.

FILED FOR RECORD
ROCKWALL CO., TEXAS
96 DEC 30 AM 10:12
ROULETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

Note: 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

SCALE 1" = 50'



LOT 1 BLOCK A
6.3778
ACRES GROSS
6.2397 AC NET

FM 549

I-30 SERVICE ROAD

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned owner of the land shown on this plat, and designated herein as the Love's Addition No. 1 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 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 also understand the following:

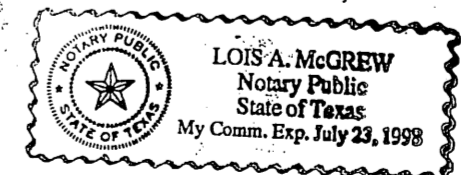
- 1 No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
 - 2 Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 areas 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
- I 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

[Signature]
I-30/549 Joint Venture
By Kirby Albright, Trustee

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Kirby Albright, 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 27th day of DECEMBER, 1996

[Signature]
Notary Public in and for the State of Texas
7-23-98
My Commission Expires



FINAL PLAT
LOVE'S ADDITION NO. 1

PART OF J. LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: I-30/549 JOINT VENTURE
1215 BENTON WOOD DRIVE
ROCKWALL, TEXAS 75087
KIRBY ALBRIGHT, TRUSTEE
214-771-3110

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR. SUITE B
MESQUITE, TEXAS 75150 - 3612
Phone (214)681-4442 Fax 681-4829
DATE JUNE, 1996 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS
THAT I, J. L. Lane, 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] Registered Public Surveyor No. 2509

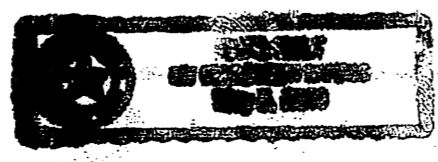
RECOMMENDED FOR FINAL APPROVAL
[Signature] Planning and Zoning Commission
30 Dec 96
Date

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 3rd day of September, 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 _____ day of _____, 19____
[Signature] Mayor, City of Rockwall
[Signature] City Secretary City of Rockwall

STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the 17 day of September, 1996

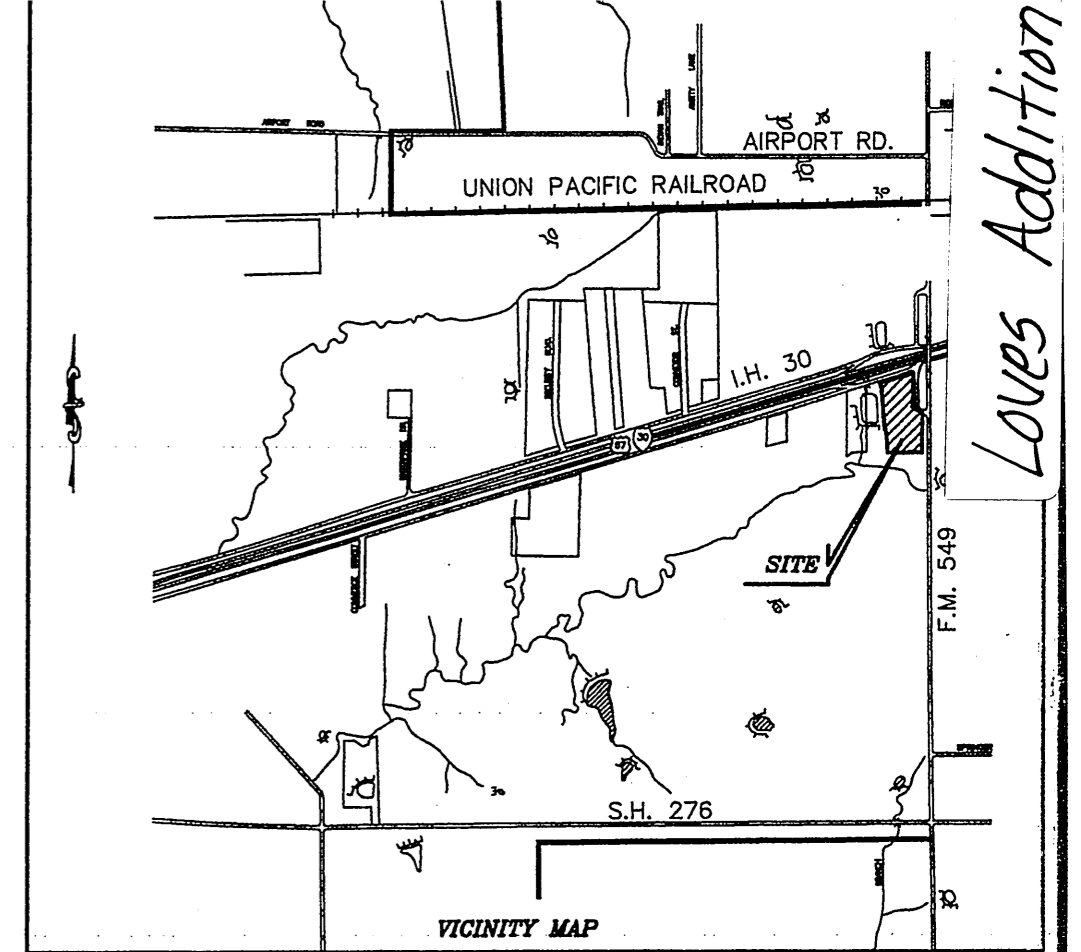
By J. L. Lane
[Signature] Notary Public in and for the State of Texas
May 5, 2000
My Commission Expires



C-377

D-293

FILED FOR RECORD
ROCKWALL, TEXAS
00 SEP 15 PM 3:24
DALE E. BURKS
CO. CLERK
BY: _____ DEPUTY



Love's Addition

YA-HOO ADDITION

KIRBY ALBRIGHT
CALLED 3.3348 AC.
VOL. 1079, PG. 77
D.R.R.C.T.

POINT OF BEGINNING

N16°09'00" W
39.52'

N82°22'52" E
21.97'

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)

1/2" IRF

N 89°47'35" E 205.24'

1/2" IRF

S89°47'35" W

F.D. HITT
VOL. 42, PG. 569

353.58'

S00°32'00" W
57.56'

F.M. ROAD NO. 549

15' BLACKLAND WATER
SUPPLY EASEMENT
VOL. 160, PG. 405
D.R.R.C.T.

95' R.O.W.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

**REF. BRG.
N04°30'57" W

I-30/549 JOINT VENTURE
LOT 1, BLOCK A
6.21 AC.

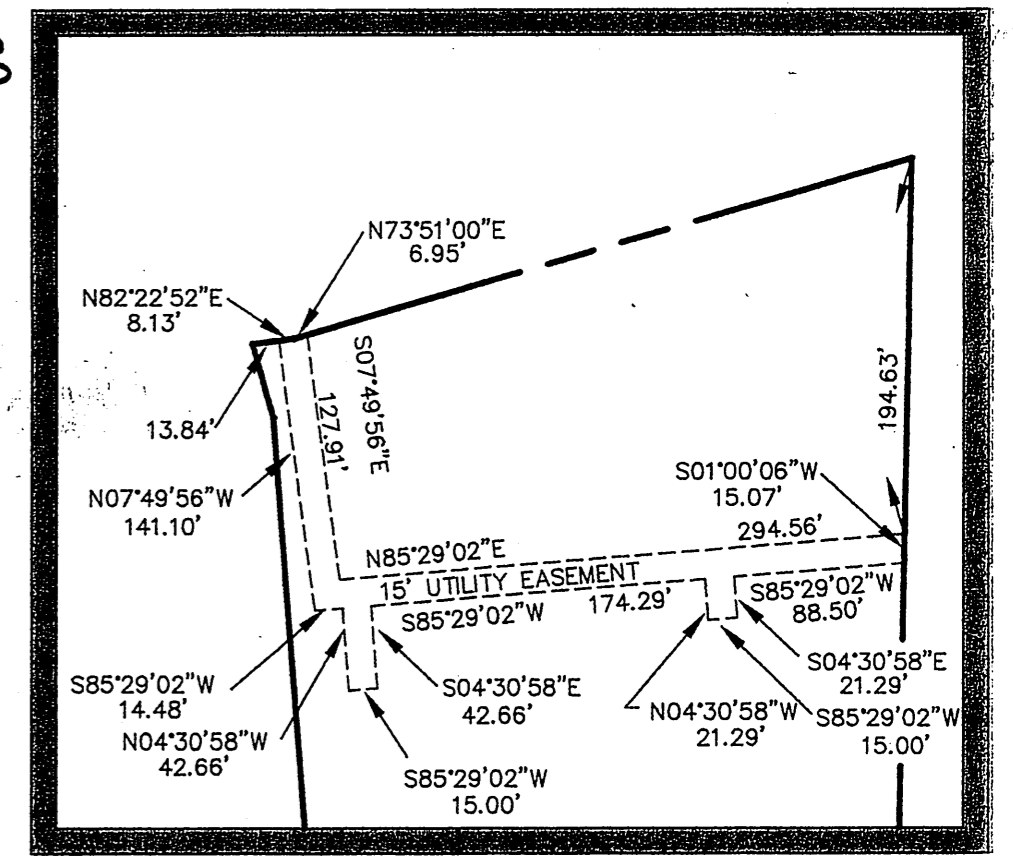
15' UTIL. ESMT.
SEE DETAIL 1

15' TXU EASEMENT

15' BLACKLAND WATER
SUPPLY EASEMENT
VOL. 160, PG. 405
D.R.R.C.T.

15' BLACKLAND WATER
SUPPLY EASEMENT
VOL. 160, PG. 405
D.R.R.C.T.

DETAIL 1
1"=60'



REPLAT

LOT 1, BLOCK A - 6.21 AC.
LOVE'S ADDITION NO. 1
J. LOCKHART SURVEY,
ABSTRACT NO. 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

LOVE'S COUNTRY STORES, INC.
4214 PURDUE
HOUSTON, TEXAS 77005
(713)661-4102

PROJECT: 0007RPLT
DATE: MARCH 2000
SCALE: 1"=60'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

27

SHEET 1 OF 2

NOTE: ALL CORNERS ARE 1/2" IRON
RODS SET UNLESS OTHERWISE NOTED.

**REF. BRG. BASED ON LOT 1, BLOCK A OF
LOVE'S ADDITION NO. 1, AS RECORDED IN
CAB. C, SLIDE 377, P.R.R.C.T.

D-294

Love's Addition

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LOVE'S COUNTRY STORE, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COUNTY OF ROCKWALL)
STATE OF TEXAS)

WHEREAS Love's Country Store is the owner of a 6.21 acre tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block A of Love's Addition No. 1 an Addition to the City of Rockwall, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 377 of the Plat Records of Rockwall County, Texas, said 6.21 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner of a tract of land as described in deed to Kirby Albright as recorded in Volume 1079, Page 77 of the Deed Records of Rockwall County, Texas, the northwest corner of said Lot 1 and being in the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1 and said Interstate Highway No. 30 the following calls:

North 82° 22' 52" East, a distance of 21.97 feet to a 1/2" iron rod set;

North 73° 51' 00" East, a distance of 334.35 feet to a 1/2" iron rod set for the northeast corner of said Lot 1;

South 01° 00' 06" West, a distance of 351.11 feet to a 1/2" iron rod found;

South 58° 54' 22" East, a distance of 113.65 feet to a 1/2" iron rod set for the northwest corner of F.M. Road 549 (a variable width right-of-way);

THENCE South 00° 32' 00" West, a distance of 403.44 feet to a 1/2" iron rod set in the north line of the Second Tract as described in deed to F.D. Hitt as recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE South 89° 47' 35" West, along the south line of said Lot 1 and along the north line of said Hitt tract, a distance of 353.58 feet to a 1/2" iron rod found for the southwest corner of said Lot 1 same being the southeast of said Albright tract, said iron rod also being North 89° 47' 35" East, a distance of 205.24 feet from a 1/2" iron rod found for the southwest corner of said Albright tract;

THENCE along the common line of said Albright tract and the west line of said Lot 1 the following calls:

North 04° 30' 57" West, a distance of 238.44 feet to a 1/2" iron rod set;

South 85° 29' 03" West, a distance of 12.00 feet to a 1/2" iron rod set;

North 04° 30' 57" West, a distance of 445.20 feet to the POINT OF BEGINNING and containing 6.21 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT OF LOT 1, BLOCK A, LOVE'S ADDITION NO. 1 subdivision an addition to the City of Rockwall, Rockwall County, 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 REPLAT OF LOT 1, BLOCK A, LOVE'S ADDITION NO. 1, 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 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. No structures, fences, etc. shall be placed in drainage easements without City approval.
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.

OWNER: LOVE'S COUNTRY STORE

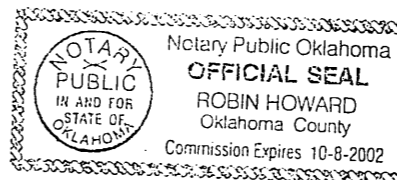
Greg Love

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Greg Love 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 18th day of August, 2000

Robin Howard
Notary Public in and for the State of Texas Oklahoma My Commission Expires: 10-8-2002



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062

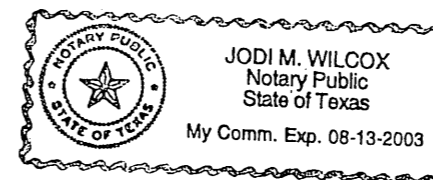


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 17th day of August, 2000

Jodi M. Wilcox
Notary Public in and for the State of Texas My Commission Expires: 8-03-2003



LINE	LENGTH	BEARING
L1	43.77'	N25°23'50"W
L2	185.20'	N85°29'02"E
L3	20.47'	N16°09'00"W
L4	39.37'	N16°09'00"W
L5	342.03'	S04°30'58"E
L6	22.85'	N04°30'57"W
L7	141.64'	N85°29'02"E
L8	141.64'	N85°29'02"E
L9	2.85'	S04°30'18"E
L10	12.86'	S04°30'18"E
L11	183.52'	N04°30'18"W
L12	205.58'	N04°30'18"W
L13	118.84'	N25°23'50"W
L14	147.00'	N85°29'02"E
L15	215.82'	N04°30'57"W
L16	12.63'	S01°00'06"W
L17	107.30'	S13°51'21"E
L18	197.00'	S13°51'21"E
L19	15.08'	S01°00'06"W
L20	206.33'	S85°29'02"W
L21	192.52'	S85°29'02"W
L22	4.57'	S13°51'21"E
L23	12.02'	S89°28'00"E
L24	12.02'	S89°28'00"E
L25		

CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	58.06	30.00	43.55	N30°02'36"E	49.41	110°52'53"
C2	27.35	20.00	16.30	S55°19'59"E	25.27	78°21'57"
C3	31.42	20.00	20.00	S40°29'03"W	28.28	89°59'59"
C4	47.13	30.00	30.01	N49°30'38"W	42.43	90°00'40"
C5	47.12	30.00	29.99	N40°29'22"E	42.42	89°59'20"
C6	31.42	20.00	20.00	S49°30'57"E	28.28	90°00'01"
C7	84.82	54.00	54.00	N40°29'02"E	76.37	90°00'00"
C10	62.83	20.00	N/A	N85°29'42"E	40.00	180°00'00"
C11	31.42	20.00	20.00	S40°29'03"W	28.28	89°59'59"
C12	2.89	30.00	1.45	S01°45'26"E	2.89	05°31'03"
C13	2.88	30.00	1.45	S01°45'06"E	2.88	05°30'24"
C14	13.15	50.71	1.44	S06°25'38"E	13.11	14°51'27"
C15	6.93	26.71	3.48	S06°25'38"E	6.91	14°51'27"
C16	78.54	50.00	50.00	S49°30'57"E	70.71	90°00'01"
C17	116.24	74.00	74.00	S49°30'58"E	104.65	90°00'00"
C18	52.01	30.00	35.34	N35°48'51"E	45.74	99°20'24"
C19	42.23	30.00	25.47	N54°11'09"W	38.83	80°39'36"
C20	84.46	64.00	49.65	S51°39'41"E	78.46	75°36'38"
C21	52.79	40.00	31.03	S51°39'41"E	49.04	75°36'38"

RECOMMENDED FOR FINAL APPROVAL

RCM 12 Sept
Planning And Zoning Commission Date

APPROVED

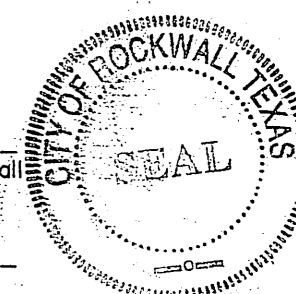
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17 day of April, 2000

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 12th day of September, 2000

Bekuba Page
Mayor, City of Rockwall City Secretary City of Rockwall



County Judge

OWNER/DEVELOPER

LOVE'S COUNTRY STORES, INC.
4214 PURDUE
HOUSTON, TEXAS 77005
(713)661-4102

REPLAT

LOT 1, BLOCK A - 6.21 AC.
LOVE'S ADDITION NO. 1
J. LOCKHART SURVEY,
ABSTRACT NO. 134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0007RPLT
DATE: MARCH 2000
SCALE: NONE
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005