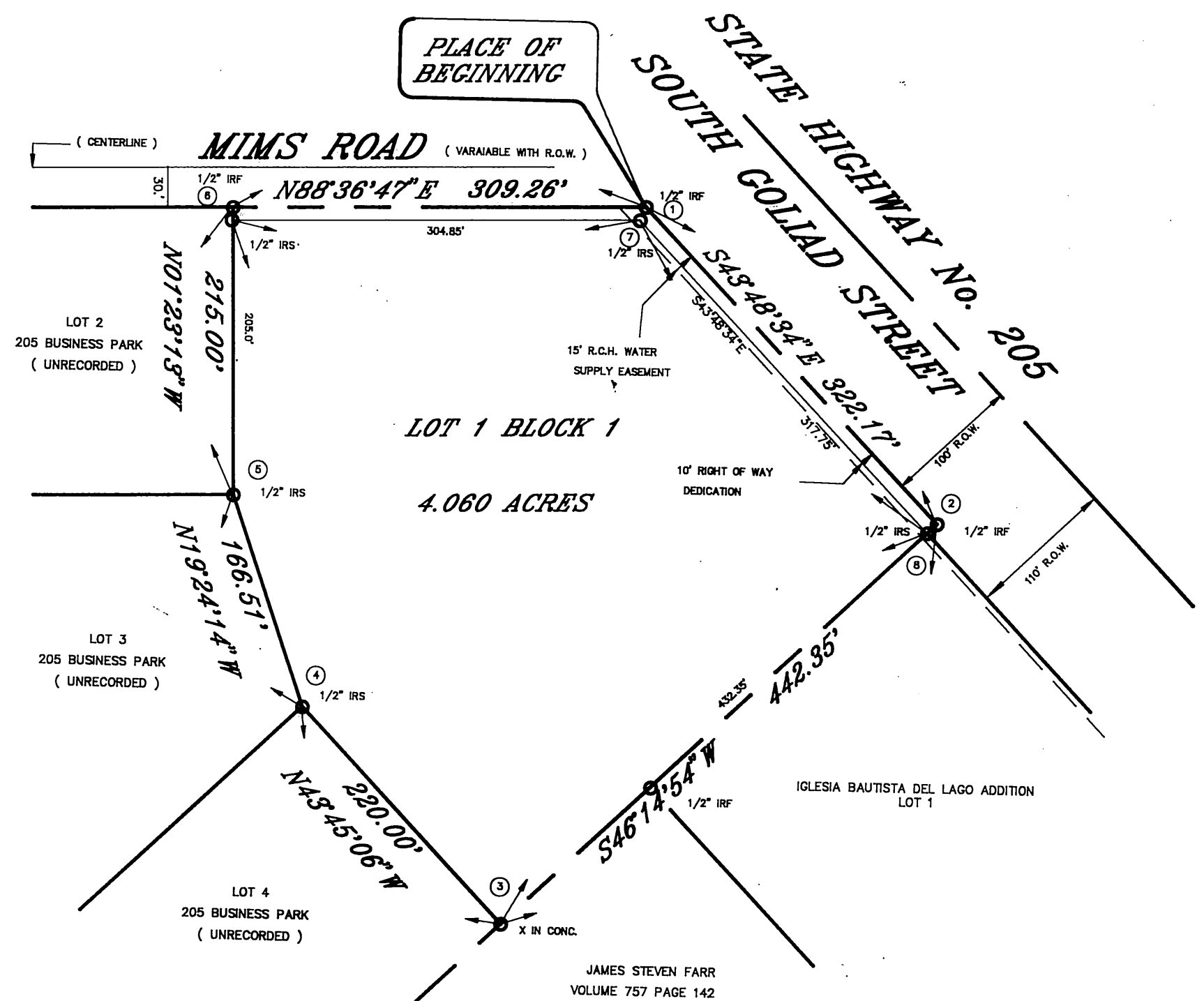


FILED FOR RECORD
 ROCKWALL CO. TEXAS
 94 APR -5 PM 3:41
 PAUL J. JUNKS
 CO. CLERK
 BY: _____ DEPUTY

S.A.C.	GRID AZIMUTHS
NORTHS	EASTS
1 7014962.1551	2601589.4109
2 7014729.6647	2601812.4342
3 7014423.7650	2601492.9050
4 7014582.6808	2601340.7677
5 7014739.7332	2601285.4491
6 7014954.6702	2601280.2454
7 7014952.0514	2601585.2460
8 7014722.7494	2601805.2107



OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS ALVIN M. BODFORD, BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING A TRACT OF LAND SITUATED IN THE J. R. JOHNSON SURVEY, ABSTRACT No. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING THAT 4.2040 ACRE TRACT AS CONVEYED TO ALVIN M. BODFORD, AS RECORDED IN VOLUME 607 PAGE 108 REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF MIMS ROAD WITH THE SOUTHWEST LINE OF STATE HIGHWAY No. 205, SAID POINT BEING THE NORTH CORNER OF SAID 4.2040 ACRE TRACT, A 1/2" IRON ROD FOUND FOR CORNER.

THENCE, S.43° 48' 34" E., ALONG THE SOUTHWEST LINE OF STATE HIGHWAY No. 205, A DISTANCE OF 322.17 FEET TO A 1/2" IRON ROD FOUND FOR CORNER.

THENCE, S.46° 14' 54" W., LEAVING THE SOUTHWEST LINE OF STATE HIGHWAY No. 205, AND ALONG THE NORTHWEST LINE OF THE IGLESIA BAUTISTA DEL LAGO ADDITION, PART OF THE WAY, A DISTANCE OF 442.35' TO AN X IN CONCRETE FOUND FOR CORNER.

THENCE, N.43° 45' 06" W., ALONG THE NORTHEAST LINE OF LOT 4, 205 BUSINESS PARK, UNRECORDED, A DISTANCE OF 220.00 FEET TO A 1/2" IRON STAKE SET FOR CORNER.

THENCE, N.19° 24' 14" W., ALONG THE EAST LINE OF LOT 3, 205 BUSINESS PARK, UNRECORDED, A DISTANCE OF 166.51 FEET TO A 1/2" IRON STAKE SET FOR CORNER.

THENCE, N. 1° 23' 13" W., ALONG THE EAST LINE OF LOT 2, 205 BUSINESS PARK, UNRECORDED, A DISTANCE OF 215.00 FEET TO A POINT ON THE SOUTH LINE OF MIMS ROAD, A 1/2" IRON STAKE FOUND FOR CORNER.

THENCE, N. 88° 36' 47" E., ALONG THE SOUTH LINE OF MIMS ROAD, A DISTANCE OF 309.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.204 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS;

THAT ALVIN M. BODFORD, BEING OWNER OF A TRACT OF LAND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERE ABOVE DESCRIBED PROPERTY AS FINAL PLAT TEXAS STAR ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AND ALLEYS SHOWN THEREON, AND HEREBY RESERVES THE RIGHT-OF-WAY AND EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THE RIGHT-OF-WAY AND EASEMENT STRIPS; ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO, FROM AND UPON THE SAID RIGHT-OF-WAY AND EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADES ON STREETS IN THIS ADDITION. A) THE APPROVAL OF A PLAT BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREOF ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OF THE ADEQUACY AND AVAILABILITY OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT.

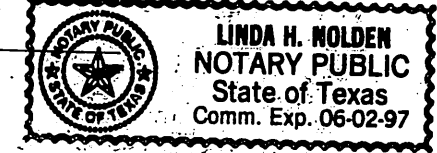
WITNESS MY HAND, THIS 25 DAY OF Feb 1993⁴

OWNER ALVIN M. BODFORD
Alvin M. Bodford
 BY ALVIN M. BODFORD

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALVIN M. BODFORD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT AND BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE AND CORRECT, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF FEBRUARY 1993⁴

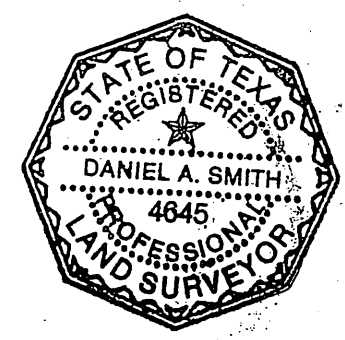
Linda H. Nolden
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I, DANIEL A. SMITH 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.

Daniel A. Smith
 DANIEL A. SMITH, REGISTERED No. 4645
 PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL A. SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT AND BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE AND CORRECT, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF February 1993⁴

Joanne M. Fisher
 JOANNE M. FISHER
 Notary Public
 STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

James M. Fisher
 CITY MANAGER

James A. Admelt
 CHAIRMAN PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT ABOVE FOREGOING FINAL PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED AND TWENTY (120) DAYS FROM SAID DATE OF FINAL APPROVAL.

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 AND TWENTY (120) 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, TEXAS.

Alvin M. Bodford
 MAYOR, CITY OF ROCKWALL, TEXAS

Joanne M. Fisher
 CITY SECRETARY, CITY OF ROCKWALL, TEXAS



FINAL PLAT

TEXAS STAR ADDITION

CITY OF ROCKWALL

J.R. JOHNSON SURVEY ABSTRACT No. 128

ROCKWALL COUNTY TEXAS

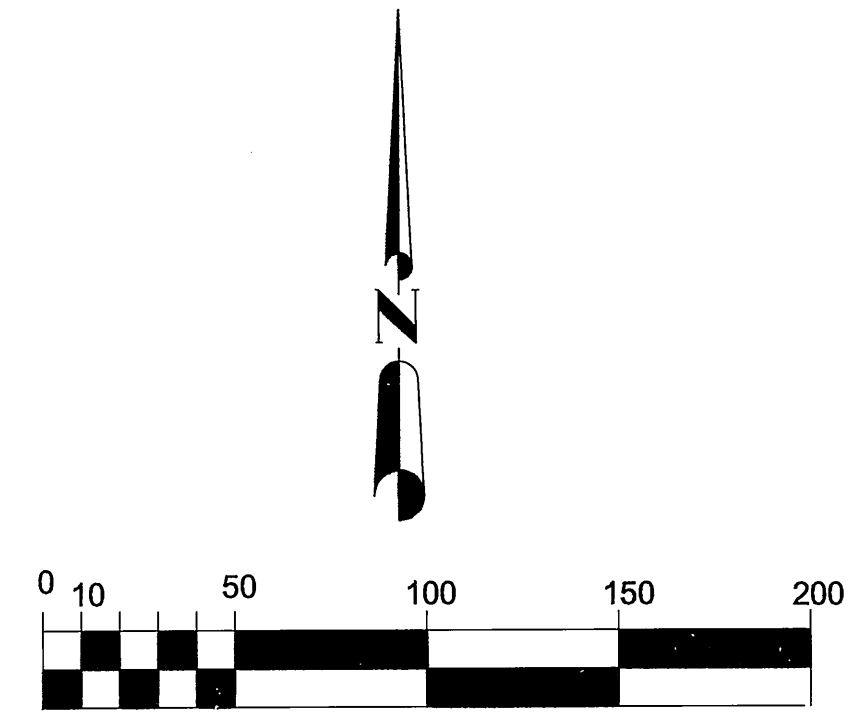
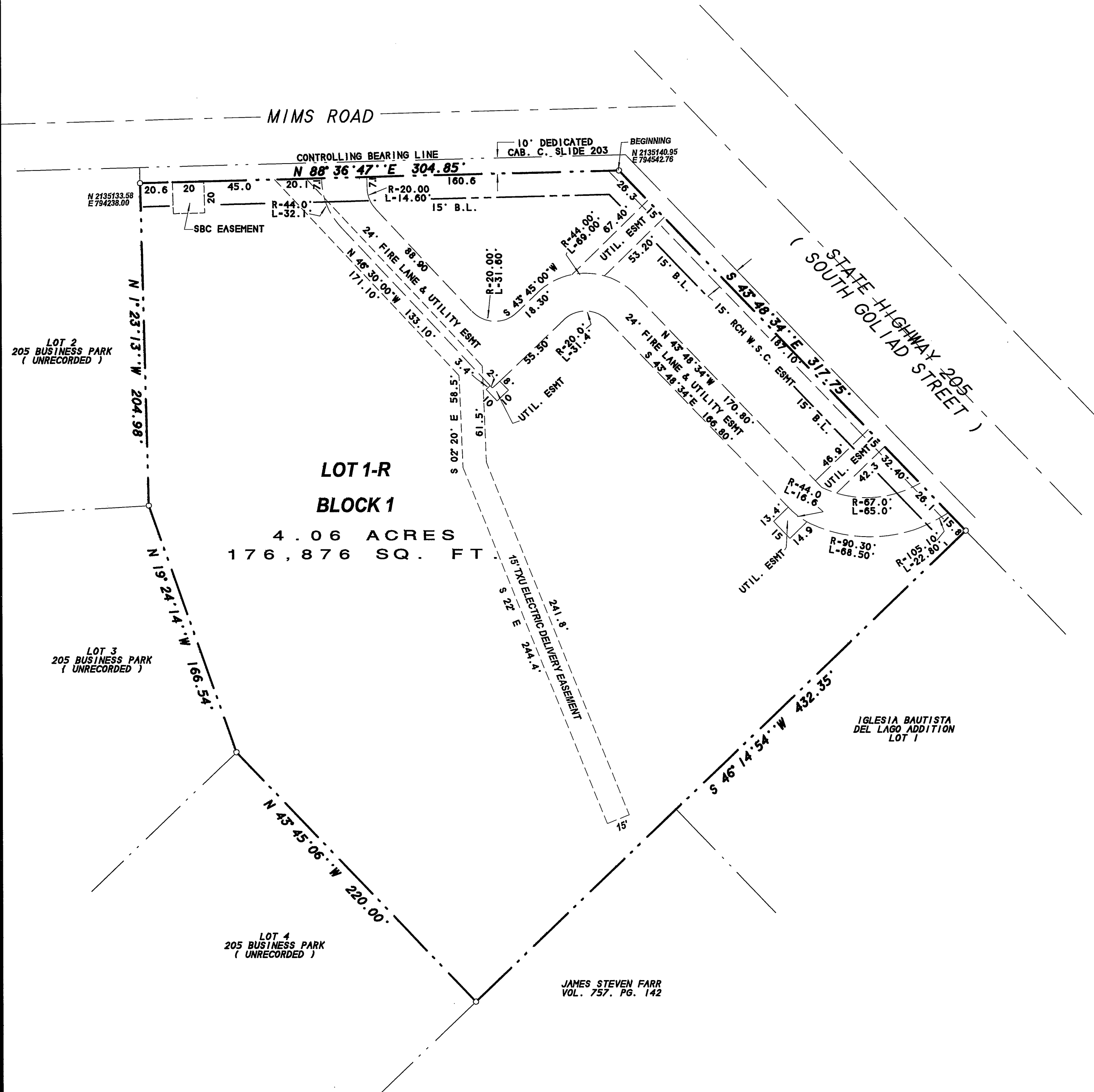
OWNER

ALVIN M. BODFORD

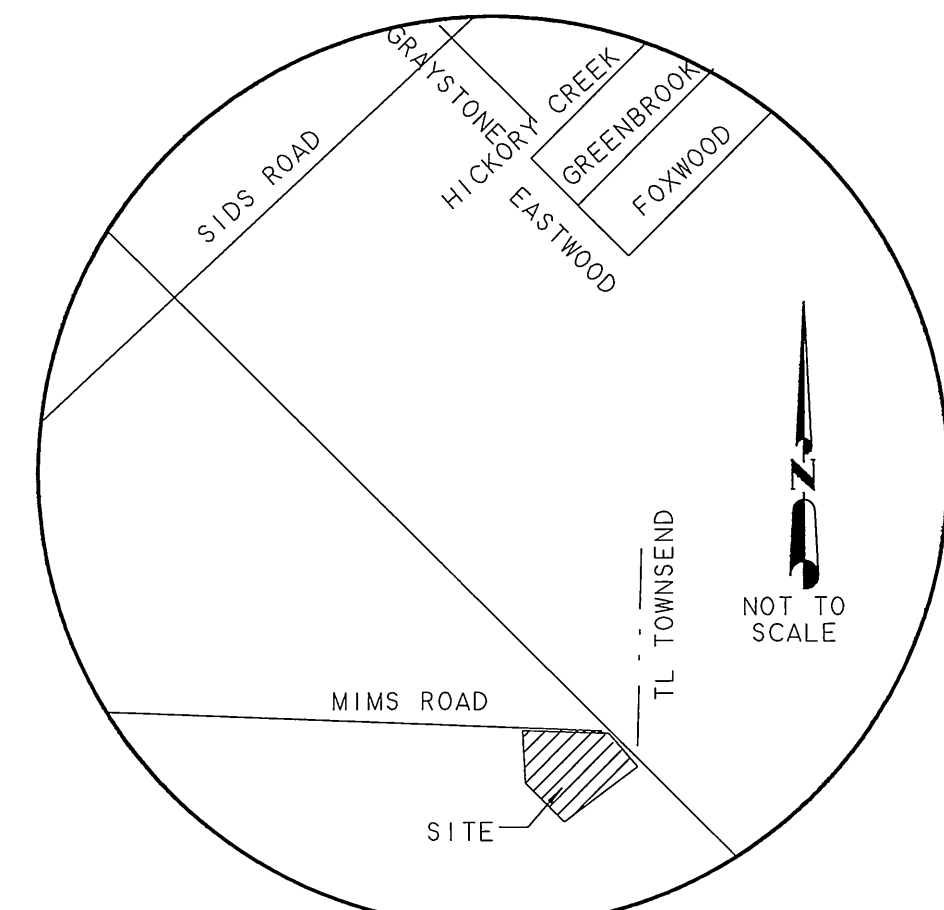
2890 SOUTH GOLIAD STREET
ROCKWALL TEXAS, 75087 (214) 771-5655

PRECISE LAND SURVEYING, INC.

18601 LBJ FREEWAY, SUITE 520
MESQUITE, TEXAS 75150 (214) 681-7072



GRAPHIC SCALE 1" = 50'



VICINITY MAP

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 FEB 17 AM 10:24
JULIETTE BURKS
CO. CLERK
BY: _____ DEPUTY

**LOT 1-R
BLOCK 1**
4.06 ACRES
176,876 SQ. FT.

JAMES STEVEN FARR
VOL. 757, PG. 142

OWNERS: TEXAS STAR EXPRESS
2860 S. GOLIAD STREET
ROCKWALL, TX 75032
972-722-5655

REPLAT
TEXAS STAR ADDITION
LOT 1, BLOCK 1
1 LOT 4.06 ACRES
J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2004-038
SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JULY 1, 2004
SCALE 1" = 50' FILE # 20041062RF
CLIENT TEXAS STAR

F17

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TEXAS STAR EXPRESS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 128, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of TEXAS STAR ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 203 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the South right-of-way line of Mims Road with the Southwest right-of-way line of State Highway 205 (S. Goliad Street) at the Northeast corner of said Lot 1, Block 1;

THENCE S. 43 deg. 48 min. 34 sec. E. along the Southwest right-of-way line of State Highway 205, a distance of 317.75 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 46 deg. 14 min. 54 sec. W. a distance of 432.35 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 43 deg. 45 min. 06 sec. W. a distance of 220.00 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 24 min. 14 sec. W. a distance of 166.54 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 01 deg. 23 min. 13 sec. W. a distance of 204.98 feet to a 1/2" iron rod found for corner in the South right-of-way line of Mims Road at the Northwest corner of Lot 1, Block 1;

THENCE N. 88 deg. 36 min. 47 sec. E. (Controlling bearing line) along the South right-of-way line of Mims Road, a distance of 304.85 feet to the POINT OF BEGINNING and containing 4.06 acres or 176,876 square feet 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 REPLAT TEXAS STAR ADDITION, LOT 1, BLOCK 1, an Addition 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 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:

- 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.

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.

[Signature]
for TEXAS STAR EXPRESS

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.

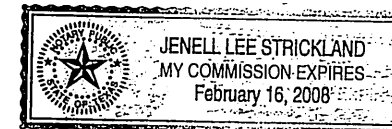
STATE OF TEXAS
COUNTY OF ROCKWALL

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 2nd day of Feb, 2005.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: 2-16-08



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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]
Harold D. Fetty III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission 2-16-05
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT TEXAS STAR ADDITION LOT 1, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of August, 2004.

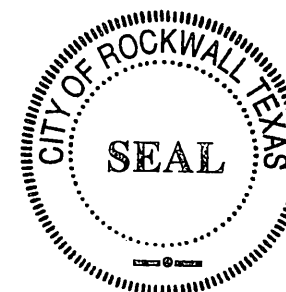
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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 February, 2005.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary City of Rockwall



[Signature] 2-15-05
City Engineer

OWNERS:

TEXAS STAR EXPRESS
2860 S. GOLIAD STREET
ROCKWALL, TX 75032
972-722-5655

REPLAT

TEXAS STAR ADDITION
LOT 1, BLOCK 1

1 LOT 4.06 ACRES

J.R. JOHNSON SURVEY, A-128 P2004-038

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JULY 1, 2004
SCALE 1" = 50' FILE # 20041062RP
CLIENT TEXAS STAR

Texas Star Addition
2860 S. Goliad

F178