

BEING a tract of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, Rockwall County, Texas, and being a portion of Eastridge Center, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A, Slide 263, Plat, Records Rockwall County, Texas, further being described as Site 1, in Volume 372, Page 1, and Volume 373, Page 58, Deed Records, Rockwall County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron found at the Northeast corner of said Site 1, being the Southeast corner of a tract of land described in deed to Rockwall County, recorded in Volume 972, Page 250, Deed Records, Rockwall County, Texas, lying in the East boundary line of a tract of land described as Phase II, Section 4, recorded in Volume 372, Page 1, Deed Records of Rockwall County, Texas:

THENCE S 18° 43' 00" W, 430.07 feet along the East boundary line of said Site 1 to an "X" cut set the Southeast corner thereof, being the Northeast corner of a tract of land described as Site 2 recorded in Volume 372, Page 1, Deed Records, Rockwall County, Texas, lying in the West boundary line of a tract of land known as Phase I, recorded in Volume 372, Page 1, Deed Records, Rockwall County, Texas:

THENCE N 76" 17' 00" W, 148.55 feet along the common boundary line between said Sites 1 and 2 to an "X" cut set at the Southwest corner of said Site 1, lying in the East right-of-way line of F.M. 740 (Ridge Road, a variable width right-of-way) as described in Volume 1515, Page 1, Deed Records, Rockwall County, Texas;

THENCE along the said East right-of-way line of F.M. 740 as follows:

N 04° 56' 54" E, 82.73 feet to a 1/2-inch iron rod set;

N 04° 51′ 32″ E, 200.00 feet to a 1/2-inch iron rod set;

N 01' 59' 47" E, 100.12 feet to a 1/2-inch iron rod set;

N 04° 51' 32" E, 16.80 feet to an "X" cut set in the North boundary line of aforesaid Site 1, lying in the South boundary line of aforesaid Rockwall County

THENCE S 84° 03′ 08" E, 254.70 feet along the common boundary line between said Site 1 and said Rockwall County Tract to the PLACE OF BEGINNING, containing 1.882 acre (81,996 square feet) of land.

STATE OF TEXAS COUNTY OF ROCKWALL

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared BILL R. CAMERON, 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 purposes and consideration therein stated.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 13th day of WOVENING

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 7117106

FRANK MILLARD ATWATER I July 17, 2006

Before me, the undersigned authority, on this day personally appeared IDA JO CAMERON, 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 purposes and consideration therein stated.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 13th day of NOUTHIS ER

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 7 17/06

STATE OF TEXAS COUNTY OF ROCKWALL

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RAYMOND CAMERON, 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 purposes and consideration therein stated.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 13th day of NONCOBER . 2003

NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: 7/17/06



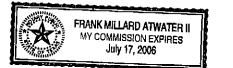
FRANK MILLARD ATWATER II

MY COMMISSION EXPIRES

Before me, the undersigned authority, on this day personally appeared ELIZABETH CAMERON, 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 purposes and consideration therein stated.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 13 _day of NOVCVNBTA . 2003

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:



OWNER'S DEDICATION AND ACKNOWLEDGEMENT NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 1 AND 2, BLOCK A, O'REILLY ADDITION, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses. drains, easements and public places thereon shown on the purpose and the consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the SONG 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 also understand the

- 1) No building 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 drainage 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
- 6) No house or dwelling unit, or other structure shall be constructed on any lot in the 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 escrow deposit, should the developer an/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 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 growth and future needs of the City; I, my successors and assigns hereby wave any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Coombs Land Surveying. Inc. P.O. Box 11370 Fort Worth Texas 761 4374 W. Vickery Blvd. Fort Worth Texas

CLS JOB No. 03-0217

(817) 731-6400 (817) 731-6402 FAX

RECOMMENDED FOR APPROVAL

SEAL

APPROVED

O'Reilly Addition Ridge Road I hereby certify that the above and foregoing plat in addition the City of Rockwall, Texas, was approached City Council of the City of Rockwall on the day of 2003. WITNESS OUR HANDS, this day of

SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RONALD W. COOMBS, 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.

TEXAS REGISTRATION No. 5294

5294

FINAL PLAT LOTS 1 & 2, BLOCK A O'REILLY ADDITION

TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING 1.882 ACRES OF LAND SITUATED IN THE B. J. T. LEWIS SURVEY,

ABSTRACT No.255

ROCKWALL COUNTY, TEXAS

2 LOTS NOVEMBER 12, 2003

BILL R. CAMERON IDA JO CAMERON RAYMOND CAMERON ELIZABETH CAMERON 602 HIGHVIEW LANE ROCKWALL, TEXAS 75082 PH: (972) 772-3777

OWNERS:

DEVELOPER: HI-LO AUTO SUPPLY, L.P. 233 SOUTH PATTERSON SPRINGFIELD, MISSOURI 65802 PH: (417)862-2674 EXT. 1324 FAX: (417) 874-7112

THIS PLAT RECORDED IN CAB._____, SLIDE_____, DATE:_

SURVEYOR:

COOMBS LAND SURVEYING, INC.

4374 W. VICKERY BLVD.

FORT WORTH, TEXAS 76107

PH: (817) 731-6400 FAX: (817) 731-6042

SHEET 2 OF 2 SHEETS

EAST RIGHT-OF-WAY LINE OF F.M. 740 (RIDGE ROAD), AS RECORDED IN VOLUME 1515, PG. 9, D.R.R.C.T. LEGEND CONTROLLING MONUMENT TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT IRON PIPE FOUND LR.SQ IRON ROD SET 100 FASEMENT #1 VOL. 372, PG. 01 VOL. 217, PG. 716 D.R.R.C.T. LINE TABLE

WATER LINE EASEMENT

COURSE BEARING DISTANCE

L1 N 01*59'47"E 10.00'

L2 S 87'18'45"E 46.31'

I3 S 78'55'24"F 112.54'

L4 S 64'01'17"E 45.43'

L5 S 18'43'00"W 10.08'

L6 N 64'01'17"W 45.40'

L7 N 78'55'24"W 110.50'

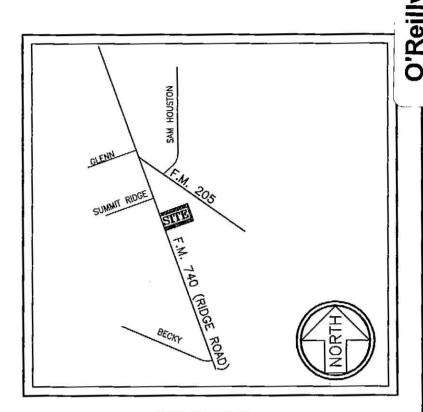
L8 N 87'18'45"W 45.46' GRAPHIC SCALE - 1 INCH = 40 FEET N: 7,023,200.4676 E: 2,594,248.0267 PHASE II SECTION 4 VOL. 372, PG. 01 D.R.R.C.T. TRACT III VOL. 373, PG. 58 D.R.R.C.T. 10' SANITARY SEWER EASEMENT BY VOL. 3435, PG. 132 D.R.R.C.T. D = 06'41'25" R = 224.65' L = 26.23' CB = N61'29'56"W CH = 26.22' N 04°51'32"E 16.80" 84°03'08"E 254.70 RIDGE ROAD SHOPPING CENTER VOL. 217, PG. 716 D.R.R.C.T. 1/2" LR.S. 4.37'-10.251 C.M. 1/2" LR.F. 5'X5' UTILITY EASEMENT CAB. E, SLD. 363 & 364 P.R.R.C.T. 10' WATER LINE EASEMENT ACCESS 24 FIRELANE EASEMENT N 84'02'48"W 65.92' 89"59"04" N 18'43'00"E 740 VARIABLE R = 20.00' L = 31.41' CB = S50'57'40"W CH = 28.28' N 71°17'00"W N 31'44'49"E LOT 1R 1/2" LR.S (RIDGE **BLOCK A** FIRELANE ASEME P. 363 & ASEME R.C.T. **O'REILLY ADDITION 1.034 ACRE** OAD 45,039 sq.ft. S 85'23'34"E 141.87" N 85°23'34" W 201.51 1/2" LR.S. S 85'23'34"E 159.05' 30' SHARED INGRESS/EGRESS EASEMENT PHASE I VOL. 372, PG. 01 D.R.R.C.T. TRACT I CAB. E, SLD. 363 & 364 P.R.R.C.T. 20' DRAINAGE UTILITY EASEMENT CAB. E, SLD. 363 & 364 P.R.R.C.T. 1/2" I.R.S. G.P.S. COORDINATES SHOWN HEREON ARE BASED ON CITY OF ROCKWALL MONUMENTATION. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE SURVEYOR: COOMBS LAND SURVEYING, INC. APPROVAL OF A PLAT BY THE CITY DOES NOT OWNER/DEVELOPER: CONSTITUTE ANY REPRESENTATION. ASSURANCE OR HI-LO AÚTO SUPPLY, L.P. GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT

FILED FOR RECORD ROCKWALL CO., JEY:

05 MAR - 1 PH 12: 10 CO. CLERK

BY:____DEPUTY

Coombs Land Surveying, In P.O. Box 11370 Fort Worth Texas 76110 4374 W. Vickery Blvd. Fort Worth Texas 76107 (817) 731-6400 (817) 731-6402 FAX CLS JOB No. 03-0217



VICINITY MAP NOT TO SCALE

		1	FIRE LANE	-	
COURSE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	21.24	20.00	60.51,43,	S34 26 24 E	20.26
C2	14.79	9.00'	90'08'46"	S43'03'45"W	13.18
C3	26.14	44.00	34'02'33"	N76'820'07"E	25.76
_C4	37.91	40.24	53'58'21"	N81"06'46"E	36.52

REPLAT LOT 1R, BLOCK A O'REILLY ADDITION

BEING A REVISION OF LOT 1, BLOCK A, O'REILLY ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDES 363 & 364 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

> 1 LOT DECEMBER 30, 2004 SHEET 1 OF 2 SHEETS

SHALL BE APPROVED, AUTHORIZED OR PERMIT

GUARANTEE BY THE CITY OF ADAQUACY AND

ORDINANCE 83-54.

THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR

AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE

PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER

233 SOUTH PATTERSON

SPRINGFIELD, MISSOURI 65802

PH: (417)862-2674 EXT. 1324

FAX: (417) 874-7112

4374 W. VICKERY BLVD.

FORT WORTH, TEXAS 76107

PH: (817) 731-6400

FAX: (817) 731-6042

THIS PLAT RECORDED IN CAB. F_, SLIDE 181

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 building shall be constructed or placed upon, over or across the utility easements as described herein.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

- 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 drainage 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 or dwelling unit, or other structure shall be constructed on any lot in the 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 escrow deposit, should the developer an/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 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 growth and future needs of the City; I, my successors and assigns hereby wave any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

HI-LO AUTO SUPPLY, L.P. A TEXAS LIMITED PARTNERSHIP

BY: HI-LO MANAGEMENT COMPANY, A DELAWARE CORPORATION, GENERAL PARTNER

DAVID O'REILLY, PRESIDENT

OWNER/DEVELOPER: HI-LO AUTO SUPPLY, L.P. 233 SOUTH PATTERSON SPRINGFIELD, MISSOURI 65802 PH: (417)862-2674 EXT. 1324 FAX: (417) 874-7112

SURVEYOR: COOMBS LAND SURVEYING, INC. 4374 W. VICKERY BLVD. FORT WORTH, TEXAS 76107 PH: (817) 731-6400 FAX: (817) 731-6042

RECOMMENDED FOR APPROVAL

I hereby certify that the above and foregoing plat addition the City Council of the City of Rectival and the City of Rect they jty of Rockwall, Texas, was approved by the City Council of the City of Rockwall on WITNESS OUR HANDS, this 134h

MAYOR, CITY OF ROCKWALL

SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RONALD W. COOMBS, 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.

RONALD W. COOMBS R.P.L.S. TEXAS REGISTRATION No. 5294 RONALD W. COOMBS 5294

REPLAT LOT 1R, BLOCK A O'REILLY ADDITION

BEING A REVISION OF LOT 1, BLOCK A, O'REILLY ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDES 363 & 364 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Pacc4-015

1 LOT NOVEMBER 23, 2004 SHEET 1 OF 2 SHEETS

THIS PLAT RECORDED IN CAB. F

WHEREAS HI-LO AUTO SUPPLY L.P., a Texas limited partnership, acting

by and through the undersigned it's duly authorized agent, is the sole owner of certain tract of land, situated in the B.J.T LEWIS, SURVEY ABSTRACT No. 255, in the City of Rockwall, Rockwall County, Texas according to the plat

recorded in Cabinet E, Slides 363 and 364 Plat Records, Rockwall County,

BEING all of LOT 1, BLOCK A, O'REILLY ADDITION, to the City of Rockwall,

BEFORE ME, the undersigned authority, of this day personally appeared

COMPANY, a Delaware corporation, general partner of HI-LO AUTO

SUPPLY L.P., a Texas limited partnership known to me to be the person

whose name is subscribed to the foregoing instrument, and acknowledged to

ELIZABETH A. LEVKULICH Notary Public - Notary Seal

State of Missouri

County of Greene My Commission Exp. 02/13/2006

me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said

DAVID O'REILLY, PRESIDENT, of HI-LO MANAGEMENT

Rockwall County, Texas, according to the plat recorded in Cabinet E, Slides

Texas, and being more particularly described as follows:

363 and 364, Plat Records, Rockwall County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15

MY COMMISSION EXPIRES: 2.13.2006

STATE OF MISSOURI

COUNTY OF GREENE

SLIDE 182