

**JAUQUELYN KELLER  
VOLUME 678, PAGE 55  
D.R.R.C.T.**

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Distance
C1	31.37	19.62	91°37'01"	S46° 02' 40"E	28.13
C2	69.28	44.00	90°12'46"	S46° 16' 55"E	62.34
C3	69.12	44.00	90°00'00"	N43° 36' 42"E	62.23
C4	31.33	20.00	89°45'11"	N43° 29' 17"E	28.22
C5	68.93	44.00	89°45'11"	S43° 29' 17"W	62.09
C6	31.42	20.00	90°00'00"	S43° 36' 42"W	28.28
C7	31.49	20.00	90°12'46"	N46° 16' 55"W	28.34
C8	68.78	44.00	89°33'26"	N45° 57' 15"W	61.98
C9	26.73	20.00	76°34'24"	N52° 22' 25"W	24.78

OWNER:  
NAIM TATARI  
9700 F.M. 1641  
TERRELL, TEXAS 75160

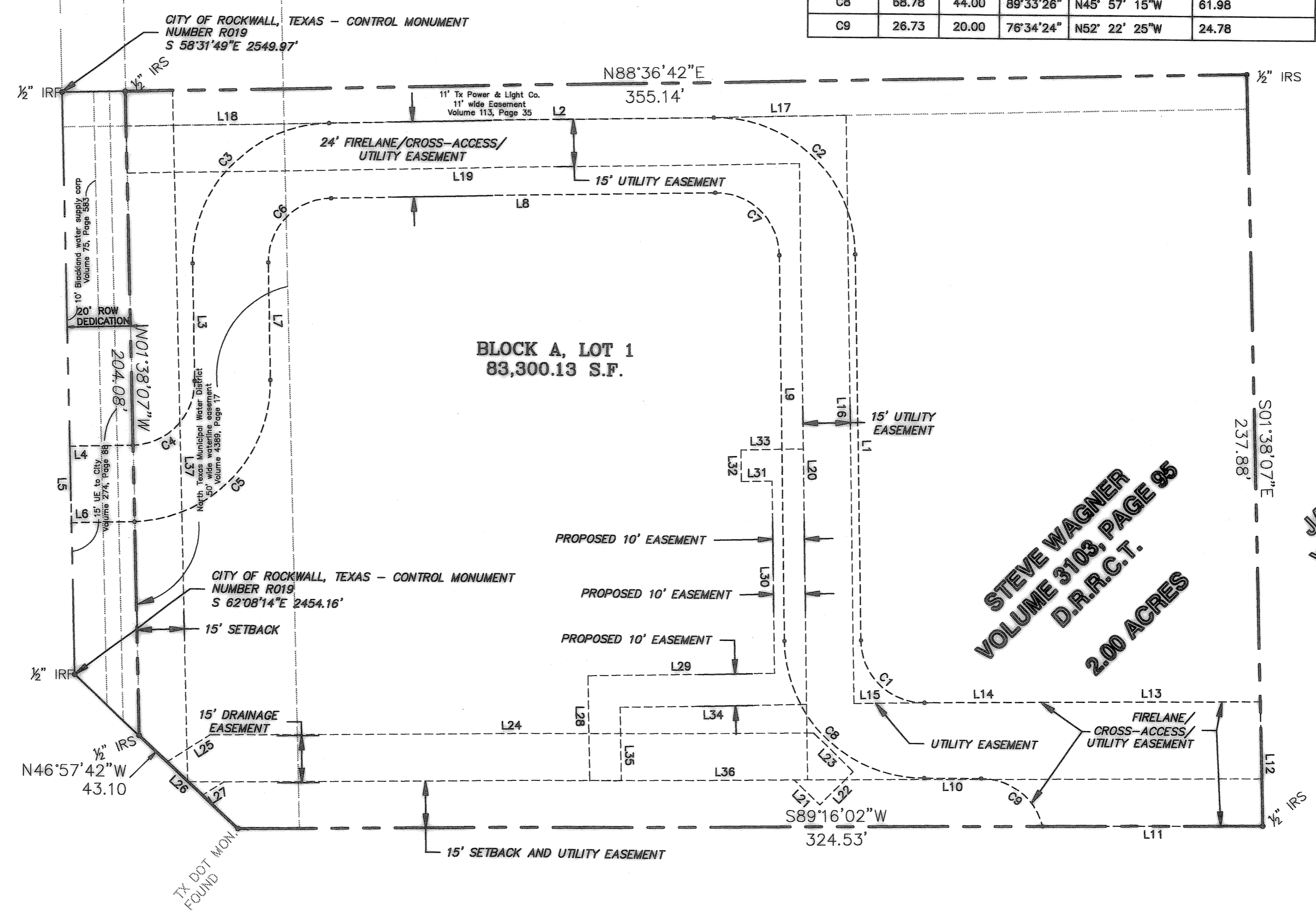
RTEXT: file open error

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Line Table		
Line #	Direction	Length
L1	S1° 16' 58"E	121.98
L2	N88° 36' 42"E	121.74
L3	S1° 23' 18"E	37.50
L4	N88° 21' 53"E	19.97
L5	N1° 38' 07"W	24.00
L6	S88° 21' 53"W	19.97
L7	S1° 23' 18"E	37.50
L8	S88° 36' 42"W	121.74
L9	N1° 10' 32"W	121.92
L10	S89° 38' 47"W	18.03
L11	S89° 16' 02"W	69.74
L12	S1° 38' 07"E	39.63
L13	N89° 14' 29"E	68.81
L14	N89° 07' 01"E	37.53
L15	N88° 49' 28"E	24.57
L16	S1° 10' 32"E	186.09
L17	N88° 36' 42"E	41.12
L18	N88° 36' 42"E	64.55
L19	S88° 36' 42"W	212.83

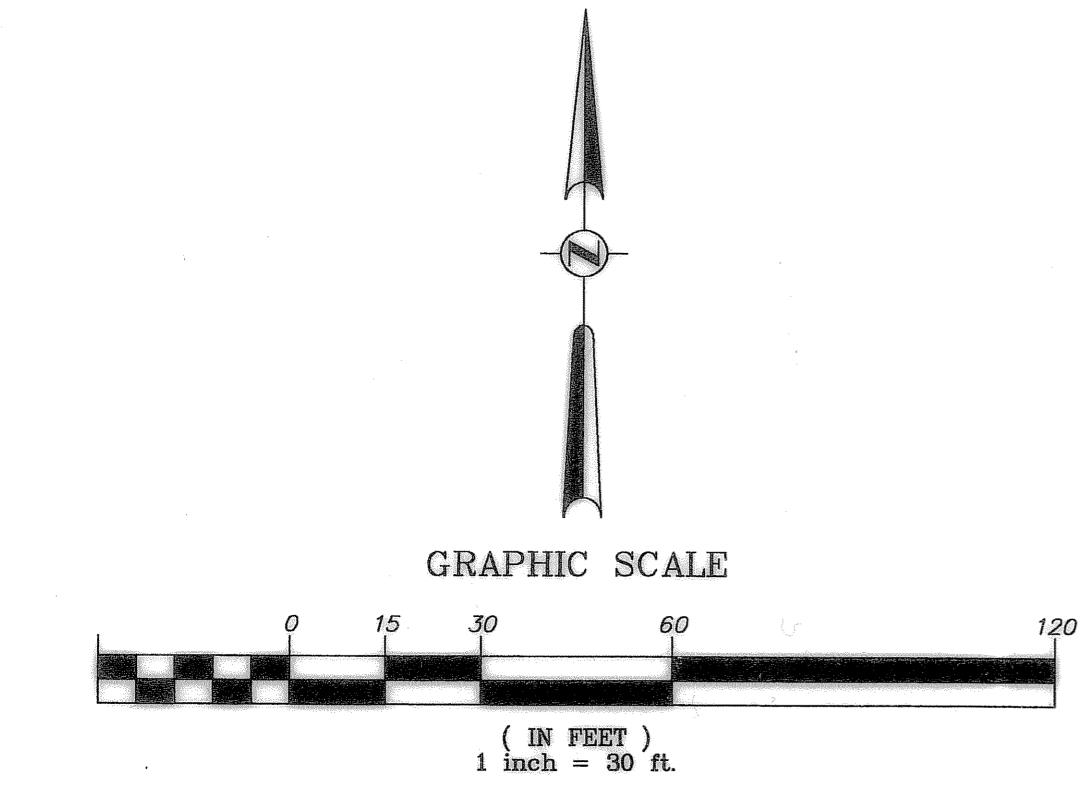
Line Table		
Line #	Direction	Length
L20	N1° 10' 32"W	195.16
L21	N45° 45' 03"W	11.41
L22	S44° 14' 57"W	15.00
L23	S45° 45' 03"E	17.62
L24	N89° 14' 57"E	190.99
L25	N57° 00' 23"E	16.18
L26	N46° 57' 42"W	15.46
L27	S57° 00' 23"W	8.12
L28	N1° 21' 22"W	33.32
L29	N88° 38' 38"E	59.04
L30	N1° 10' 32"W	60.32
L31	S88° 49' 28"W	9.73
L32	N1° 10' 32"W	10.00
L33	N88° 49' 28"E	19.73
L34	S88° 38' 38"W	58.99
L35	S1° 21' 22"E	23.43
L36	N89° 14' 57"E	339.95
L37	S1° 38' 07"E	218.91

**FARM TO MARKET ROAD 549**



**STEVE WAGNER  
VOLUME 3103, PAGE 95  
D.R.R.C.T.  
2.00 ACRES**

**JAUQUELYN KELLER  
VOLUME 678, PAGE 55  
D.R.R.C.T.**



**STATE HIGHWAY 276**

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
07 FEB - 8 PM 12:59  
LISA CONSTANT  
COUNTY CLERK  
DEPUTY

**A FINAL PLAT OF  
SUBWAY/GATEWAY/HEALTH FOOD STORE**

BLOCK A, LOT 1, J.A. RAMSAY SURVEY, ABSTRACT NO. 186,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

G105



**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]* 12-12-06  
PLANNING AND ZONING COMMISSION DATE

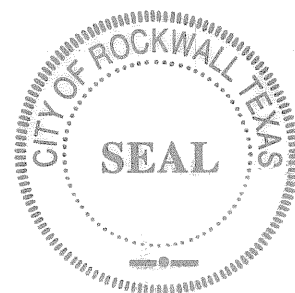
**APPROVED**

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 22<sup>nd</sup> day of November, 2006.

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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 12 day of December, 2006.

*[Signature]* 12-22-06  
Mayor, City of Rockwall City Secretary City Engineer

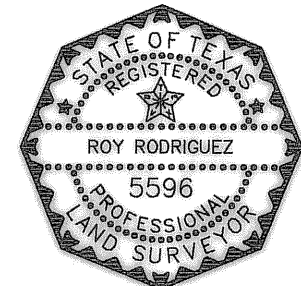


**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roy Rodriguez, 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.

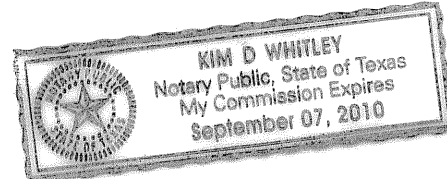
*[Signature]*  
Roy Rodriguez  
Registered Professional Land Surveyor, No. 5596



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Roy Rodriguez, 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 28<sup>th</sup> day of November, 2006  
*[Signature]* Sept. 07, 2010  
Notary Public in and for the State of Texas My Commission Expires:



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS NAIM TATARI, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. RAMSAY SURVEY ABSTRACT No. 186, Rockwall County, Texas and being more particularly described as follows:

- BEGINNING at 1/2" Iron Rod Set at the intersection of the North line of State Highway No. 276 with East line of F.M. Road No. 549, a point for corner;
- THENCE North 1' 38' 07" West, along the East line of F.M. Road No. 549, a distance of 204.081 feet to 1/2" Iron Rod Set;
- THENCE North 88' 36' 42" East, leaving F.M. Road No.549, a distance 355.14 feet to a 1/2" Iron Rod Set;
- THENCE South 1' 38' 07" East, a distance of 237.88 feet to a 1/2" Iron Rod Set on the North line of State Highway No. 276;
- THENCE South 89' 16'02" West, a distance of 324.53 feet to a TX DOT Monument;
- THENCE North 46' 57' 42" West, a distance of 43.10 feet to the PLACE OF BEGINNING and containing 1.92 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the Gateway 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 further certify that all other parties who have a mortgage or lien interest in the Gateway subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the 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 sheets 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 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

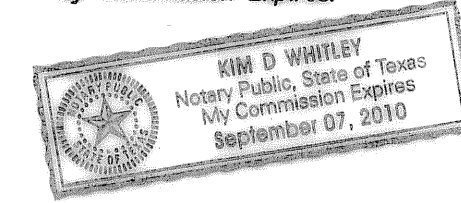
NAIM TATARI  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Naim Tatari, 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 28<sup>th</sup> day of November, 2006  
*[Signature]* Sept. 07, 2010  
Notary Public in and for the State of Texas My Commission Expires:

*[Signature]*  
Signature of Party with Mortgage or Lien Interest



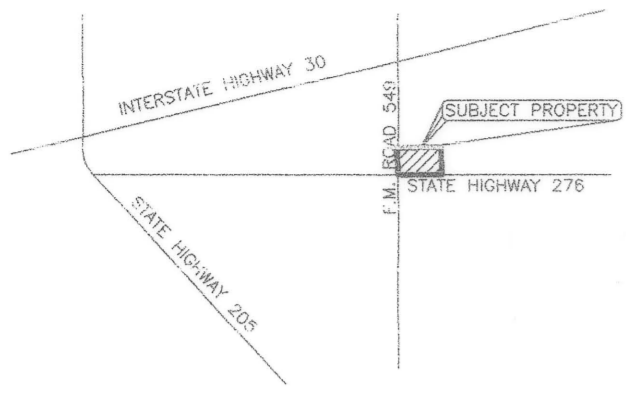
A FINAL PLAT OF  
**SUBWAY/GATEWAY/HEALTH FOOD STORE**

BLOCK A, LOT 1, J.A. RAMSAY SURVEY, ABSTRACT NO. 186,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

G/106



VICINITY MAP NOT TO SCALE



RECOMMENDED FOR FINAL APPROVAL

CW Bricker PLANNING AND ZONING COMMISSION 6-24-08 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 July, 2008.

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 eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this 25th day of November, 2008.

Walter P. ... Kristy ... City Mayor, City Secretary, City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Barry Rhodes, 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.

Signature of Barry Rhodes, Registered Professional Land Surveyor No. 3691



STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Barry Rhodes 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 13 Day of Nov., 2008.

Signature of Notary Public, My Commission Expires MAY 27, 2011

OWNERS CERTIFICATE:

STATE OF TEXAS: COUNTY OF ROCKWALL:

WHEREAS TATARI INVESTMENTS LP and ALMO INVESTMENTS II, L.L.C., are the owners of a tracts land situated in the J.A. Ramsay Survey, Abstract No. 186, Rockwall County, Texas and being conveyed to Tatar Investments LP, in deed recorded in Volume 5056, Page 86, of the Deed Records of Rockwall County, Texas, same being all of Lot 1, Block A, of Subway/Gateway/Health Food Store Addition an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 105, Plat Records Rockwall County, Texas, and being all of a tract of land conveyed to Almo Investments II, Ltd., in deed recorded in Volume 5512, Page 40, Deed Records Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" yellow capped iron rod found for corner in the East right of way line of F.M. Road 549, at the Northwest corner of said Lot 1, and said point being at the Southwest corner of Lot 1, Block A, Pannell Subdivision an addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 365, Plat Records Rockwall County, Texas;

THENCE North 88 degrees 43 minutes 08 seconds East along the South line of said Pannell Subdivision, a distance of 385.14 feet to a 1/2" yellow capped iron rod found for corner;

THENCE South 01 degree 37 minutes 01 second East, a distance of 237.87 feet to a 1/2" yellow capped iron rod found for corner;

THENCE South 89 degrees 16 minutes 07 seconds West (Directional Control) along the North right of way line of State Highway 276, a distance of 354.48 feet to a concrete monument found for corner;

THENCE North 46 degrees 27 minutes 06 seconds West, a distance of 43.10 feet to a 1/2" yellow capped iron rod found for corner;

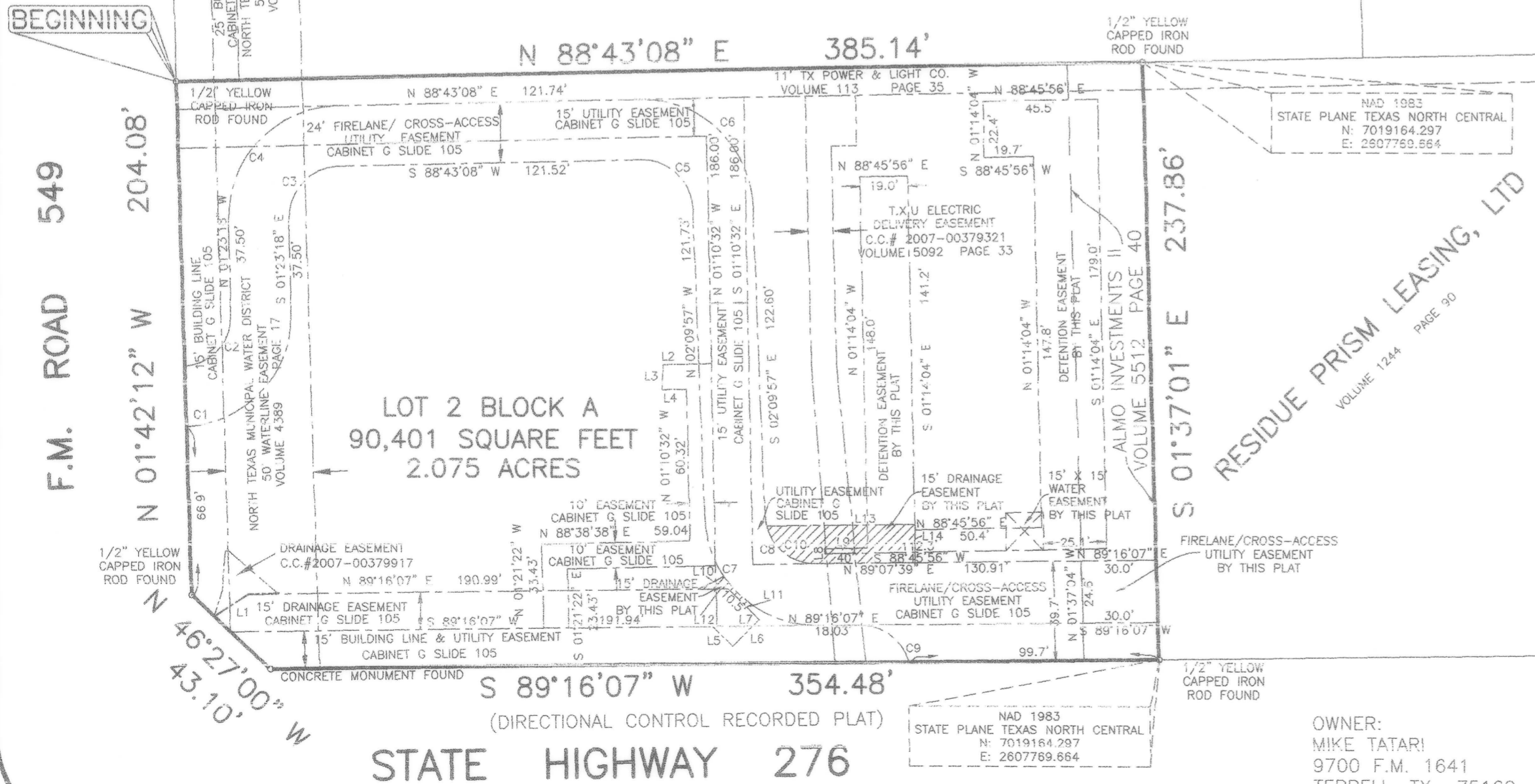
THENCE North 01 degree 42 minutes 12 seconds West along the East right of way line of said F.M. Road 549, a distance of 204.08 feet to the PLACE OF BEGINNING AND CONTAINING 2.075 Acres or 90,401 square feet of land.

Table with columns: CURVE#, RADIUS, LENGTH, CHORD BEARING, CHORD, Δ. Lists curve data for L1 through L15.

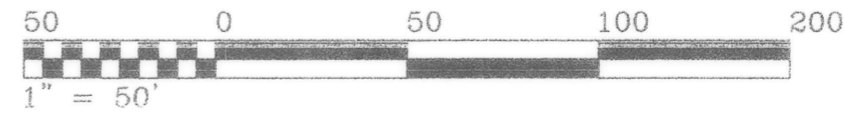
Table with columns: CURVE#, RADIUS, LENGTH, CHORD BEARING, CHORD, Δ. Lists curve data for C1 through C10.



PANNELL SUBDIVISION LOT 1, BLOCK A CABINET B SLIDE 365



RESIDUE PRISM LEASING, LTD VOLUME 1244 PAGE 90



SUBWAY/GATEWAY/HEALTH FOOD STORE REVISED

BEING A REPLAT OF LOT 1, BLOCK A, OF SUBWAY/GATEWAY/HEALTH FOOD STORE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING SITUATED IN J.A. RAMSAY SURVEY, ABSTRACT NO. 186

RHODES SURVEYING

BARRY RHODES Registered Professional Land Surveyor RHODES SURVEYING@YAHOO.COM P.O. BOX 2327 ROWLETT TEXAS 75030 PHONE 972-475-8940 FAX 972-475-9036

Date: 3-20-2008

Job no.: 75284-S

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SUBWAY/GATEWAY/HEALTH FOOD STORE REVISED an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expresses. I further certify that all other parties who have a mortgage or lien interest in the Subway/Gateway/Health Food Store Revised have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the 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 sheets 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 of any other person until the developer and/or owner has complied with all requirements for the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street of 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 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 to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; OR Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

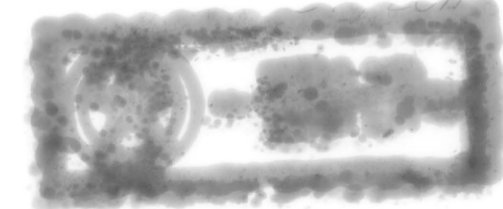
Signature of Mike Tatar, Owner

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mike Tatar, 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 14 day of Nov., 2008.

Signature of Notary Public, My Commission Expires MAY 27, 2011



FILED FOR RECORD OR NOV 26 AM 9:51 LISA CONSTANT COUNTY CLERK DEPUTY

G. 355