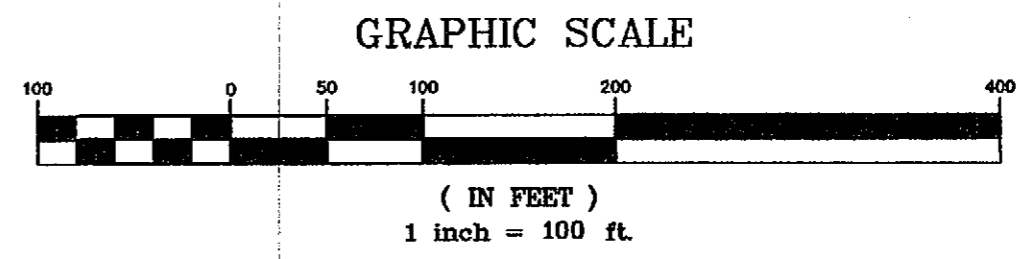
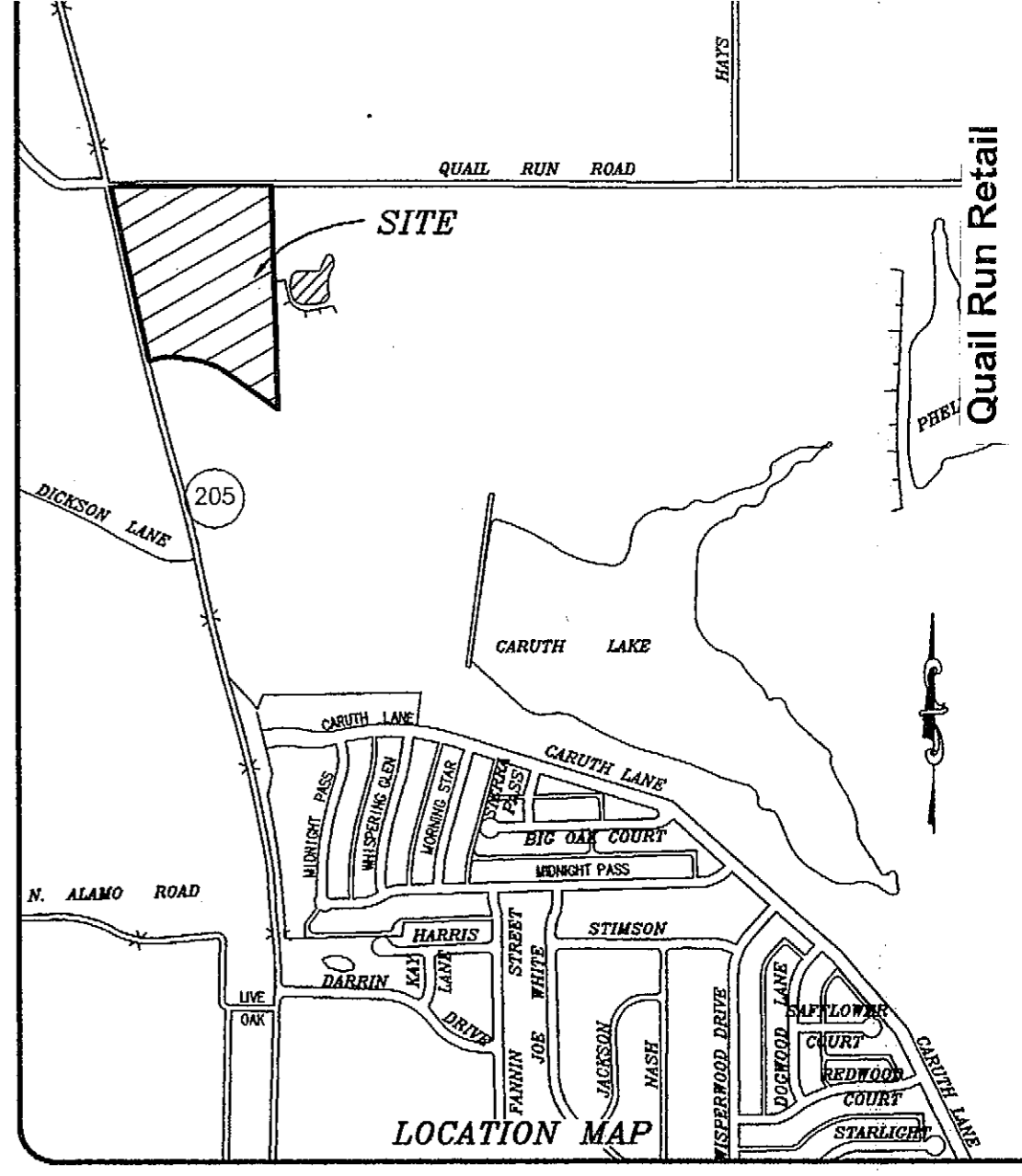


SURFACE ADJUSTED COORDINATES

PT.	NORTHING	EASTING
1	7035920.783	2593747.998
2	7035942.240	2594581.013
3	7034816.484	2594610.056
4	7034999.775	2594357.174
5	7035071.395	2594157.232
6	7035077.706	2594122.371
7	7035079.837	2594035.896
8	7035062.031	2593965.638

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	380.00'	215.25'	110.60'	212.38'	N70°17'33" W	32°27'17"
C2	150.00'	35.51'	17.84'	35.43'	N79°44'16" W	13°33'51"
C3	180.50'	87.58'	44.91'	86.50'	N88°35'19" W	31°15'56"
C4	850.00'	346.07'	175.47'	343.69'	N58°41'52" E	23°19'40"
C5	850.00'	499.74'	257.33'	492.58'	N63°52'37" E	33°41'10"
C6	64.50'	114.68'	79.47'	100.16'	N65°09'23" W	101°52'12"
C7	64.50'	91.18'	55.09'	83.78'	N26°16'39" E	80°59'52"
C8	892.50'	307.53'	155.30'	306.01'	N56°54'19" E	19°44'33"
C9	807.50'	468.93'	241.28'	462.37'	N63°40'13" E	33°16'22"
C10	792.50'	56.05'	28.04'	56.04'	N61°52'57" E	04°03'09"
C11	260.50'	46.62'	23.37'	46.55'	N64°58'58" E	10°15'11"
C12	239.50'	80.54'	40.65'	80.16'	N60°28'32" E	19°16'03"
C13	807.50'	53.66'	26.84'	53.65'	N48°56'16" E	03°48'28"
C14	892.50'	381.58'	193.75'	378.68'	N59°16'55" E	24°29'46"
C15	300.00'	95.54'	48.18'	95.14'	N82°21'15" W	18°14'49"



FILED FOR RECORD
ROCKWALL CO., TEXAS
01 JUL 13 PM 4:38
LAUETTE BUNKS
CO. CLERK
BY: [Signature] DEPUTY

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

SCALE	DATE	JOB No.
1" = 100'		0020

QUAIL RUN RETAIL
S.S. McCURRY SUR., A-146 & J.H.B. JONES SUR., A-124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARIAH BAY DEVELOPMENT CORP.
P.O. BOX 369, ROCKWALL, TEXAS 75087 (972) 771-5253

679,854 S.F.
15.61 ACRES

238741 E67

WHEREAS: MARIAH BAY DEVELOPMENT CORPORATION is the owner of land situated in the S.S. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley by Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the Northwest corner of said Crumbley tract;
THENCE: North 88° 25' 16" East with the center of Quail Run Road and the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a 1/2" iron rod set for a corner;
THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a 1/2" iron rod set for a corner;
THENCE: Leaving said line and traversing said 502.566 acre tract as follows:
South 1° 25' 40" East a distance of 1,126.13 feet to a 1/2" iron rod set for a corner;
North 54° 03' 54" West a distance of 312.32 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 32° 27' 17", a radius of 380.00 feet, and a chord that bears North 70° 17' 33" West a distance of 212.38 feet;
Along said curve an arc distance of 215.25 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 13° 33' 51", a radius of 150.00 feet, and a chord that bears North 79° 44' 16" West a distance of 35.43 feet;
Along said curve an arc distance of 35.51 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 31° 15' 56", a radius of 160.50 feet, and a chord that bears North 88° 35' 19" West a distance of 86.50 feet;
Along said curve an arc distance of 87.58 feet to a 1/2" iron rod set for a corner;
And South 75° 46' 43" West a distance of 72.48 feet to a 1/2" iron rod set for a corner on the previously mentioned line of said State Hwy. 205;
THENCE: North 14° 13' 17" West a distance of 885.90 feet with said line to the Point of Beginning and containing 679,854 square feet or 15.61 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as QUAIL RUN RETAIL, 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. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

MARIAH BAY DEVELOPMENT CORPORATION

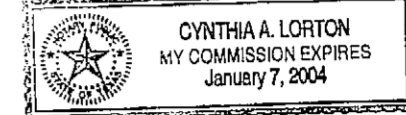
by: Michael D. Whittle

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael D. Whittle, the 1st Vice President of said Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes herein stated and on behalf of said Corporation.

Given upon my hand and seal of office this 12th day of July, 2001.

Cynthia A. Lorton
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2001.

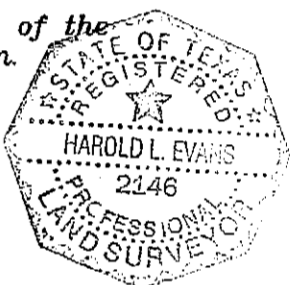
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

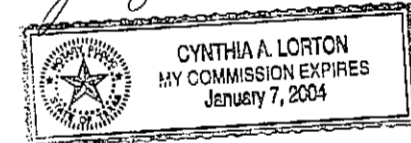
Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12 day of July, 2001 by Harold L. Evans,

Cynthia A. Lorton
Notary Public



RECOMMENDED FOR FINAL APPROVAL

J. Carl Kandel
Planning and Zoning Commission

7/13/01
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 19 day of March, 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 13th day of July, 2001.

Red Jones
Mayor, City of Rockwall

Cheeryl A. Austin
City Secretary, City of Rockwall



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

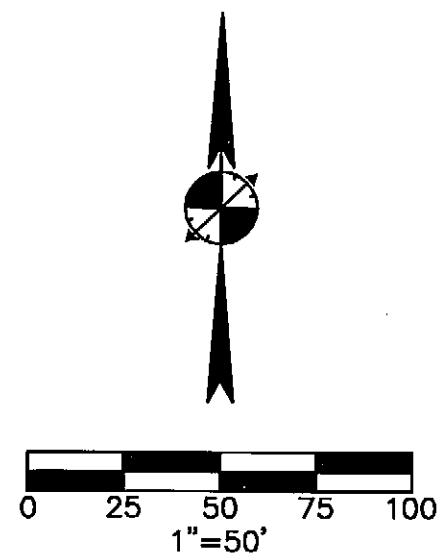
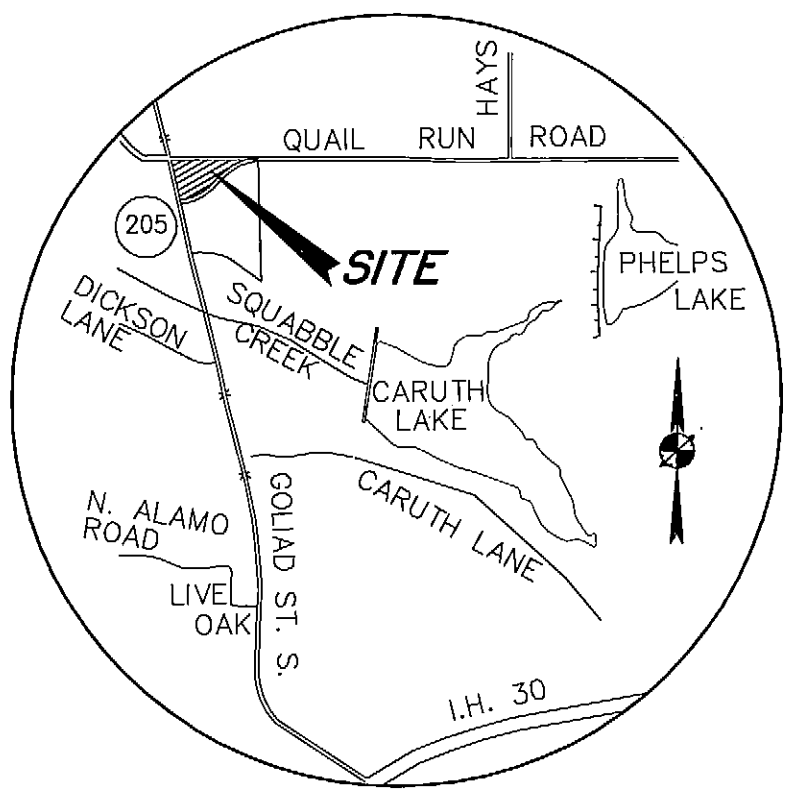
SCALE	DATE	JOB No.
		0020

QUAIL RUN RETAIL
S.S. McCURRY SURVEY, ABST. NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARIAH BAY DEVELOPMENT CORP.
P.O. BOX 369, ROCKWALL, TEXAS 75087 (972) 771-5253

14

Quail Run Retail

E68



LEGEND

CIRF	5/8" IRF WITH CAP STAMPED BURY+PARTNERS FOUND
CIRS	5/8" IRF WITH CAP STAMPED BURY+PARTNERS SET
DRRCT	DEED RECORDS OF ROCKWALL COUNTY TEXAS
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY TEXAS
(CM)	CONTROL MONUMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C1	24°29'46"	892.50	381.58	S59°16'55"W	378.68
C2	3°48'28"	807.50	53.66	N48°56'16"E	53.65
C3	19°16'03"	239.50	80.54	N60°28'32"E	80.16
C4	10°15'11"	260.50	46.62	S64°58'58"W	46.55
C5	4°03'09"	792.50	56.05	N61°52'57"E	56.04
C6	101°52'12"	64.50	114.68	S65°09'23"E	100.16
C7	90°00'00"	20.50	32.20	S59°13'17"E	28.99
C8	38°13'51"	100.50	67.06	N56°39'47"E	65.82
C9	97°31'57"	49.50	84.26	S86°18'50"W	74.45
C10	33°45'16"	20.50	12.08	N27°32'31"W	11.90
C11	95°37'45"	20.50	34.22	S85°21'44"W	30.38
C12	38°13'51"	124.50	83.07	N56°39'47"E	81.54
C13	90°00'00"	45.00	70.69	S59°13'17"E	63.64
C14	77°21'52"	20.00	27.01	N52°54'01"W	25.00

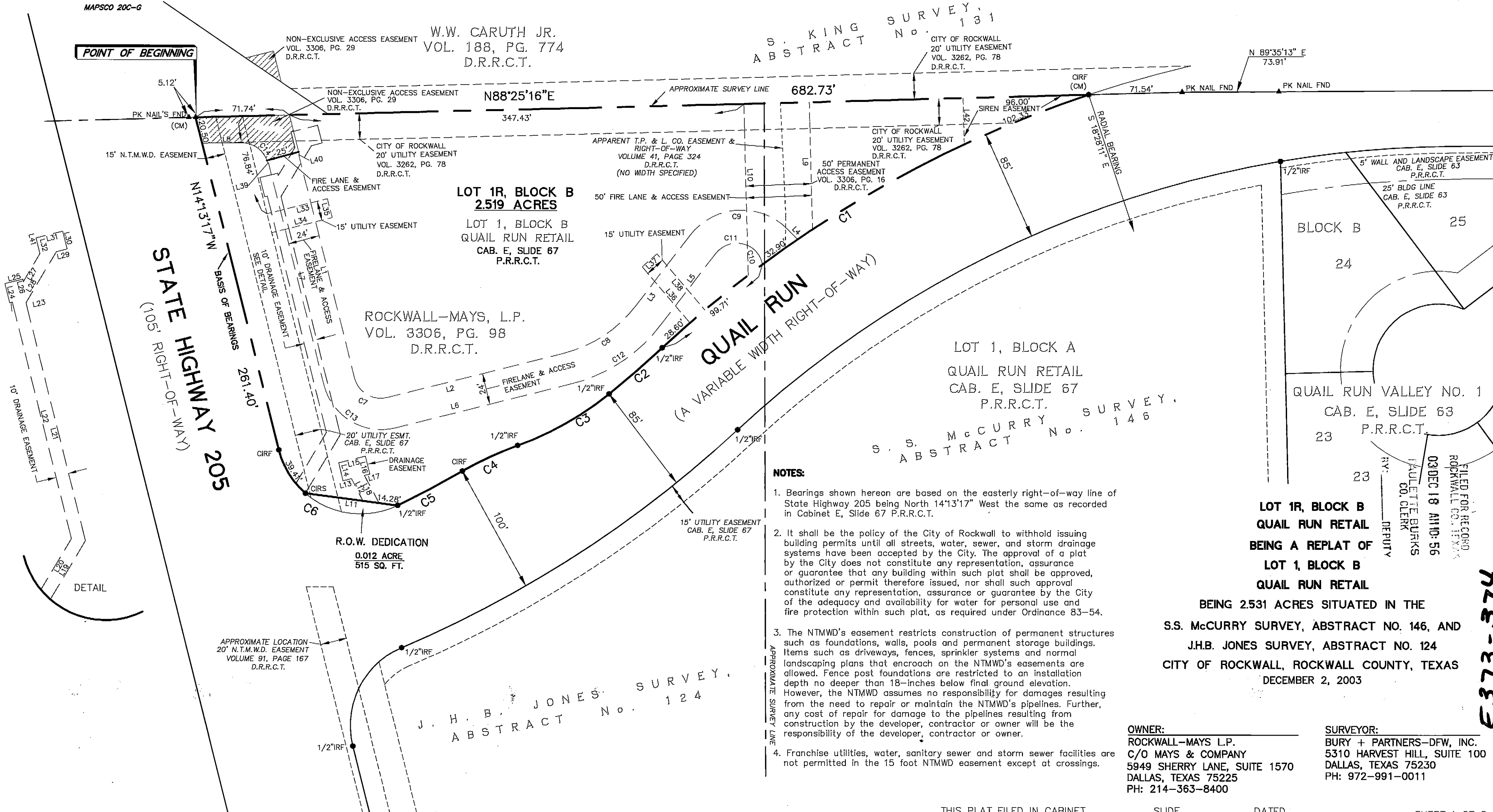
LINE TABLE

LINE	BEARING	LENGTH
L1	N14°13'17"W	175.08'
L2	S75°46'43"W	139.14'
L3	S37°32'52"W	68.13'
L4	N44°55'12"W	11.00'
L5	S37°32'52"W	68.90'
L6	S75°46'43"W	138.64'
L7	N14°13'17"W	174.58'
L8	S89°20'26"W	30.22'
L9	N01°34'44"W	97.06'
L10	N01°34'44"W	130.70'
L11	N82°39'40"W	71.07'
L12	S27°54'17"E	19.13'
L13	N75°46'43"E	6.57'
L14	S14°13'17"E	14.00'
L15	S75°46'43"W	21.00'
L16	N14°13'17"W	14.00'
L17	N75°46'43"E	4.14'
L18	N27°54'17"W	23.76'
L19	S30°46'43"W	52.08'
L20	N30°46'43"E	45.34'
L21	S14°13'17"E	186.96'

LINE TABLE

LINE	BEARING	LENGTH
L22	N14°13'17"W	185.83'
L23	S75°46'43"W	2.00'
L24	N14°13'17"W	15.00'
L25	N75°46'43"E	14.00'
L26	S14°13'17"E	1.86'
L27	N30°46'43"E	24.75'
L28	S30°46'43"W	45.36'
L29	S75°46'43"W	8.43'
L30	S14°13'17"E	14.00'
L31	N75°46'43"E	21.00'
L32	N14°13'17"W	12.43'
L33	N75°46'43"E	47.58'
L34	S75°46'43"W	47.58'
L35	S14°13'17"E	15.00'
L36	N40°38'55"W	56.01'
L37	N48°15'12"E	15.00'
L38	S40°38'55"E	56.29'
L39	S75°46'43"W	0.49'
L40	S75°46'43"W	0.51'
L41	S14°13'17"E	31.40'
L42	N01°34'44"W	35.27'

VICINITY MAP N.T.S. MAPSCO 20C-G



NOTES:

- Bearings shown hereon are based on the easterly right-of-way line of State Highway 205 being North 14°13'17" West the same as recorded in Cabinet E, Slide 67 P.R.R.C.T.
- 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.
- The NTMWD's easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD's easements are allowed. Fence post foundations are restricted to an installation depth no deeper than 18-inches below final ground elevation. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD's pipelines. Further, any cost of repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.
- Franchise utilities, water, sanitary sewer and storm sewer facilities are not permitted in the 15 foot NTMWD easement except at crossings.

**LOT 1R, BLOCK B
QUAIL RUN RETAIL
BEING A REPLAT OF
LOT 1, BLOCK B
QUAIL RUN RETAIL
BEING 2.531 ACRES SITUATED IN THE
S.S. McCURRY SURVEY, ABSTRACT NO. 146, AND
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DECEMBER 2, 2003**

OWNER:
ROCKWALL-MAYS L.P.
C/O MAYS & COMPANY
5949 SHERRY LANE, SUITE 1570
DALLAS, TEXAS 75225
PH: 214-363-8400

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: 972-991-0011

Quail Run Retail SH-205 E373-374

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS Rockwall-Mays, L.P. is the sole owner of a 2.531 acre tract of land situated in the S.S. McCurry Survey, Abstract No. 146 and the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, described in deed recorded in Volume 3306, Page 98, Deed Records of Rockwall County, Texas, and being all of Lot 1, Block B, of QUAIL RUN RETAIL, an addition to the City of Rockwall described by plat recorded in Cabinet E, Slide 67, Plat Records of Rockwall County, Texas, said 2.531 acre tract of land being more particularly described as follows:

BEGINNING at a P.K. nail found the northwest corner of said Lot 1 and being the point of intersection of the northeasterly right-of-way line of State Highway 205, (a 105 foot right-of-way at this point), with the approximate centerline of old Quail Run Road, (an apparent prescriptive right-of-way);

THENCE North 88°25'16" East along the north line of said Lot 1 same being the south line of that certain tract of land described in deed to W.W. Caruth recorded in Volume 188, Page 774, Deed Records of Rockwall County, Texas and generally along said centerline of old Quail Run Road, a distance of 682.73 feet to 5/8-inch iron rod with cap stamped "Bury & Partners" found for the northeast corner of said Lot 1 and being the point of intersection of said centerline with the northwesterly right-of-way line of new Quail Run Road, (an 85 foot right-of-way at this point) and being the point curvature of a non-tangent curve to the left having a radius point which bears South 18°28'11" East, a distance of 892.50 feet;

THENCE along said northwesterly right-of-way line the following:

Southeasterly with said curve to the left through a central angle of 24°29'46" for an arc distance of 381.58 feet, a chord bearing of South 59°16'55" West and a chord distance of 378.68 feet to a 1/2-inch iron rod found for the point of reverse curvature of a curve to the right having a radius of 807.50 feet;

Southwesterly with said curve to the right through a central angle of 03°48'28" for an arc distance of 53.66 feet, a chord bearing of South 48°56'16" West and a chord distance of 53.65 feet to a 1/2-inch iron rod found for the point of compound curvature of a curve to the right having a radius of 239.50 feet;

Southwesterly with said curve to the right through a central angle of 19°16'03" for an arc distance of 80.54 feet, a chord bearing of South 60°28'32" West and a chord distance of 80.16 feet to a 1/2-inch iron rod found for the point of reverse curvature of a curve to the left having a radius of 260.50 feet;

Southwesterly with said curve to the left through a central angle of 10°15'11" for an arc distance of 46.62 feet, a chord bearing of South 64°58'58" West and a chord distance of 46.55 feet to a 5/8-inch iron rod with cap stamped "Bury & Partners" found for point of reverse curvature of a curve to the right having a radius of 792.50 feet;

Southwesterly with said curve to the right through a central angle of 04°03'09" for an arc distance of 56.05 feet, a chord bearing of South 61°52'57" West and a chord distance of 56.04 feet to a 1/2-inch iron rod found for the point of compound curvature of a curve to the right having a radius of 64.50 feet;

Northwesterly with said curve to the right through a central angle of 101°52'12" for an arc distance of 114.68 feet, a chord bearing of North 65°09'23" West and a chord distance of 100.16 feet to a 5/8-inch iron rod with cap stamped "Bury & Partners" found for the point of intersection of said northwesterly right-of-way line with the aforementioned northeasterly right-of-way line of State Highway 205;

THENCE North 14°13'17" West along said northeasterly right-of-way line, a distance of 261.40 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 110,245 square feet or 2.531 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 1R, BLOCK B, QUAIL RUN RETAIL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE QUAIL RUN RETAIL SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER 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.
5. 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

BY: [Signature]
ERIK R. MAYS, PRESIDENT
ROCKWALL-MAYS, L.P.

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erik Mays, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st DAY OF December, 2003.

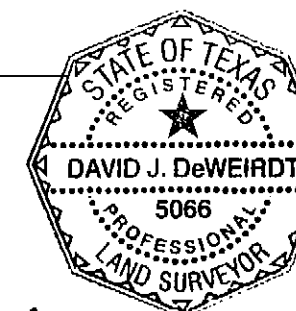
[Signature]
CHERYL L. ALEXANDER
Notary Public, State of Texas
My Commission Expires July 10, 2005

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION.

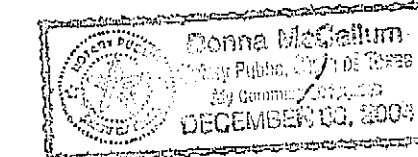
[Signature] 12/02/03
DAVID J. DE WEIRD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066



STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF December, 2003.

[Signature] 12/06/04
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION:



RECOMMENDED FOR FINAL APPROVAL

[Signature] 12-16-2003
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 DAY OF

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, 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 16th DAY OF December 2003
[Signature]
MAYOR, CITY OF ROCKWALL
[Signature]
CITY SECRETARY, CITY OF ROCKWALL



[Signature] 12-9-03
CITY OF ROCKWALL ENGINEER

LOT 1R, BLOCK B
QUAIL RUN RETAIL
BEING A REPLAT OF
LOT 1, BLOCK B
QUAIL RUN RETAIL
BEING 2.531 ACRES SITUATED IN THE
S.S. McCURRY SURVEY, ABSTRACT NO. 146, AND
J.H.B. JONES SURVEY, ABSTRACT NO. 124,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DECEMBER 2, 2003

OWNER:
ROCKWALL-MAYS L.P.
C/O MAYS & COMPANY
5949 SHERRY LANE, SUITE 1570
DALLAS, TEXAS 75225
PH: 214-363-8400

SURVEYOR:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: 972-991-0011

Quail Run Retail
SH-205

E374

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL RUN RETAIL subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to 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 (we) further certify that all other parties who have a mortgage or lein interest in QUAIL RUN RETAIL subdivision have been notified and signed this plat. and signed this plat.

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

- No buildings 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 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.
- 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 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.

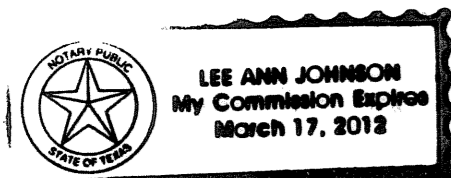
OWNER: STACY O. STANDRIDGE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 18 day of August, 2009

Lee Ann Johnson
Notary Public in and for the State of Texas My Commission Expires:



LEGAL DESCRIPTION

Being an 11.2825 acre tract of land situated in the SS. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of Quail Run Retail Addition, an Addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet E, Slide 67 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the intersection of the north line of Memorial Drive, a variable width right of way and the east line of State Highway No. 205, a 100 foot right of way, said point being the southwest corner of said 11.2825 acre tract;
Thence North 14 degrees 13 minutes 54 seconds West, along the east line of State Highway 205 a distance of 390.60 feet to a 1/2" iron rod with cap stamped DAI set at the intersection of the east line of said State Highway No. 205 and the south line of Quail Run, a variable width right of way, said point also being the beginning of a curve to the right whose radius is 64.50 feet;
Thence along said curve to the right and the south line of Quail Run through a central angle of 81 degrees 00 minutes 06 seconds, an arc length of 91.19 feet with a chord bearing North 26 degrees 16 minutes 04 seconds East a chord distance of 83.78 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 892.50 feet;
Thence along said curve to the left and the south line of Quail Run through a central angle of 19 degrees 44 minutes 33 seconds, an arc length of 307.53 feet with a chord bearing North 56 degrees 53 minutes 42 seconds East a chord distance of 306.01 feet to a 1/2" iron rod found at the beginning of a curve to the right whose radius is 807.50 feet;
Thence along said curve to the right and the south line of Quail Run through a central angle of 33 degrees 16 minutes 23 seconds, an arc length of 468.93 feet with a chord bearing North 63 degrees 39 minutes 36 seconds East a chord distance of 462.37 feet to a 1/2" iron rod found, said point being the north east corner of said 11.2825 acre tract and the northwest corner of Quail Run Valley No. 1 an Addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet E, Slide 63 of the Plat Records of said County;
Thence South 01 degrees 29 minutes 17 seconds East, along the common line of said 11.2825 acre tract and said Quail Run Valley No. 1 Addition, a distance of 1073.05 feet to 1/2" iron rod with cap stamped DAI set at the southeast corner of said 11.2825 acre tract and being on the northern right of way of Memorial Drive;

Thence North 54 degrees 04 minutes 31 seconds West, along the northern line of Memorial Drive, a distance of 312.32 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 380.00 feet;
Thence along said curve to the left and the northern line of Memorial Drive through a central angle of 32 degrees 27 minutes 16 seconds, an arc length of 215.25 feet with a chord bearing North 70 degrees 18 minutes 10 seconds West a chord distance of 212.38 feet to a 5/8" iron rod with cap stamped Bury Partners found at the beginning of a curve to the right whose radius is 150.00 feet;
Thence along said curve to the right and along the northern line of Memorial Drive through a central angle of 13 degrees 33 minutes 54 seconds, an arc length of 35.51 feet with a chord bearing North 79 degrees 44 minutes 53 seconds West a chord distance of 35.43 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 160.50 feet;
Thence along said curve to the left and along the northern line of Memorial Drive through a central angle of 31 degrees 16 minutes 06 seconds, an arc length of 215.25 feet with a chord bearing North 88 degrees 35 minutes 49 seconds West a chord distance of 86.51 feet to a 5/8" iron rod found;
Thence South 75 degrees 46 minutes 06 West along northern line of Memorial Drive, a distance of 67.48 feet to the Point of Beginning and containing 11.2825 acres or 491,466 sq. ft. of land more or less;

RECOMMENDED FOR FINAL APPROVAL

[Signature] 08-11-09
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 17th day of August, 2009. 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. WITNESS OUR HANDS, this 18th day of August, 2009.

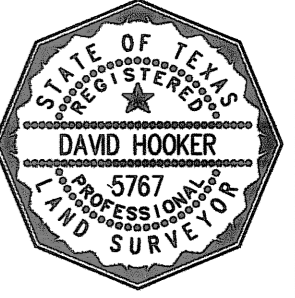
Willie R. Cecil 9/8/09
Mayor Date
Kristy Wobberly 9/8/09
City of Rockwall City Secretary Date
Chuck Ford 8-31-09
City Engineer Date



CERTIFICATION

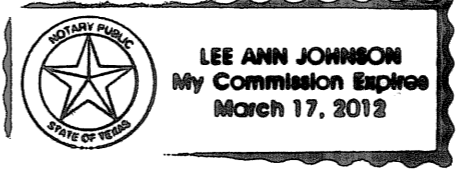
I, DAVID HOOKER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES OR CONFLICTS E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS. THIS PLAT IS FOR THE EXCLUSIVE USE OF ALAMO TITLE, AND R & S OPERATING COMPANY, L.P. G.F. NUMBER ALBW45-64509000205 AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

David Hooker
DAVID HOOKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5767



Given upon my hand and seal of office this 18 day of August, 2009

Lee Ann Johnson
Notary Public in and for the State of Texas My Commission Expires:



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

REPLAT
LOT 2 AND LOT 3, BLOCK A
QUAIL RUN RETAIL
A REPLAT OF LOT 1, BLOCK A (11.2825 ACRES)
S.S. McCURRY SURVEY, ABSTRACT NO. 146
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	0867REPLAT	DOUPHRADE & ASSOCIATES, INC. ENGINEERING • PROJECT MANAGEMENT • SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE:	AUG. 2009	
SCALE:	1"=100'	
DRAWN:	J.T.S.	
CHK'D:	D.W.H.	

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COVERSON FACTOR OF 1.000146135.

Quail Run Retail - Replat
Lot 2 and 3, Block A