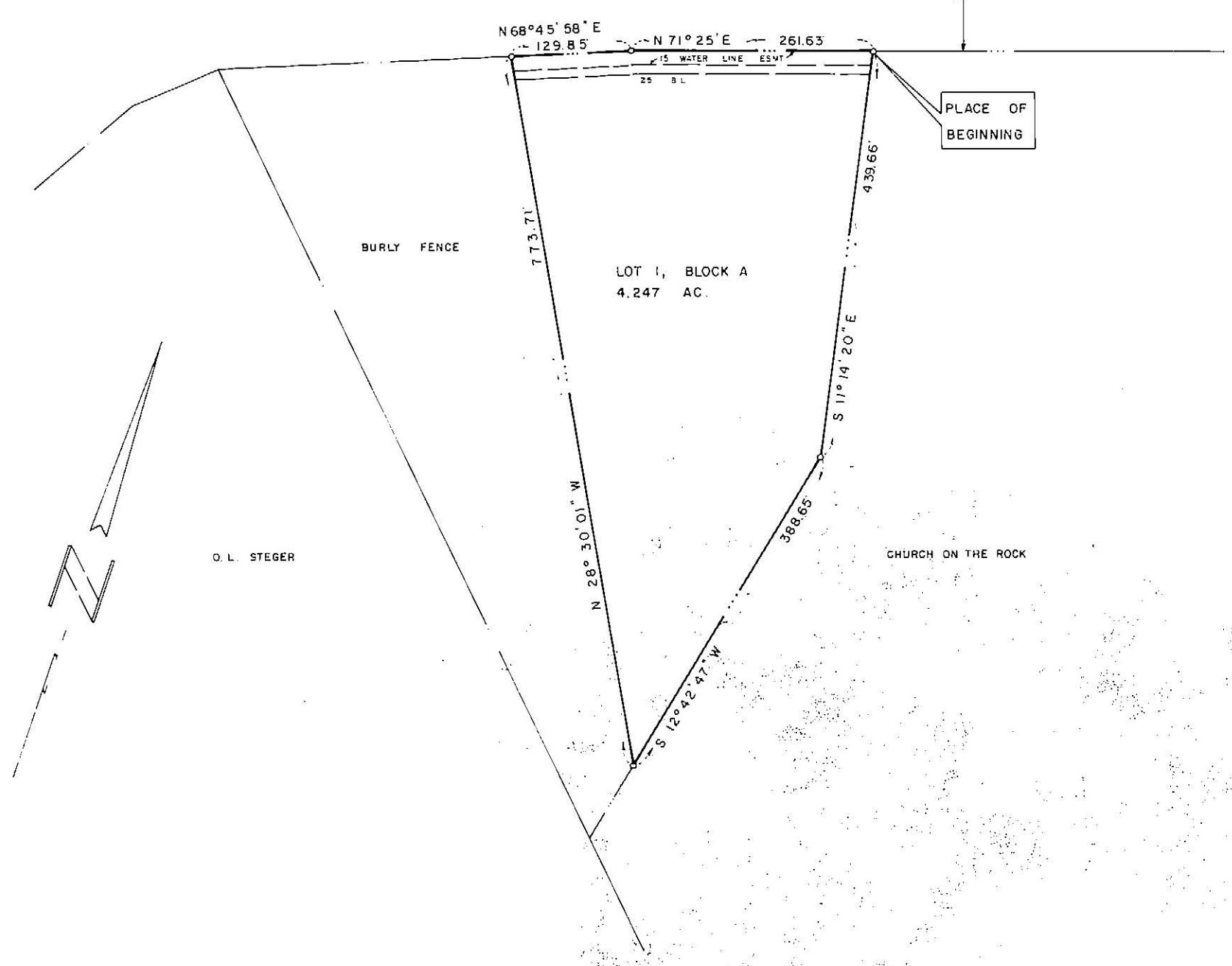


INTERSTATE HIGHWAY NO. 30



FINAL PLAT

PATRICK - STEPHENSON SUBDIVISION
 CITY OF ROCKWALL
 JAMES SMITH SURVEY ABSTRACT NO. 200
 ROCKWALL COUNTY, TEXAS
 OWNERS
 MICHAEL A. STEPHENSON & JOHN PATRICK
 303 L.H. NO. 30 EAST ROCKWALL, TEXAS 75087
 B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087
 SCALE 1" = 100' NOVEMBER 5, 1985

WHEREAS, Michael A. Stephenson and John Patrick, are the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being that tract as Recorded in Volume 172, Page 277, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being Northeast corner of said Tract, an iron stake for corner.
 THENCE, S. 11° 14' 20" E., leaving the South line of Interstate Highway No. 30, a distance of 439.66 feet to an axle for corner.
 THENCE, S. 12° 42' 47" W., a distance of 388.65 feet to an iron stake for corner.
 THENCE, N. 28° 30' 01" W., a distance of 773.71 feet to a point on the South line of Interstate Highway No. 30, an iron stake for corner.
 THENCE, along the South line of Interstate Highway No. 30, the following:
 N. 68° 45' 58" E., a distance of 129.85 feet to a wooden Right of Way Marker for corner.
 THENCE, N. 71° 25' E., a distance of 261.63 feet to the PLACE OF BEGINNING and containing 185,000 square feet or 4.247 acres of land.

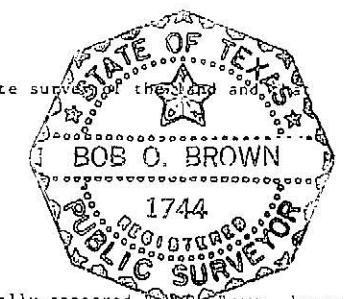
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, Michael A. Stephenson and John Patrick, being owners, do hereby adopt this plat designating the herein above described property as Patrick-Stephenson Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets, and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 systems on any of the right of way and easements strips; and any public utility shall have the right of ingress and egress to, from and upon the said right of way and easement strip for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition. (A) 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. (B) 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 of water for personal use and fire protection within such plat.

WITNESS my hand and seal of this 10 day of March A.D. 1986
 BY Michael A. Stephenson Owner BY John Patrick Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Michael A. Stephenson and John Patrick, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 10 day of March A.D. 1986
Jennie Boudreau
 Notary Public for the State of Texas
 My Commission Expires 8-14-88

SURVEYORS CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. 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.
Bob O. Brown
 Bob O. Brown, Registered Public Surveyor No. 1744



STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. 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 expressed.

GIVEN under my hand and seal of office this 10 day of March A.D. 1986
Jennifer Conder
 Notary Public for the State of Texas
 My Commission Expires 3-4-89

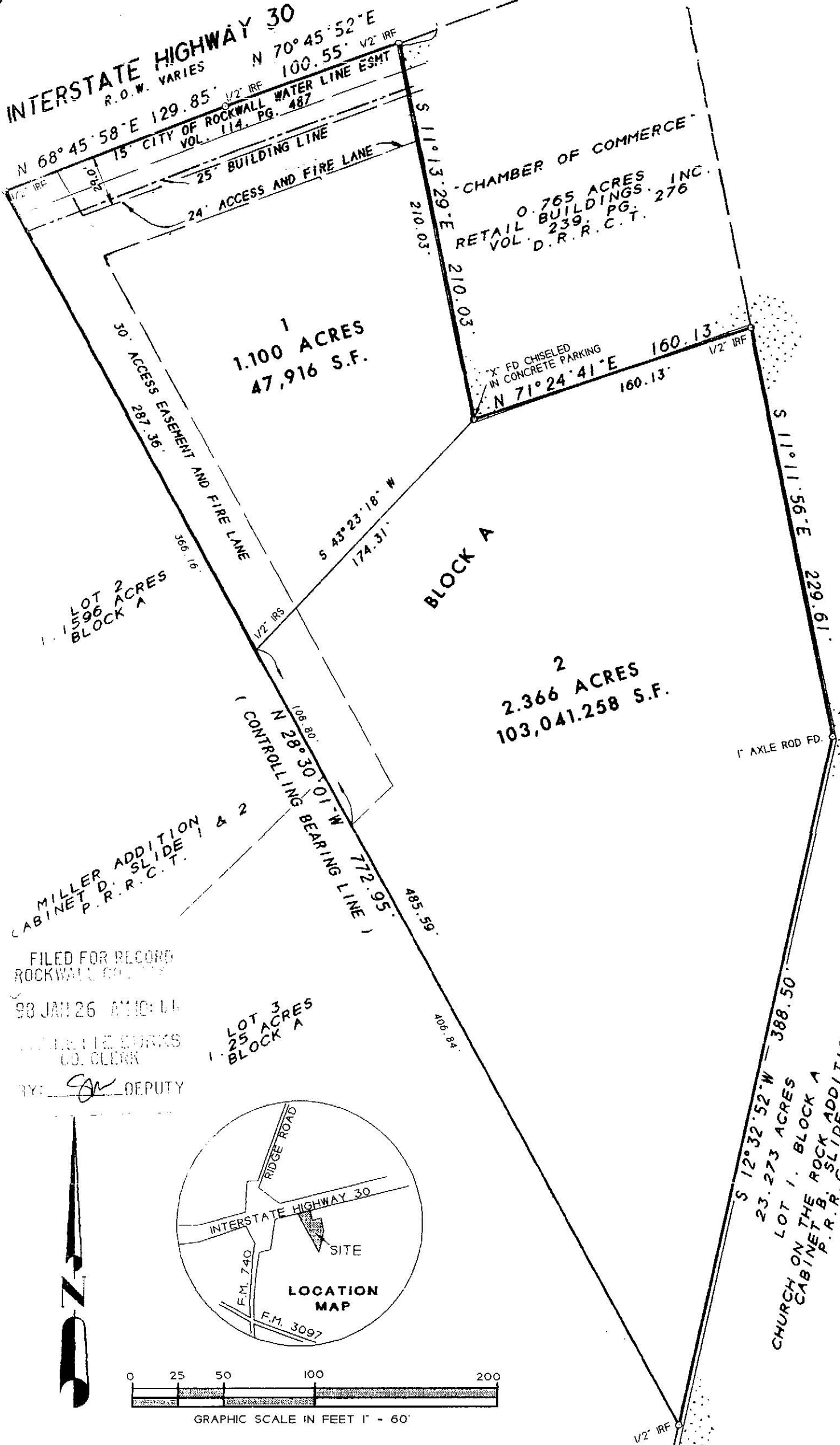
RECOMMENDED FOR FINAL APPROVAL
[Signature] 4-17-86
 City Manager Date
 APPROVED: [Signature] 4-24-86
 Chairman Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of the Patrick-Stephenson Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 10th day of February A.D. 1986
 Witness our hand this 22nd day of April A.D. 1986
[Signature]
 Mayor City Secretary



Patrick Stephenson

Patrick Stephenson



**REPLAT
PATRICK-STEPHENSON SUBDIVISION**
 3.466 ACRES OUT OF THE
 JAMES SMITH SURVEY, A-200
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
BOB CLEMENTS
 P.O. BOX 1850
 MCKINNEY, TX 75070
 PHONE 972-529-5050

D-71

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Bob Clements, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JAMES SMITH SURVEY ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, PATRICK-STEPHENSON SUBDIVISION, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 320, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of said Lot 1, Block A, said point also being at the northeast corner of Lot 1, Block A, TRIBBEY ADDITION an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 117, of the Plat Records of Rockwall County, Texas, said point being further defined as being in the southerly right-of-way line of Interstate Highway 30;

THENCE N 68 deg. 45 min. 58 sec. E., along said right-of-way line a distance of 129.85 feet to 1/2" iron rod found for corner;

THENCE N 70 deg. 45 min. 52 sec. E., along said right-of-way line a distance of 100.55 feet to a 1/2" iron rod found for corner at the northwest corner of a 0.765 acre tract of land as described in a Warranty Deed from Michael Stephenson and John Patrick to Retail Building, Inc. dated October 8, 1985, and being recorded in Volume 239, Page 276, in the Deed Records of Rockwall County, Texas;

THENCE S 11 deg. 13 min. 29 sec. E., a distance of 210.03 feet to an "X" found chiseled in concrete parking lot for corner;

THENCE N 71 deg. 24 min. 41 sec. E., a distance of 160.13 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.765 acre tract, said point being in the west boundary line of Lot 1, Block A, of CHURCH ON THE ROCK ADDITION an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, of the Plat Records of Rockwall County, Texas;

THENCE S 11 deg. 11 min. 56 sec. E., along the west line of said addition a distance of 229.61 feet to a 1" axle rod found for corner;

THENCE S 12 deg. 32 min. 52 sec. W., along the west line of said addition a distance of 388.50 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1, Block A, TRIBBEY ADDITION;

THENCE N 28 deg. 30 min. 01 sec. W., (controlling bearing line) along the east line of said TRIBBEY ADDITION a distance of 772.95 feet to the POINT OF BEGINNING and containing 3.466 acres of land or 150,957.258 square feet of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, 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 D. Fetty III
 Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
 COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 23rd day of December, 1997.

Gale Coursey
 Notary Public in and for the State of Texas
 My Commission Expires 04-21-00

RECOMMENDED FOR FINAL APPROVAL

Ross J. Ramsay
 Planning and Zoning Commission

January 20, 1998
 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 of Council of the City of Rockwall on the 3 day of November, 1997.

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 dated 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 20 day of January, 1998

[Signature]
 Mayor, City of Rockwall

Cindy Kindred
 City Secretary City of Rockwall

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.

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 REPLAT of PATRICK-STEPHENSON SUBDIVISION to the City of Rockwall, Texas, 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 REPLAT OF PATRICK-STEPHENSON subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No building 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 building, 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.
- 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 drain 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 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 street 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 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 bound, 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.

Bob Clements
 Bob Clements, Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bob Clements, known to me to be the person whose name is subscribed to the forgoing 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 29th day of December, 1997.

Cynthia Ann Stephens
 Notary Public in and for the State of Texas
 My Commission Expires: March 20, 2000

- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C, dated JUNE 16, 1992 this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE IS RECORDED PLAT IN CAB. B, PG. 320, P.R.R.C.T.

Patrick Stephenson
 ROCKWALL SURVEYING COMPANY, INC.
 2231 RIDGE ROAD, SUITE 202 ROCKWALL, TEXAS 75087 PHONE (972) 722-1871 FAX (972) 722-1878

SURVEY DATE SEPT 18, 1997
 SCALE 1" = 60' FILE # 97-024
 CLIENT CLEMENTS GF # NONE

Patrick Stephenson