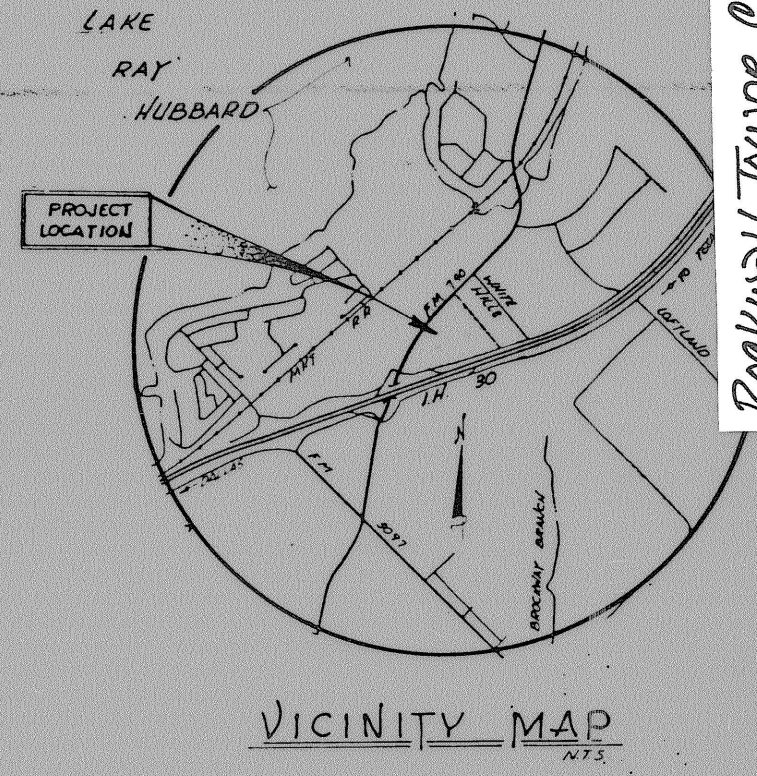
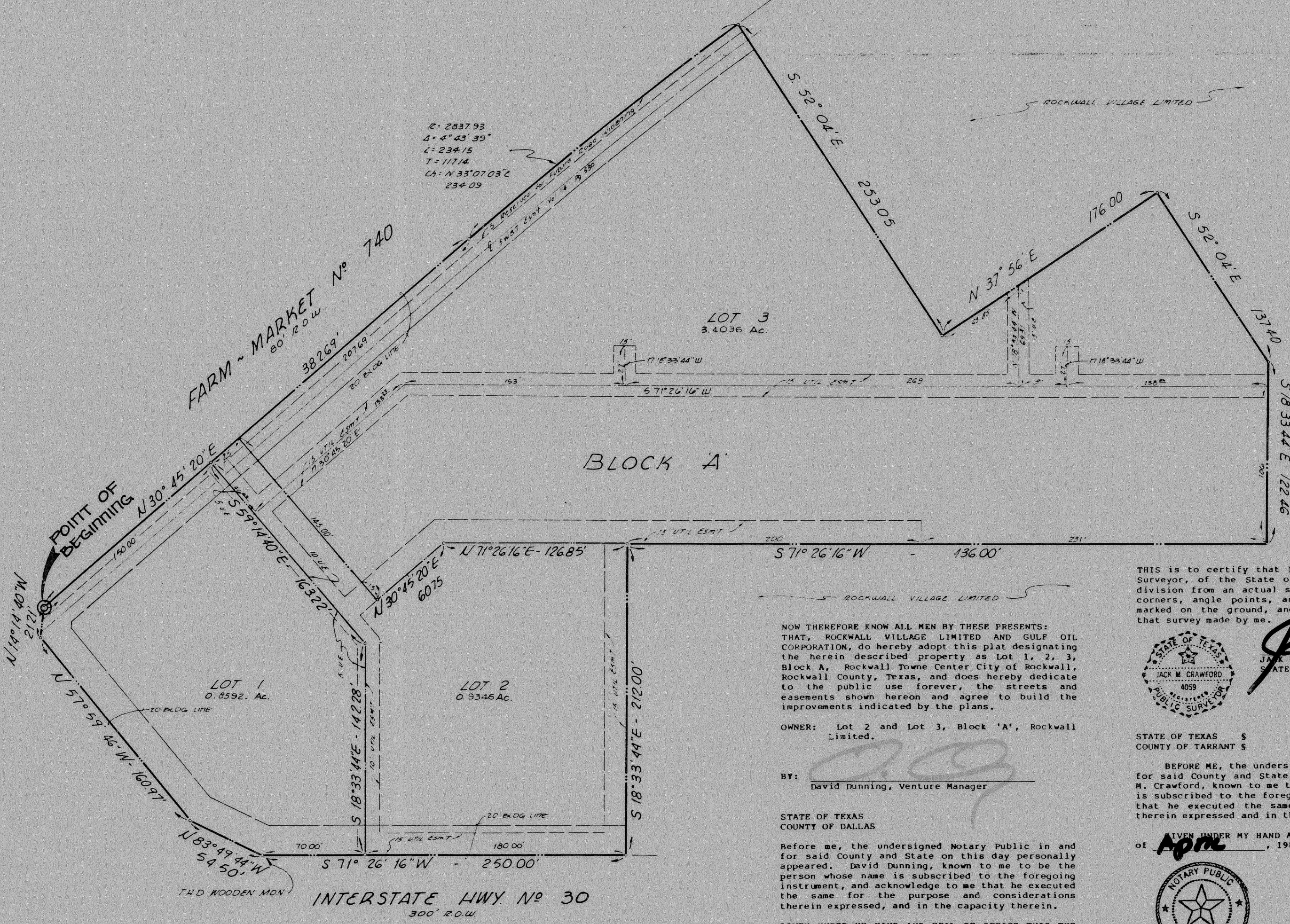


Rockwall Towne Centre



R = 2837.93  
Δ = 4° 43' 39"  
L = 234.15  
T = 117.14  
Ch = N 33° 07' 03" E  
234.09

LOT 3  
3.4036 Ac.

FARM - MARKET No. 740  
80' R.O.W.

BLOCK A

LOT 1  
0.8592 Ac.

LOT 2  
0.9346 Ac.

INTERSTATE HWY. No. 30  
300' R.O.W.

I hereby certify that the above and foregoing Plat of Rockwall Towne Centre Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21 day of April, 1985.

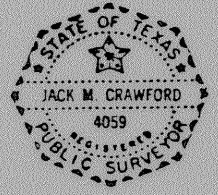
This approval shall be invalid unless the approval plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this 21 day of April, 1985.

Julius Cook  
City Secretary, City of Rockwall, Texas

THIS is to certify that I, JACK M. CRAWFORD, Registered Public Surveyor, of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.



Jack M. Crawford  
JACK M. CRAWFORD, REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS, NO. 4059

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, ROCKWALL VILLAGE LIMITED AND GULF OIL CORPORATION, do hereby adopt this plat designating the herein described property as Lot 1, 2, 3, Block A, Rockwall Towne Centre City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon and agree to build the improvements indicated by the plans.

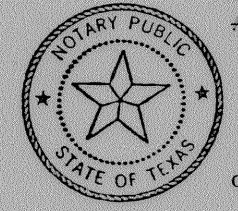
OWNER: Lot 2 and Lot 3, Block 'A', Rockwall Limited.

BY: David Dunning, Venture Manager

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared. David Dunning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF April, 1985.



Nancy Van Horn  
Notary Public, Dallas County, Texas

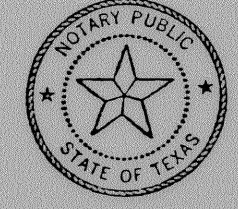
OWNER: Lot 1, Block 'A', Gulf Oil Corporation

By: F. S. Musterman

STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared, F. S. Musterman, of Gulf Oil Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF April, 1985.



Devin Shackelford  
Notary Public, Dallas County, Texas

STATE OF TEXAS  
COUNTY OF TARRANT S

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack M. Crawford, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

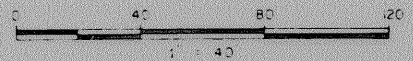
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 day of April, 1985.



Dawn Thorewell  
Notary Public, Tarrant, Texas

1. Recommended for Final Approval: [Signature] 12/18/85  
Chairman, Planning & Zoning Commission Date

2. Approved: [Signature] 1/31/86  
Mayor, City of Rockwall, Texas Date

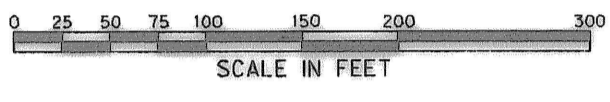
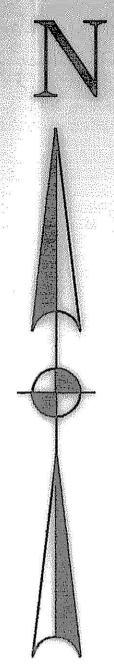
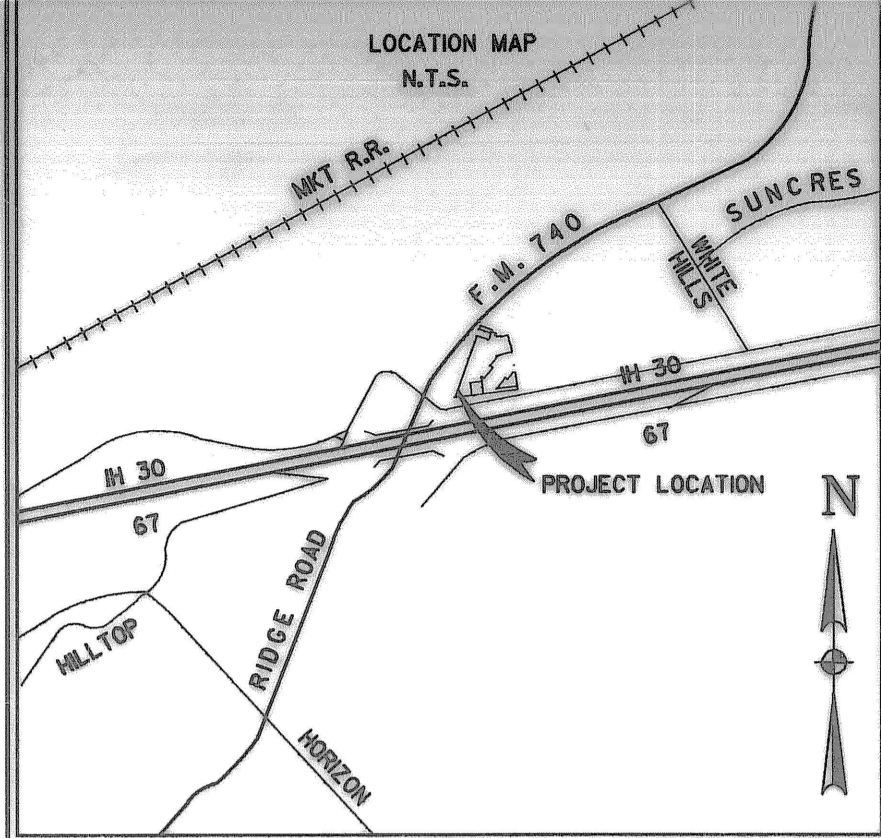


ROCKWALL TOWNE CENTRE  
PHASE I  
A 5.1974 ACRE SUBDIVISION OUT  
OF THE  
E. P. GAINES CHISUM SURVEY, A-6A  
and the  
JAMES SMITH SURVEY, A-200  
CITY OF ROCKWALL · ROCKWALL COUNTY · TEXAS

SURVEYORS  
BRITAIN & CRAWFORD  
3908 SOUTH FWY  
FORT WORTH, TEXAS  
76110  
PHONE 429-5112

ENGINEERS:  
WIER & ASSOCIATES, INC.  
ARLINGTON, TEXAS  
FORT WORTH, TEXAS  
1217 92nd ST  
MEYER 1911 90th ST

26  
NOV. 1984



C.L. 10' WIDE SOUTHWESTERN BELL TELEPHONE CO. EASEMENT VOLUME 141, PAGE 330 D.R.R.C.T.

D = 4° 35' 25" (RT)  
L = 227.36'  
T = 113.74'  
R = 2,837.93'  
CH L = 227.30'  
CH B = N 41° 53' 14" E

D = 2° 39' 02" (RT)  
L = 130.00'  
T = 65.01'  
R = 2,827.93'  
CH L = 129.99'  
CH B = N 34° 42' 43" E

D = 2° 40' 00" (RT)  
L = 132.08'  
T = 66.05'  
R = 2,837.93'  
CH L = 132.07'  
CH B = N 31° 59' 22" E



FILED  
1995 JUN 17 PM 3:21  
COUNTY CLERK  
DALLAS COUNTY, TEXAS  
BY [Signature] COUNTY CLERK

LEGEND

- S 71° 21' 22" W 1,136.52' [133]
- PLAT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING LOT DESIGNATION
- PROPOSED LOT DESIGNATION
- 1/2" SIR
- 1/2" FIR
- FND. X-CUT
- FND. 8d NAIL
- FND. 60d NAIL
- FND. PK NAIL
- FOUND BEARING
- FOUND DISTANCE
- PROPERTY CORNERS (SEE COORDINATE TABLE)
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING LOT DESIGNATION
- PROPOSED LOT DESIGNATION
- 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED HALFF ASSOC., INC.
- 1/2" FOUND IRON ROD
- FOUND X-CUT IN CONCRETE
- FOUND 8d NAIL
- FOUND 60d NAIL
- FOUND PK NAIL

NOTES:  
1. BEARINGS BASED ON RECORD PLATS FOR ROCKWALL TOWNE CENTRE.  
2. ALL MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED.

RE-PLAT OF ROCKWALL TOWNE CENTRE PART OF LOT 3 BLOCK A ROCKWALL TOWNE CENTRE PHASE I ALL OF LOTS 3R, & 11R BLOCK A ROCKWALL TOWNE CENTRE REVISED TO BLOCK A - LOTS 3R, 5R, & 11R

A 3.89 ACRE SUBDIVISION OUT OF THE E.P. GANES CHISUM SURVEY, A-64 AND THE JAMES SMITH SURVEY, A-200 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FOR LEGACY CAPITAL PARTNERS, LTD 2626 COLE AVENUE SUITE 710 DALLAS, TEXAS 75204 ROCKWALL TOWN CENTRE, LTD 8525 FERNDALE SUITE 204 DALLAS, TEXAS 75238 WENDY'S INTERNATIONAL, INC. 4545 FULLER DRIVE SUITE 404 DALLAS, TEXAS 75038 PREPARED BY: HALFF ASSOCIATES, INC. ENGINEERS & SCIENTISTS DALLAS - FORT WORTH SCALE: 1"=100' AVO 14189 JUNE 1995

Cab. C, Pg. 299

WHEREAS Legacy Capital Partners, Ltd. is the sole owner of a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P. Gaines Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 3, Block A, Rockwall Towne Centre, Phase I, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Slide B, Page 223 of the Plat Records, Rockwall County, Texas, all of Lots 4 and 5, Block A, Rockwall Towne Centre, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Slide B, Page 224 of the Plat Records, Rockwall County, Texas, all of Lots 10, 11, 12 and 13, Block A, Rockwall Towne Centre, Phase III, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Slide B, Pages 395 and 396 of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch Iron rod for a found monument of record at the most easterly southeast corner of said Lot 13, Block A and lying in the northwest right-of-way line of Interstate Highway 30 (300-foot right-of-way);

THENCE South 71 degrees 21 minutes 22 seconds West, along said northwest right-of-way line, a distance of 1136.52 feet to a 1/2-inch Iron rod for a found monument of record at the southwest corner of aforesaid Lot 10, Block A, Rockwall Towne Centre, Phase III, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Slide B, Pages 395 and 396 of the Plat Records, Rockwall County, Texas;

THENCE North 18 degrees 35 minutes 57 seconds West, along the southwest boundary line of said Lot 10, a distance of 212.43 feet to a 1/2-inch Iron rod found for a corner at the northwest corner of said Lot 10;

THENCE South 71 degrees 21 minutes 19 seconds West, along the north boundary line of Lots 8 and 9, Block A, Rockwall Towne Centre, Phase III, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Slide B, Pages 395 of the Plat Records, Rockwall County, Texas, a distance of 146.31 feet to a PK nail found for a corner in the north line of said Lot 8;

THENCE departing said north line and severing aforesaid Lot 3, Block A as follows:

1. North 18 degrees 29 minutes 27 seconds West, 83.04 feet to an 'x' cut found for a corner;
2. North 71 degrees 22 minutes 17 seconds East, 34.98 feet to a 1/2-inch Iron rod found for a corner;
3. North 18 degrees 31 minutes 06 seconds West, 42.87 feet to an 'x' cut for a found monument of record for a corner;
4. North 71 degrees 03 minutes 45 seconds East, 12.52 feet to a 1/2-inch Iron rod for a found monument of record for a corner;
5. North 52 degrees 02 minutes 14 seconds West, 77.08 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
6. North 37 degrees 33 minutes 26 seconds East, 17.86 feet to a 1/2-inch Iron rod for a found monument of record for a corner;
7. North 52 degrees 00 minutes 54 seconds West, 106.85 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner in the southeast right-of-way line of FM-740 (80-foot right-of-way);

THENCE Northeasterly, an arc distance of 301.15 feet along said southeast right-of-way line and along a curve to the right having a radius of 2837.83 feet, a central angle of 06 degrees 04 minutes 48 seconds and a chord bearing North 35 degrees 27 minutes 07 seconds East, a chord length of 301.01 feet to a 1/2-inch Iron rod with cap for a found monument of record at the most northerly corner of aforesaid Lot 4, Block A;

THENCE South 52 degrees 10 minutes 10 seconds East, along the northeast line of aforesaid Lots 4 and 5 being the common southwest line of Lot 6, Block A, Rockwall Towne Centre, Phase I, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Slide B, Page 224 of the Plat Records, Rockwall County, Texas, a distance of 275.55 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;

THENCE along the common boundary line between aforesaid Lot 5, Block A and aforesaid Lot 6 as follows:

1. North 37 degrees 45 minutes 54 seconds East, 18.74 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
2. South 89 degrees 27 minutes 28 seconds East, 193.56 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
3. North 00 degrees 32 minutes 50 seconds East, 55.17 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
4. South 89 degrees 28 minutes 48 seconds East, 244.99 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
5. South 00 degrees 33 minutes 55 seconds West, 41.99 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner;
6. South 89 degrees 05 minutes 42 seconds East, 17.65 feet to a 1/2-inch Iron rod for a found monument of record for a corner;
7. North 44 degrees 57 minutes 35 seconds East, 65.98 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner in the southwest boundary line of a tract of land conveyed to the City of Rockwall by the deed recorded in Volume 170, Page 772 of the Deed Records, Rockwall County, Texas;

THENCE along the common line between aforesaid Lot 5 and said City of Rockwall tract and departing said common line and along the common line between aforesaid Lot 13 and said City of Rockwall tract as follows:

1. South 45 degrees 01 minutes 54 seconds East, 195.05 feet to a 1/2-inch Iron rod for a found monument of record for a corner;
2. North 44 degrees 57 minutes 57 seconds East, 214.88 feet to a 1/2-inch Iron rod with cap for a found monument of record for a corner in the southwest boundary line of Panex Ltd. Addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Slide B, Page 205 of the Plat Records, Rockwall County, Texas;

THENCE South 45 degrees 06 minutes 13 seconds East, along the common line between said Panex Ltd. Addition and said Lot 13, a distance of 299.73 feet to the POINT OF BEGINNING and containing 466,104 square feet or 10.7003 acres of land more or less.

THAT LEGACY CAPITAL PARTNERS, LTD. does hereby dedicate to the public use forever the streets shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. Except as hereinafter provided, not buildings, fences, or other improvements shall be constructed, reconstructed, or placed upon, over or across the easements as shown; said easements being reserved for the mutual use and accommodation of the specified public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstruction, inspection, patrol, maintenance, improvement, or removal of all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Notwithstanding the foregoing, Legacy Capital Partners, Ltd. reserves for itself, its successors and assigns, the right to use the surface of all such easements for the parking of vehicles (except that parking shall not be authorized in any designated fire lanes), for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purpose of such reserved uses. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

WITNESS MY HAND at Rockwall, Texas, this the 23<sup>rd</sup> day of MARCH, 1995.

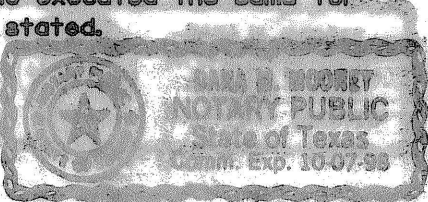
ATTEST: LEGACY CAPITAL PARTNERS, LTD.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared Steven D. Saxon, known to me to be the person and officer whose name is subscribed to the 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 23<sup>rd</sup> day of March, 1995.



Dana M. Mooney  
Notary Public, Dallas County  
Texas

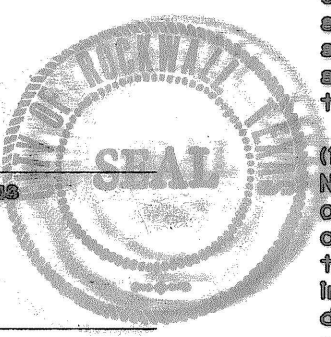
I hereby certify that the above referenced and foregoing report of part of Lot 3, Block A, Phase I, all of Lots 4 and 5, Block A, Phase II, and all of Lots 10, 11, 12, and 13, Block A, Phase III, Rockwall TOWNE Centre Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 20<sup>th</sup> day of March, 1995.

This approval shall be invalid unless the approval plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of a Platting Ordinance of the City of Rockwall.

WITNESS my hand this 3<sup>rd</sup> day of April, 1995.

Stacey R. Robles  
City Secretary, City of Rockwall, Texas

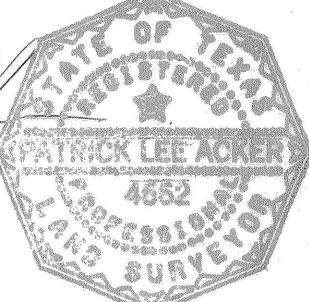


1. Recommended for final approval.  
Pat Friend 4/13/95  
Chairman, Planning & Zoning Commission Date
2. Approved:  
Alvin K. Williams 4/13/95  
Mayor, City of Rockwall, Texas Date

SURVEYOR'S CERTIFICATE

This is to certify that I, Patrick Lee Acker, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve have been properly marked on the ground as shown, and that this plat correctly represents that survey made by me, or under my supervision.

3/21/95 Patrick Lee Acker  
PATRICK LEE ACKER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS  
NO. 4652



STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Lee Acker, 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 21<sup>st</sup> day of March, 1995.

Ammanuel M. Chevitt  
Notary Public, Dallas County  
Texas

COORDINATES FOR PROPERTY CORNERS

No.	FOUND SURFACE COORD.		STATE PLAN COORD.		DESCRIPTOR
	NORTHING	EASTING	NORTHING	EASTING	
111	7015784.37	2592300.01			0.040 Iron Rod
112	7015984.44	2592228.61			0.040 Iron Rod
113	7015935.16	2592090.85			Pk Nail
114	7016013.41	2592063.09			X-Cut
115	7016025.19	2592096.03			0.040 Iron Rod
116	7016065.58	2592081.68			X-Cut
117	7016069.86	2592093.44			0.40 FIR
118	7016116.16	2592031.82			0.040 IR/Cap
119	7016130.52	2592042.44			0.040 Iron Rod
121	7016194.74	2591957.05			0.040 IR/Cap
134	7016440.07	2592131.46			0.040 IR/Cap
123	7016275.05	2592352.14			0.040 IR/Cap
124	7016290.07	2592363.34			0.040 IR/Cap
125	7016291.76	2592556.90			0.040 IR/Cap
126	7016346.92	2592556.43			0.040 IR/Cap
127	7016349.15	2592801.40			0.040 IR/Cap
128	7016307.16	2592801.75			0.040 IR/Cap
129	7016307.20	2592819.40			0.040 Iron Rod
130	7016354.73	2592865.17			0.040 IR/Cap
131	7016219.42	2593005.65	7016219.25	2593005.28	0.040 Iron Rod
132	7016374.17	2593154.70	7016374.07	2593154.99	0.040 IR/Cap
133	7016167.20	2593370.12			0.040 Iron Rod
190	7016358.50	2592861.27	7016358.50	2592861.27	0.040 IR/Cap
191	7016513.04	2593010.70	7016513.03	2593010.69	0.040 Iron Rod

Notes:

(13) 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. (14) 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.

(15) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with the 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.

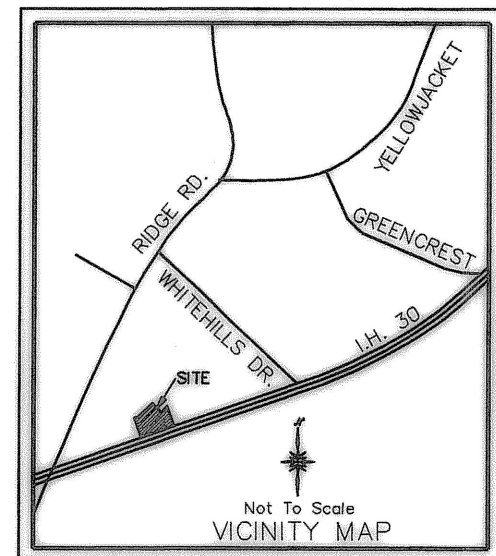
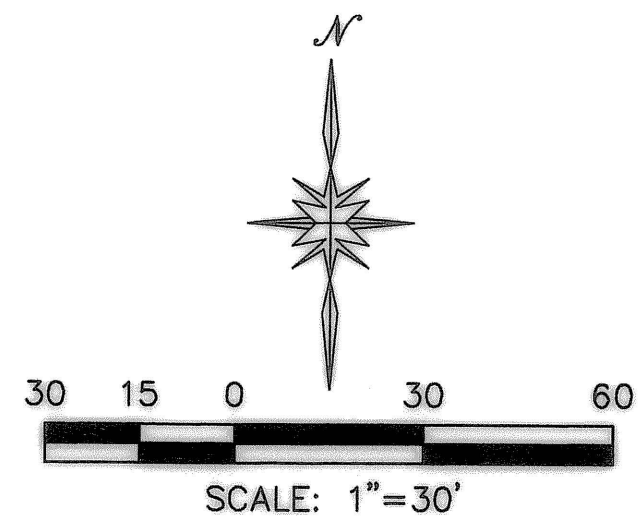
(16) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 63-54.

RE-PLAT  
OF  
ROCKWALL TOWNE CENTRE  
PART OF LOT 3 BLOCK A ROCKWALL TOWNE CENTRE PHASE I  
ALL OF LOTS 4 & 5 BLOCK A ROCKWALL TOWNE CENTRE PHASE II &  
ALL OF LOTS 10, 11, 12, & 13 BLOCK A ROCKWALL TOWNE CENTRE PHASE III  
REVISED TO BLOCK A - LOTS 3R, 4R, 11R & 13R  
A 10.70 ACRE SUBDIVISION OUT OF  
THE  
E.P. GAINES CHISUM SURVEY, A-64  
AND THE  
JAMES SMITH SURVEY, A-200  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FOR  
LEGACY CAPITAL PARTNERS, LTD  
2626 COLE AVENUE  
SUITE 710  
DALLAS, TEXAS 75204  
PREPARED BY:  
HALFF ASSOCIATES, INC.  
ENGINEERS & SCIENTISTS  
DALLAS - FORT WORTH  
SCALE: 1"=100' AVO 14189 JANUARY 1995

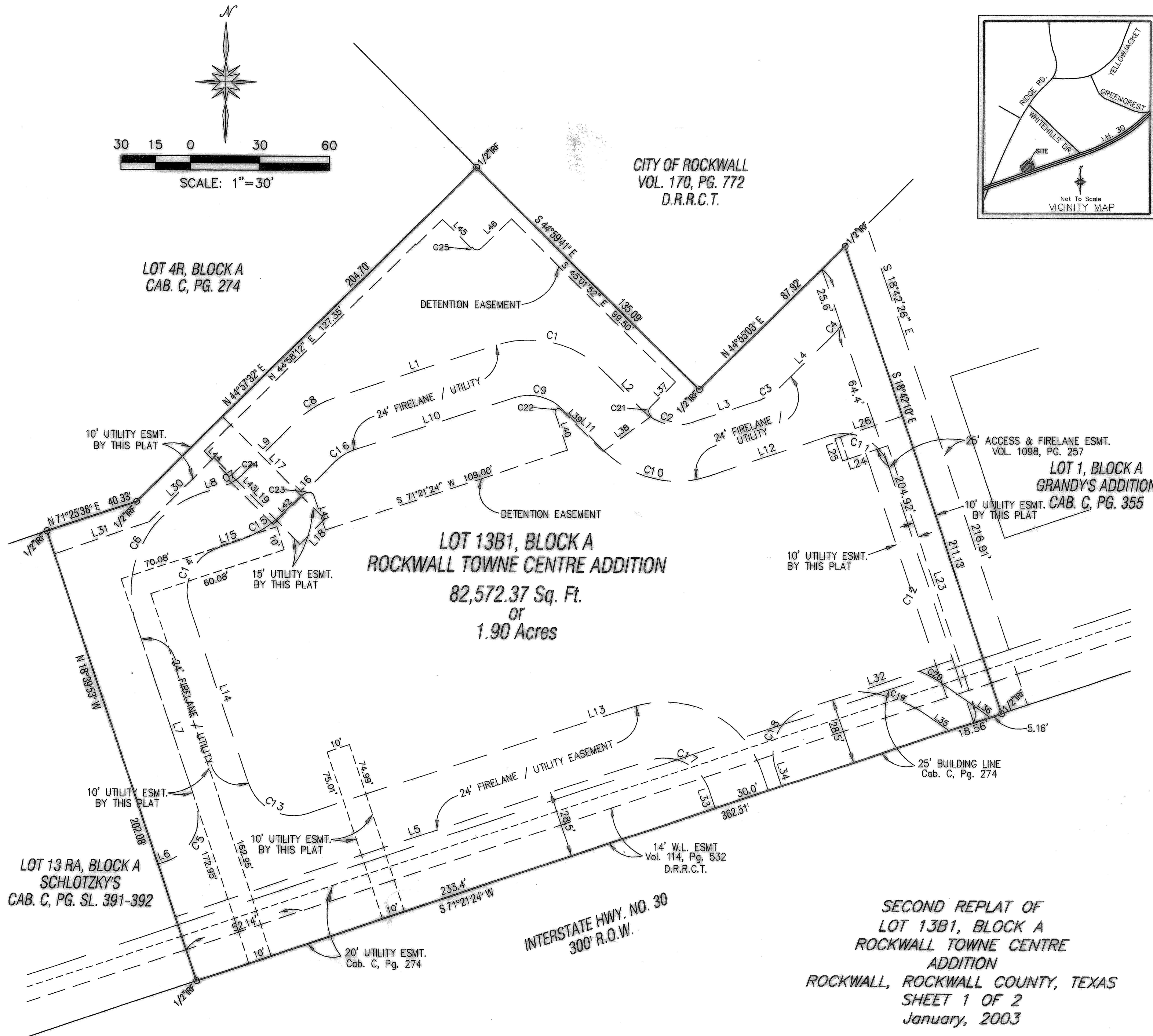
26  
36. C. Pg. 275

Rockwall Towne Cntr

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	48.85	44.00	63°36'44"	27.29
C2	22.20	20.00	63°36'44"	12.40
C3	9.21	20.00	26°23'25"	4.69
C4	5.29	20.00	15°08'41"	2.66
C5	31.42	20.00	89°59'52"	20.00
C6	69.58	44.00	90°36'32"	44.47
C7	9.42	20.00	26°59'48"	4.80
C8	20.26	44.00	26°23'16"	10.32
C9	22.20	20.00	63°36'44"	12.40
C10	48.85	44.00	63°36'44"	27.29
C11	31.42	20.00	90°00'00"	20.00
C12	31.42	20.00	90°00'00"	20.00
C13	31.42	20.00	90°00'00"	20.00
C14	31.63	20.00	90°36'32"	20.21
C15	20.73	44.00	26°59'48"	10.56
C16	9.21	20.00	26°23'16"	4.69
C17	31.42	20.00	90°00'06"	20.00
C18	31.41	20.00	89°58'40"	19.99



LINE TABLE		
LINE	LENGTH	BEARING
L1	72.16	N71°21'24"E
L2	25.25	S45°01'52"E
L3	30.78	N71°21'24"E
L4	33.29	N44°57'59"E
L5	213.38	S71°21'24"W
L6	3.65	N71°21'18"E
L7	96.13	N18°38'34"W
L8	9.38	N71°57'56"E
L9	32.50	N44°58'08"E
L10	72.16	N71°21'24"E
L11	25.26	S45°01'52"E
L12	53.50	N71°21'24"E
L13	261.83	S71°21'24"W
L14	80.18	N18°38'36"W
L15	9.38	N71°57'56"E
L16	32.50	N44°58'08"E
L17	62.00	S45°02'28"E
L18	15.00	S44°57'32"W
L19	52.00	N45°02'28"W
L20	49.98	N18°38'36"W
L21	10.00	N71°21'24"E
L22	49.98	S18°38'36"E
L23	109.61	N18°42'10"W
L24	20.45	S71°17'50"W
L25	10.00	N18°42'10"W
L26	30.45	N71°17'50"E
L30	39.04	S44°57'32"W
L31	42.68	S71°25'38"W
L32	66.61	S71°21'24"W
L33	8.50	N18°38'36"W
L34	8.49	S18°38'36"E



SECOND REPLAT OF  
 LOT 13B1, BLOCK A  
 ROCKWALL TOWNE CENTRE  
 ADDITION  
 ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 1 OF 2  
 January, 2003

274817 E-271

**DIETZ ENGINEERING**  
 1761 International Parkway Suite 115  
 Richardson, Texas 75081  
 PH (972) 889-9977 • FAX (972) 889-9993

Date: 12/12/01  
 Revised: 02/05/02  
 Revised:  
 Revised:

Current Owner: Shafer Plaza IV, LTD.  
 Mr. David McNeil  
 7015 Snider Plaza, Suite 207  
 Dallas, Texas, 75205

THE CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Shafer Plaza IV, LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 13B1, Block A of Rockwall Town Centre Addition Phase 3, Located in the city of Rockwall, Texas and in the James Smith Survey, Abstract No. 200, Rockwall County, Texas. And recorded in Plat Records, Rockwall County, Texas Cab. D, Slide 237.

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 Lot 13B1, Block A, Rockwall Town Centre Addition, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, park, 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 lien interest in Lot 13B1, Block A Rockwall Town Centre Addition subdivision have been notified and signed this plat.

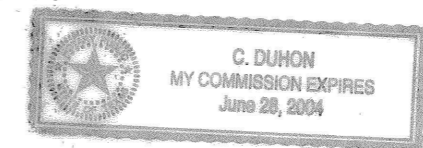
I (we) understand and do hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easements 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 on 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

David McNeil  
Owner



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David McNeil 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 March, 2003  
C. Duhon My Commission Expires: June 28, 2004  
Notary Public in and for the State of Texas

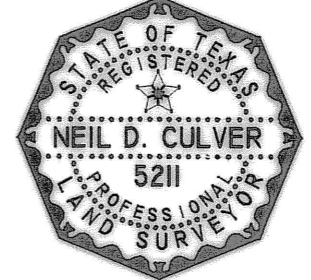
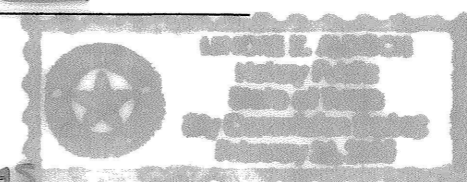
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYOR CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Neil D. Culver, Registered Professional Land Surveyor, 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 or found under my personal supervision.

By Neil D. Culver  
Neil D. Culver  
Registered Professional Land Surveyor  
State of Texas No. 5211



STATE OF TEXAS  
COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged before me on the 13<sup>th</sup> day of March, 2003.

By Dynore K Aldrich  
Notary Public in and for the State of Texas  
February 26 2005  
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Rand. Ramsey 17 March 2003  
Planning and Zoning Commission Date

APPROVED

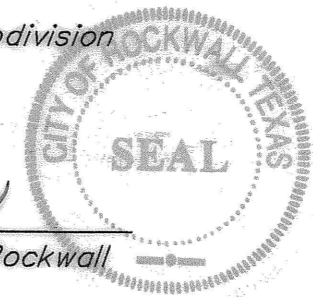
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11 day of January, 2003

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 subjected to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 18<sup>th</sup> day of March, 2003.

K. Jones Dorothy Brooks  
Mayor, City of Rockwall City Secretary City of Rockwall



SECOND REPLAT OF  
LOT 13B1, BLOCK A  
ROCKWALL TOWNE CENTRE  
ADDITION  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 2 OF 2  
JANUARY, 2003 E-272

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
03 MAR 18 PM 2:02  
FAULETTE BURKS  
CO. CLERK  
DEPUTY

DIETZ ENGINEERING  
1761 International Parkway Suite 115  
Richardson, Texas 75081  
PH (972) 889-9977 • FAX (972) 889-9993

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Current Owner: Shafer Plaza IV, LTD.  
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