



I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT 11R, BLOCK A ROCKWALL TOWNE CENTRE PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest:

in the ROCKWALL TOWNE CENTRE PHASE II subdivision have been notified 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 ir 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 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 and 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 have 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 itself. Such deposit may be used by the owner and/or developers 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 sub 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.

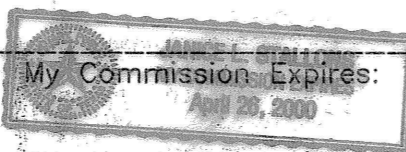
I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public serviced required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby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

Jerry B. Williams  
Owner  
Don Walla  
Owner

STATE OF TEXAS  
COUNTY OF Dallas  
Before me, the undersigned authority, on this day personally appeared Jerry B Williams 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 4th day of DECEMBER, 19 96.

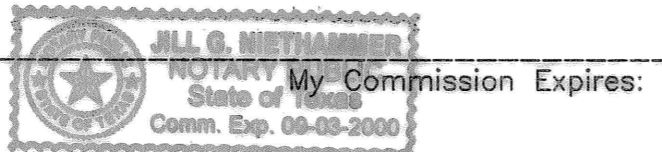
Spine d. Stellas  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared Donald Walla 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 10th day of DECEMBER, 19 96.

Jill G. Nethammer  
Notary Public in and for the State of Texas

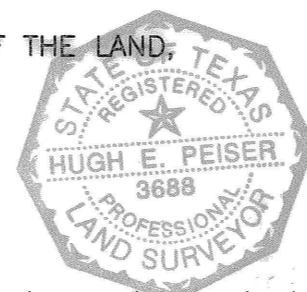


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, HUGH E. PEISER, DOES HEREBY CERTIFY THAT I PRPARED 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.

NAME: Hugh E. Peiser REGISTERED PUBLIC SURVEYOR NO. 3688



STATE OF TEXAS  
COUNTY OF Dallas  
Before me, the undersigned authority, on this day personally appeared Hugh E. Peiser 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 4th day of December, 19 96.

Donna Nakamura  
Notary Public in and for the State of Texas



WHEREAS QLSA PARTNERS I & ROCKWALL KWIK KAR INC. IS THE OWNER OF LOT 11R, BLOCK A OF ROCKWALL TOWNE CENTER PHASE II ADDITION TO THE CITY OF ROCKWALL AS FILED IN CAINET C, PAGE 299 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLOWS;

BEGINNING AS A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF IH30 (300' ROW) FOR THE SOUTHWEST CORNER OF SAID LOT 11R, BLOCK H, FOR THE SOUTHWEST CORNER OF THEIS TRACT;

THENCE N 18 DEG 35' 57" W ALONG THE WEST LINE OF SAID LOT 11R, 178.43 FEET TO A 1/2" IRON ROD FOUND FOR CORNER OF SAID LOT 11R, BLOCK A;

THENCE N 71 DEG 21' 19" E, 20.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N 18 DEG 35' 57" W, 34.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHE LINE FO SAID LOT 11R, BLOCK A FOR CORNER;

THENCE N 71 DEG 21' 19" E ALONG THE NORTH LINE OF SAID LOT 11R, BLOCK A, 273.67 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 11R, BLOCK A;

THENCE S 18 DEG 35' 57" E, 212.44 FEET TO AN "X" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID LOT 11R, BLOCK A;

THENCE S 71 DEG 21' 22" W ALONG THE NORHT LINE OF SAID IH30, 293.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 61,704 SQUARE FEET OR 1.416 ACRES OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

Wood Johnson  
Planning And Zoning Commission

12-20-96  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7th day of October, 19 96.

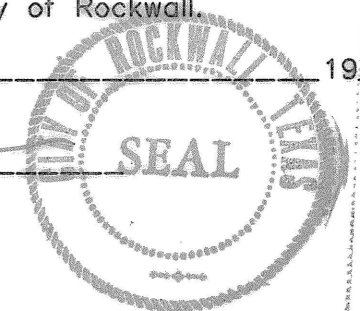
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirments of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of December, 19 96.

[Signature]  
Mayor, City of Rockwall

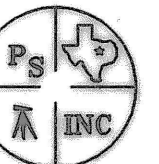
[Signature]  
City Secretary, City of Rockwall



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 ben accepted by the City. The approval of a plat by the City does not constitute any representations, 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 with in such plat, as required under Ordinance 83.54.

AMENDED PLAT  
OF  
THE REPLAT  
OF  
LOT 11R, BLOCK A  
ROCKWALL TOWNE CENTRE PHASE II  
ADDITION  
TO  
LOT 11RA AND LOT 11RB  
BLOCK A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SEPTEMBER 1996

PEISER SURVEYING CO., INC.



OWNER:  
JERRY B. WILLIAMS  
602 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS 75087

QLSA PARTNERS I  
5001 TIERRA DEL ORO  
CARLSBAD CALIFORNIA 92008  
(619) 603 - 8295

1333 CORPORATE DRIVE  
SUITE # 103  
IRVING, TEXAS 75038  
(214) 570-5437  
(214) 714-0282 FAX  
928 KINGS CANYON DR.  
GRAPEVINE, TEXAS 76051  
(817) 481-3793 METRO



COMMERCIAL BOUNDARYS : RESIDENTIAL TOPOGRAPHY  
MORTGAGE

Member Since 1977



D-352  
Rockwall Towne Cntr

CITY OF ROCKWALL  
COUNTY OF ROCKWALL

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 all of Lot 6 and 7, Block A, Rockwall Towne Centre, Phase II, 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 Lot 4R, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Page 274 of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the southeast corner of Lot 11R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to Cabinet C, Page 274 of the Plat Records, Rockwall County, Texas, and the southwest corner of said Lot 4R, Block A, lying in the northwest right-of-way line of Interstate Highway 30 (300 foot right-of-way);

THENCE North 18 degrees 35 minutes 57 seconds West, along the northeast boundary line of said Lot 11R, a distance of 212.44 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 11R;

THENCE South 71 degrees 21 minutes 19 seconds West, along the north boundary line of said Lot 11R, a distance of 281.28 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Half Assoc., Inc.", thereafter referred to as "with cap" found for a corner;

THENCE North 18 degrees 31 minutes 06 seconds West departing said north line and along the east line of Lot 3R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Page 274 of the Plat Records, Rockwall County, Texas, a distance of 225.07 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 52 degrees 00 minutes 54 seconds West, continuing along said east line, a distance of 156.35 feet to a Aluminum Highway Department monument found for corner on the southeast right-of-way line of FM-740 (variable width right-of-way);

THENCE departing said east line and along said southeast right-of-way line as follows:  
North 37 degrees 01 minutes 43 seconds East, 100.00 feet to a 1/2-inch iron rod with cap set for corner;

North 38 degrees 59 minutes 43 seconds East, 71.03 feet to an "X" cut in concrete found for corner;

North 40 degrees 21 minutes 13 seconds East, 47.09 feet to a point for corner;  
North 42 degrees 01 minute 12 seconds East, 97.83 feet to a point for corner;  
North 43 degrees 57 minutes 07 seconds East, 139.09 feet to a point for corner;  
North 54 degrees 23 minutes 49 seconds East, 55.90 feet to a point for corner;  
North 44 degrees 05 minutes 32 seconds East, 105.00 feet to a point for corner;  
North 32 degrees 46 minutes 56 seconds East, 50.99 feet to a point for corner;  
North 45 degrees 48 minutes 06 seconds East, 168.01 feet to a 1/2-inch iron rod with cap set for corner on the east line of said Lot 6, Block A;

THENCE South 44 degrees 57 minutes 42 seconds East departing said southeast right-of-way line and along said east line of Lot 6, a distance of 580.87 feet to a 1/2-inch iron rod found for corner at the northwest corner of a tract of land described in deed to the City of Rockwall as recorded in Volume 170, Page 772 of the Deed Records of Rockwall County, Texas;

THENCE South 45 degrees 04 minutes 39 seconds West departing said east line and along the northwest line of said City of Rockwall tract, a distance of 214.98 feet to a 1/2-inch iron rod found for corner at the southwest corner of said City of Rockwall tract;

THENCE South 45 degrees 01 minute 32 seconds East departing said northwest line and along the southwest line of said City of Rockwall tract, a distance of 65.47 feet to a 1/2-inch iron rod with cap found for corner on the north line of Lot 13R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to Cabinet C, Page 274 of the Plat Records, Rockwall County, Texas;

THENCE South 44 degrees 58 minutes 06 seconds West departing said southwest line and along said north line, a distance of 204.46 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 71 degrees 21 minutes 19 seconds West continuing along said north line a distance of 215.88 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 18 degrees 35 minutes 57 seconds East departing said North line and along the southwest line of said lot 13R, a distance of 202.00 feet to a P.K. nail set for corner on the said northwest right-of-way line of Interstate Highway 30;

THENCE South 71 degrees 21 minutes 22 seconds West departing said southwest line and along said northwest right-of-way line, a distance of 58.00 feet to the POINT OF BEGINNING AND CONTAINING 490,753 square feet or 11.27 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 22<sup>nd</sup> day of DECEMBER, 2000.

ATTEST: LEGACY CAPITAL PARTNERS, LTD.

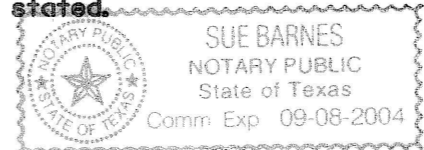
*[Signature]*

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 22<sup>nd</sup> day of DECEMBER, 2000.

*[Signature: Sue Barnes]*  
Notary Public, Dallas County  
Texas



I hereby certify that the above referenced and foregoing replat of all of Lot 6 and 7, Block A, Rockwall Towne Centre, Phase II, and all of Lot 4R, Block A, Rockwall Towne Centre Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 18<sup>th</sup> day of December, 2000.

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 5<sup>th</sup> day of January, 2001.

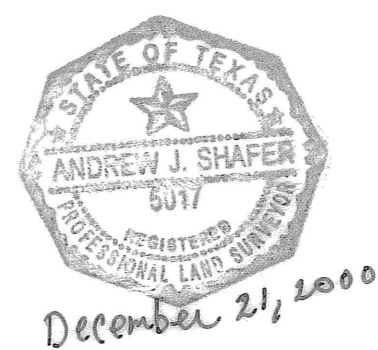
*[Signature: Betinda Page]*  
City Secretary, City of Rockwall, Texas

- 1. Recommended for final approval.  
*[Signature: Carl Fisher]* 1-9-01  
Chairman, Planning & Zoning Commission Date
- 2. Approved:  
*[Signature: Scott L. Self]* 1-6-01  
Mayor, City of Rockwall, Texas Date

SURVEYOR'S CERTIFICATE

This is to certify that I, Andrew J. Shafer, 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.

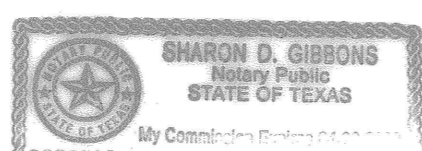
*[Signature: Andrew J. Shafer]*  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS  
NO. 5017



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Andrew J. Shafer, 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 DECEMBER, 2000.



*[Signature: Sharon D. Gibbons]*  
Notary Public, Dallas County  
Texas

COORDINATES FOR PROPERTY CORNERS

No.	FOUND SURFACE COORD. NORTHING	EASTING	DESCRIPTOR
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	0.040 Iron Rod
132	7016374.17	2593154.70	0.040 IR/Cap
133	7016167.20	2593370.12	0.040 Iron Rod
190	7016358.50	2592831.27	0.040 IR/Cap
191	7016513.04	2593010.70	0.040 Iron Rod

Notes:

(13) 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.

(19) 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.

(19) 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.

NOTE:  
THE PURPOSE OF THIS RE-PLAT IS TO COMBINE LOTS 4R, 6 AND 7 INTO ONE NEW LOT, (6R).

RE-PLAT OF  
ROCKWALL TOWNE CENTRE  
ALL OF LOTS 6 & 7 BLOCK A ROCKWALL TOWNE CENTRE PHASE II (SLIDE B, PG. 223)  
AND  
ALL OF LOT 4R BLOCK A ROCKWALL TOWNE CENTRE (CAB. C, PG. 274)  
REVISED TO BLOCK A - LOT 6R  
A 11.27 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 1932B DECEMBER 2000

26  
2/2