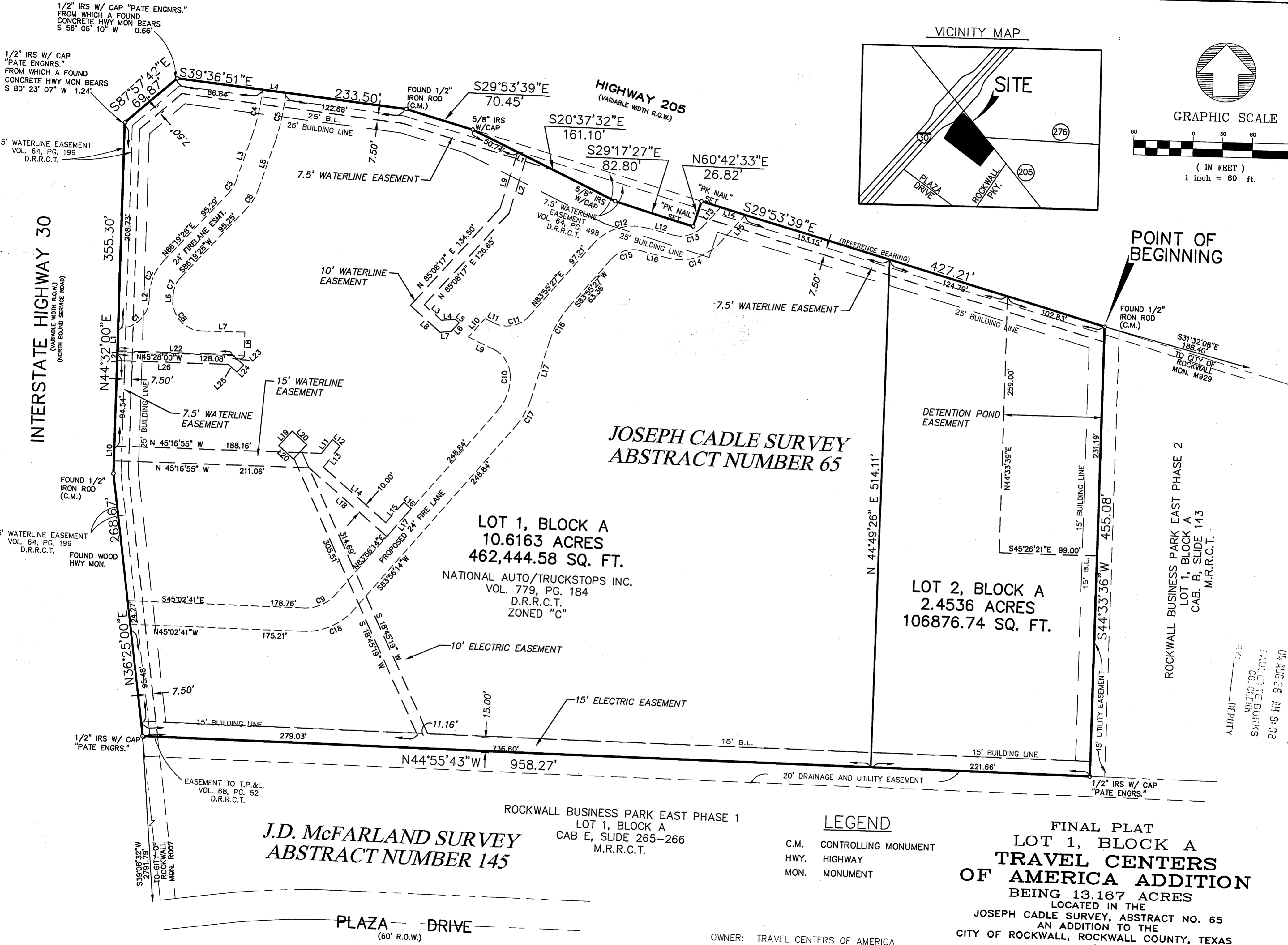
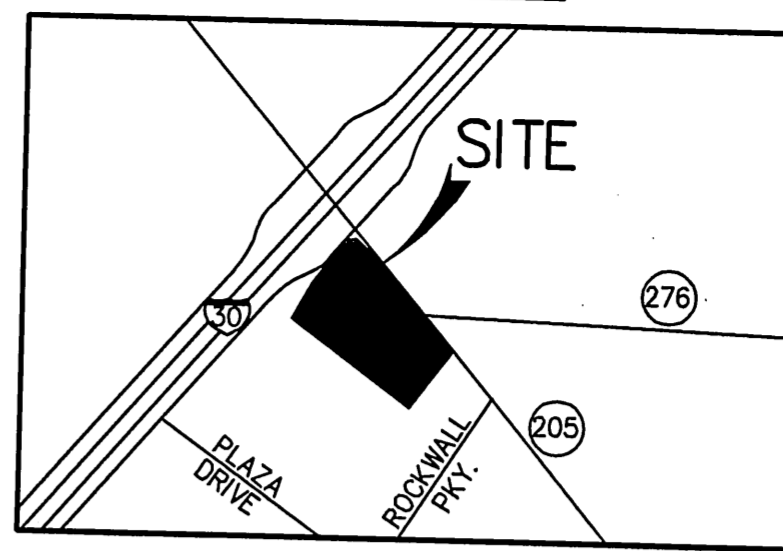


Travel Centers of America



**JOSEPH CADLE SURVEY  
ABSTRACT NUMBER 65**

**LOT 1, BLOCK A**  
10.6163 ACRES  
462,444.58 SQ. FT.  
NATIONAL AUTO/TRUCKSTOPS INC.  
VOL. 779, PG. 184  
D.R.R.C.T.  
ZONED "C"

**LOT 2, BLOCK A**  
2.4536 ACRES  
106876.74 SQ. FT.

**J.D. McFARLAND SURVEY  
ABSTRACT NUMBER 145**

ROCKWALL BUSINESS PARK EAST PHASE 1  
LOT 1, BLOCK A  
CAB E, SLIDE 265-266  
M.R.R.C.T.

ROCKWALL BUSINESS PARK EAST PHASE 2  
LOT 1, BLOCK A  
CAB. B, SLIDE 143  
M.R.R.C.T.

**LEGEND**

- C.M. CONTROLLING MONUMENT
- HWY. HIGHWAY
- MON. MONUMENT

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**TRAVEL CENTERS**  
**OF AMERICA ADDITION**  
BEING 13.167 ACRES  
LOCATED IN THE  
JOSEPH CADLE SURVEY, ABSTRACT NO. 65  
AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PATE ENGINEERS**

OWNER: TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD., STE. 200  
WESTLAKE, OHIO 44145-5634  
PHONE: (404) 808-7378  
CONTACT: RICHARD LAWRENCE

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247  
TEL: (214) 357-2981  
JOB NO. 078700402

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
04 AUG 26 AM 9:38  
LAURETTE BURKS  
CO. CLERK  
DEPUTY

F-98

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Being a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas and being all of a 13.167 acre tract of land described in a deed to National Auto/Truckstops, Inc., recorded in Volume 779, Page 184, of the Deed Records of Rockwall County, described in a deed to National Auto/Truckstops, Inc., recorded in Volume 779, Page 184, of the Deed Records of Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the southwest Right of Way line of State Highway 205 (a variable width Right of Way) being the northeast corner of said 13.167 acre tract and being the north corner of Lot 1, Block A of Rockwall Business Park East, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet B, Slide 143, of the Map Records of Rockwall County, Texas for the northeast corner of this tract;

THENCE: South 44 degrees 33 minutes 38 seconds West, with the southeast line of said 13.167 acre tract, a distance of 455.08 feet, to a 1/2" iron rod set on the northeast line of Lot 1, Block A, Rockwall Business Park East, Phase 1, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet B, Slide 37, of the Map Records of Rockwall County, Texas being the south corner of said 13.167 acre tract and being the west corner of said Lot 1, Block A, Rockwall Business Park East Phase 2, for the south corner of this tract;

THENCE: North 44 degrees 55 minutes 43 seconds West, with the southwest line of said 13.167 acre tract, a distance of 958.27 feet, to a 1/2" iron rod set on the southeast Right of Way line of Interstate Highway 30, (a variable width Right of Way) being the west corner of said 13.167 acre tract and being the north corner of said Lot 1, Block A, Rockwall Business Park East Phase 1, for the west corner of this tract;

THENCE: North 36 degrees 25 minutes 00 seconds East, with said southeast Right of Way line, a distance of 268.67 feet, to a 1/2" iron rod found for corner at an angle point in said southeast Right of Way line;

THENCE: North 44 degrees 32 minutes 00 seconds East, with said southeast Right of Way line, a distance of 355.30 feet, to a 1/2" iron rod set (from which a found concrete highway monument bears South 80 degrees 23 minutes 07 seconds West, a distance of 1.24 feet,) at an angle point in said southeast Right of Way line and being the most westerly north corner of said 13.167 acre tract for the most westerly north corner of this tract;

THENCE: South 87 degrees 57 minutes 42 seconds East, with said cutback line, a distance of 69.87 feet, to a 1/2" iron rod set (from which a found concrete highway monument bears South 56 degrees 06 minutes 10 seconds West, a distance of 0.66 feet,) on the southwest Right of Way line of said State Highway 205, being the most easterly north corner of said 13.167 acre tract for the most easterly north corner of this tract;

THENCE: South 39 degrees 36 minutes 51 seconds East, with said southwest Right of Way line, a distance of 233.50 feet, to a 1/2" iron rod found at an angle point in said southwest Right of Way line;

THENCE: South 29 degrees 53 minutes 39 seconds East, with said southwest Right of Way line, a distance of 70.45 feet to a 5/8" iron rod with cap stamped "PATE 5647" set for an angle point in said southwest Right of Way line;

THENCE: South 20 degrees 37 minutes 32 seconds East, with said southwest Right of Way line, a distance of 161.10 feet to a 5/8" iron rod with cap stamped "PATE 5647" set for an angle point in said southwest Right of Way line;

THENCE: South 29 degrees 17 minutes 27 seconds East, with said southwest Right of Way line, a distance of 82.80 feet to a "PK" nail set for an angle point in said southwest Right of Way line;

THENCE: North 60 degrees 42 minutes 33 seconds East, with said southwest Right of Way line, a distance of 26.82 feet to a "PK" nail set for an angle point in said southwest Right of Way line;

THENCE: South 29 degrees 53 minutes 39 seconds East, with said southwest Right of Way line, a distance of 427.21 feet to the Point of Beginning containing 569,322 square feet or 13.069 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, Registered Land Surveyor in the state of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown thereon were found and/or placed under my personal supervision.

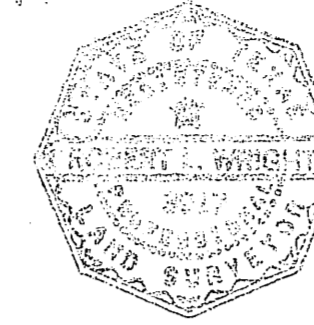
*Robert L. Wright*  
ROBERT L. WRIGHT R.P.L.S. 3917

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. WRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF August, 2004.

*Karen S. Maynard*  
Notary Public in and for  
State of Texas



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°37'32"E	10.13'
L2	N60°06'33"E	59.81'
L3	S05°15'29"E	23.29'
L4	S50°15'41"E	14.14'
L5	S05°15'29"E	4.79'
L6	S83°56'15"W	12.07'
L7	N50°15'41"W	11.21'
L8	N05°15'29"W	40.39'
L9	N60°06'33"E	59.22'
L10	N44°32'00"E	15.00'
L11	N80°48'53"E	17.81'
L12	S06°03'46"E	10.01'
L13	S80°48'53"W	27.15'
L14	S05°42'54"E	84.41'
L15	N83°56'14"E	27.50'
L16	S05°42'54"E	10.00'
L17	S83°56'14"W	37.50'
L18	S85°48'09"W	20.00'
L19	N05°15'29"W	40.39'
L20	S04°11'51"E	20.00'
L21	N44°32'00"E	10.00'
L22	S45°28'00"E	115.76'
L23	S06°03'46"E	15.58'
L24	S83°56'14"W	10.00'
L25	N06°03'46"W	12.00'
L26	N83°56'14"E	27.50'

FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	30.00'	89°29'29"	46.86'	S89°44'38"E	42.24'
C2	54.00'	40°48'51"	38.47'	S65°55'03"W	37.66'
C3	30.00'	24°16'13"	12.71'	N74°17'14"E	12.61'
C4	221.03'	11°48'26"	45.55'	N54°51'55"E	45.47'
C5	245.03'	11°44'14"	50.20'	N54°58'12"E	50.11'
C6	54.00'	24°16'13"	22.87'	N74°17'14"E	22.70'
C7	30.00'	40°48'51"	21.37'	S65°55'03"W	20.92'
C8	30.00'	90°58'38"	47.64'	S00°01'19"W	42.79'
C9	40.00'	51°01'05"	35.62'	S70°33'13"E	34.45'
C10	50.00'	44°11'05"	38.56'	N61°50'42"E	37.61'
C11	30.00'	74°30'32"	39.01'	S58°49'17"E	36.32'
C12	54.00'	64°03'54"	60.38'	N64°02'36"W	57.28'
C13	30.00'	62°46'11"	32.87'	S63°23'45"E	31.25'
C14	54.00'	62°46'11"	59.16'	S63°23'45"E	56.24'
C15	30.00'	64°03'54"	33.54'	N64°02'36"W	31.82'
C16	100.00'	23°08'26"	40.39'	S72°22'02"W	40.11'
C17	74.00'	23°08'25"	29.89'	S72°02'22"W	29.68'
C18	64.00'	51°01'05"	56.99'	N70°33'13"W	55.12'

FIRELANE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°32'00"E	24.00'
L2	N45°30'37"E	5.76'
L3	N62°09'07"E	52.50'
L4	S39°36'51"E	24.01'
L5	S62°09'07"W	52.78'
L6	S45°32'19"W	4.33'
L7	S45°28'00"E	43.80'
L8	S44°32'00"W	24.00'
L9	N21°34'00"W	28.19'
L10	N84°48'02"E	25.01'
L11	S21°34'00"E	10.31'
L12	S32°00'39"E	27.33'
L13	N85°24'51"E	26.58'
L14	S29°48'04"E	25.98'
L15	S84°39'40"W	37.57'
L16	N32°00'39"W	27.33'
L17	S60°47'49"W	62.49'

FINAL PLAT  
LOT 1, BLOCK A  
**TRAVEL CENTERS  
OF AMERICA ADDITION**  
BEING 13.167 ACRES  
LOCATED IN THE  
JOSEPH CADLE SURVEY, ABSTRACT NO. 65  
AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**PATE ENGINEERS**  
8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247  
TEL: (214)357-2981 FAX (214) 357-2985  
JOB NO. 078700402 DATE: JULY 27, 2004 SHEET 2 OF 3

OWNER: TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD., STE. 200  
WESTLAKE, OHIO 44145-5634  
PHONE: (404) 808-7378  
CONTACT: RICHARD LAWRENCE

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Travel Centers of America

I (we) the undersigned owner(s) of this land shown on this plat, by and through their duly authorized representative, designated herein as TRAVEL CENTERS OF AMERICA ADDITION, LOT 1, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all 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 said 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 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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

PETER GREENE  
SR. VICE PRESIDENT, DEVELOPMENT

BEFORE ME, the undersigned authority, on this day personally appeared PETER GREENE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF August, 2004.

Sue A. Postman  
Notary Public in and for  
State of ~~Texas~~ Ohio

[Signature]  
Planning And Zoning Commission

8/25/04  
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 25 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 twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this 25th day of August, 2004.

[Signature]  
Mayor, City of Rockwall

Norothy Brooks  
City Secretary City of Rockwall



NOTES: THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTHWEST R.O.W. LINE OF STATE HIGHWAY 205 AS RECORDED IN DEED, VOLUME 779, PAGE 184, D.R.R.C.T. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

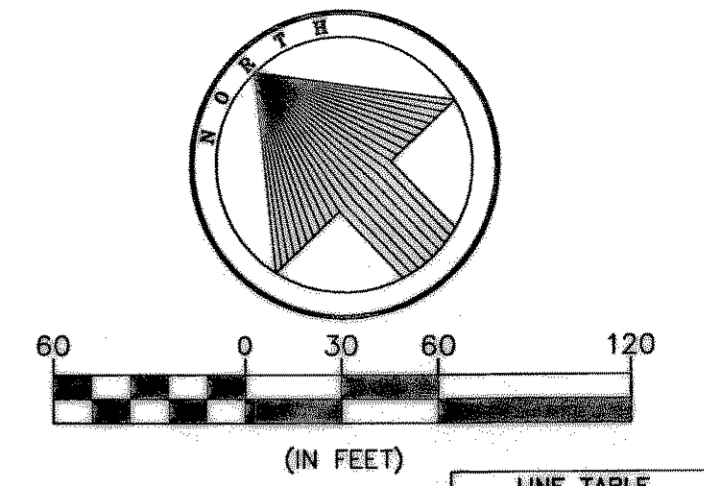
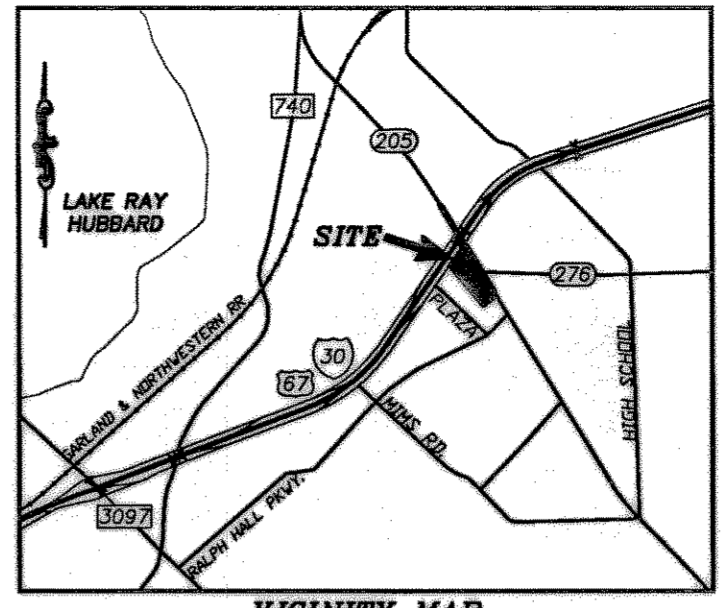
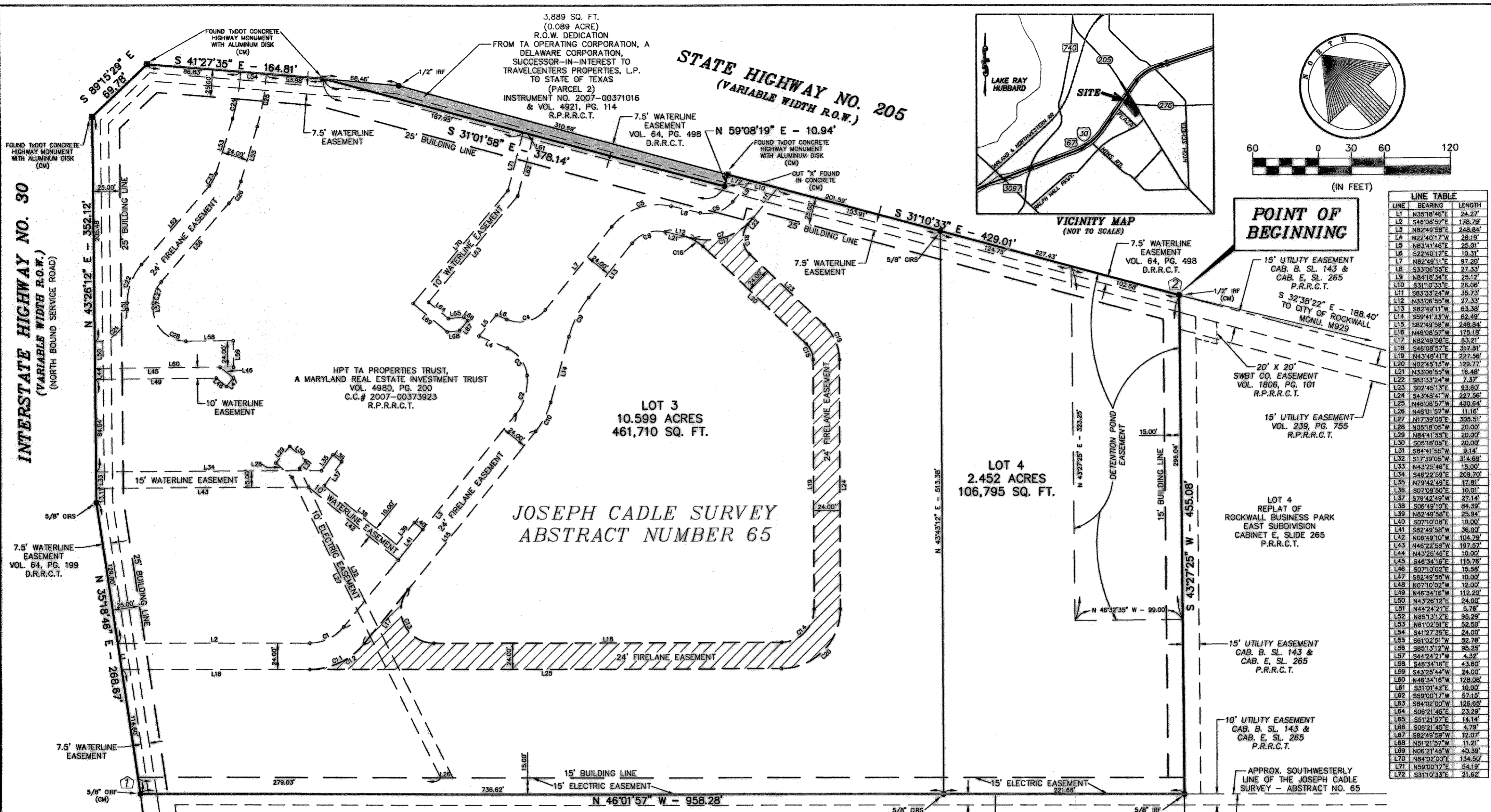
Chuck Add 8-17-04  
City Engineer

FINAL PLAT  
LOT 1, BLOCK A  
TRAVEL CENTERS  
OF AMERICA ADDITION  
BEING 13.167 ACRES  
LOCATED IN THE  
JOSEPH CADLE SURVEY, ABSTRACT NO. 65  
AN ADDITION TO THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: TRAVEL CENTERS OF AMERICA  
24601 CENTER RIDGE RD., STE. 200  
WESTLAKE, OHIO 44145-5634  
PHONE: (404) 808-7378  
CONTACT: RICHARD LAWRENCE

**PATE ENGINEERS**  
8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247  
TEL: (214)357-2981 FAX (214) 357-2985  
JOB NO. 078700402 DATE: JULY 27, 2004 SHEET 3 OF 3





**LINE TABLE**

LINE	BEARING	LENGTH
L1	N35°18'46"E	24.27'
L2	S45°08'57"E	178.79'
L3	N87°49'59"E	248.84'
L4	N22°40'17"W	28.19'
L5	N83°41'46"E	25.01'
L6	S22°40'17"E	10.31'
L7	N82°49'11"E	97.20'
L8	S33°06'55"E	27.33'
L9	N84°18'34"E	25.12'
L10	S31°10'33"E	26.06'
L11	S93°33'24"W	35.73'
L12	N33°06'55"W	27.33'
L13	S82°49'11"W	63.38'
L14	S59°41'33"W	62.49'
L15	S82°49'58"W	248.84'
L16	N49°08'57"W	175.18'
L17	N82°49'58"E	63.21'
L18	S46°08'57"E	317.81'
L19	N43°48'41"E	227.56'
L20	N02°45'13"W	129.77'
L21	N33°06'55"W	16.48'
L22	S83°32'47"W	7.37'
L23	S02°45'13"E	93.60'
L24	S43°48'41"W	227.56'
L25	N46°08'57"W	430.64'
L26	N46°01'57"W	11.16'
L27	N17°39'05"E	305.51'
L28	N05°18'05"W	20.00'
L29	N84°41'55"E	20.00'
L30	S05°18'05"E	20.00'
L31	S84°41'55"W	9.14'
L32	S17°39'05"W	314.69'
L33	N43°25'46"E	15.00'
L34	S46°22'59"E	209.70'
L35	N79°42'49"E	17.81'
L36	S07°09'50"E	10.01'
L37	S79°42'49"W	27.14'
L38	S06°49'10"E	84.39'
L39	N82°49'58"E	25.94'
L40	S07°10'02"E	10.00'
L41	S82°49'58"W	36.00'
L42	N06°49'10"W	104.79'
L43	N46°22'59"W	197.67'
L44	N43°25'46"E	10.00'
L45	S46°34'16"E	115.76'
L46	S07°10'02"E	15.58'
L47	S82°49'58"W	10.00'
L48	N07°10'02"W	12.00'
L49	N46°34'16"W	112.20'
L50	N43°25'46"W	24.00'
L51	N44°24'21"E	5.78'
L52	N85°13'12"E	95.29'
L53	N61°02'51"E	52.50'
L54	S41°27'39"E	24.00'
L55	S61°02'51"W	52.78'
L56	S85°13'12"W	95.25'
L57	S44°24'21"W	4.32'
L58	S46°34'16"E	43.60'
L59	S43°25'46"W	24.00'
L60	N46°34'16"W	128.08'
L61	S31°01'42"E	10.00'
L62	S59°00'17"W	57.15'
L63	S84°02'00"W	126.85'
L64	S06°21'49"E	23.29'
L65	S51°21'57"E	14.14'
L66	S06°21'45"E	4.79'
L67	S82°49'59"W	12.07'
L68	N81°21'45"W	11.21'
L69	N06°21'45"W	40.39'
L70	N84°02'00"E	134.50'
L71	N59°00'17"E	54.19'
L72	S31°10'33"E	21.62'

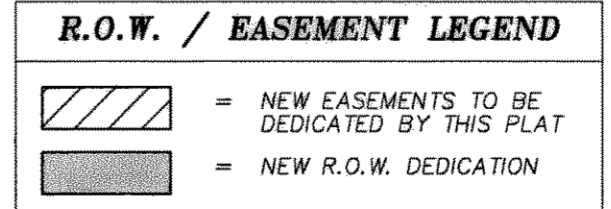
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CB	CD
C1	51°01'05"	40.00'	35.62'	19.09'	S71°39'30"E	34.45'
C2	44°11'05"	50.00'	38.56'	20.30'	N60°44'25"E	37.61'
C3	61°19'10"	30.00'	32.11'	17.78'	N07°59'18"E	30.60'
C4	74°30'32"	30.00'	39.01'	22.82'	S59°55'33"E	36.32'
C5	64°03'54"	54.00'	60.38'	33.78'	N65°08'52"W	57.28'
C6	62°46'11"	30.00'	32.87'	18.30'	S84°30'01"E	31.25'
C7	63°19'41"	54.00'	59.89'	33.30'	S84°46'48"E	56.69'
C8	64°03'54"	30.00'	33.54'	18.77'	N65°08'52"W	31.82'
C9	23°07'38"	100.00'	40.36'	20.46'	S71°15'22"W	40.09'
C10	23°08'26"	74.00'	29.89'	15.15'	N71°15'45"E	29.68'
C11	51°01'05"	64.00'	56.99'	30.54'	S71°39'30"E	55.12'
C12	51°01'05"	64.00'	56.99'	30.54'	S71°39'30"E	55.12'
C13	128°58'53"	30.00'	87.53'	62.87'	S16°20'29"W	54.15'
C14	90°02'22"	30.00'	47.14'	30.02'	N88°49'52"E	42.44'
C15	48°33'53"	20.00'	16.28'	8.61'	N20°31'44"E	15.81'
C16	30°21'42"	40.00'	21.20'	10.85'	N17°56'04"W	20.85'
C17	63°19'41"	54.00'	59.89'	33.30'	S84°46'48"E	56.69'
C18	86°18'37"	20.00'	30.13'	18.75'	S40°24'05"W	27.36'
C19	48°33'53"	44.00'	35.78'	18.93'	N20°31'44"E	34.78'
C20	90°02'22"	54.00'	84.86'	54.04'	N88°49'52"E	76.39'
C21	89°31'38"	30.00'	48.88'	29.75'	N89°10'10"E	42.25'
C22	40°48'51"	54.00'	38.47'	20.09'	S84°48'48"E	37.66'
C23	24°04'28"	30.24'	12.71'	6.45'	N73°10'58"E	12.61'
C24	13°52'08"	180.00'	43.57'	21.89'	N64°06'47"E	43.47'
C25	13°42'32"	204.00'	48.81'	24.52'	N54°11'35"W	48.69'
C26	24°16'13"	54.00'	22.87'	11.61'	N73°10'58"E	22.70'
C27	40°48'51"	30.00'	21.37'	11.16'	S64°48'48"E	20.92'
C28	90°58'38"	30.00'	47.84'	30.52'	S01°04'58"E	42.78'

- NOTES:**
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
  - I.R.F. = IRON ROD FOUND  
C.M. = CONTROL MONUMENT  
C.I.R.S. = I.R.S. W/YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP"  
C.I.R.F. = CAPPED IRON ROD FOUND  
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS.  
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS.  
R.P.R.R.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

COORDINATES ARE BASED ON THE CITY OF ROCKWALL MONUMENTATION SYSTEM

	NORTHING	EASTING
①	7,020,064.20	2,597,551.37
②	7,018,703.58	2,598,174.39



**REPLAT OF LOTS 3 & 4, BLOCK A TRAVEL CENTERS OF AMERICA ADDITION**  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A BEING 13.051 ACRES LOCATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SURVEYOR:** **The Wallace Group, Inc.**  
1825 Market Center Blvd. Suite 210  
Dallas, Texas 75207-3330  
Phone 214-747-3733  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco ■ Killeen ■ Austin ■ Dallas ■ Round Rock

**OWNER:** HPT TA PROPERTIES TRUST  
400 CENTRE STREET  
NEWTON, MASSACHUSETTS 02458

**DATE:** APRIL, 2007 **JOB NO.** 20351-14 **SHEET 1 OF 2**

**INTERSTATE HIGHWAY NO. 30**  
(VARIABLE WIDTH R.O.W.)  
(NORTH BOUND SERVICE ROAD)

**STATE HIGHWAY NO. 205**  
(VARIABLE WIDTH R.O.W.)

3,889 SQ. FT. (0.089 ACRE)  
R.O.W. DEDICATION  
FROM TA OPERATING CORPORATION, A DELAWARE CORPORATION,  
SUCCESSOR-IN-INTEREST TO TRAVELCENTERS PROPERTIES, L.P.  
TO STATE OF TEXAS  
(PARCEL 2)  
INSTRUMENT NO. 2007-00371016 & VOL. 4921, PG. 114  
R.P.R.R.C.T.

HPT TA PROPERTIES TRUST,  
A MARYLAND REAL ESTATE INVESTMENT TRUST  
VOL. 4980, PG. 200  
C.C.# 2007-00373923  
R.P.R.R.C.T.

**LOT 3**  
10.599 ACRES  
461,710 SQ. FT.

**LOT 4**  
2.452 ACRES  
106,795 SQ. FT.

**JOSEPH CADLE SURVEY**  
**ABSTRACT NUMBER 65**

**J.D. McFARLAND SURVEY - ABSTRACT NUMBER 145**

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
07 APR 17 AM 9:01  
LISA CONSTANT  
COUNTY CLERK

Replat Lots 3 & 4,  
Travel Centers of  
America Addition

G137



OWNER'S CERTIFICATE

COUNTY OF ROCKWALL:
STATE OF TEXAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas HPT TA PROPERTIES TRUST, a Maryland real estate investment trust, is the sole owner of a 13.051 acre (568,505 square foot) tract of land situated in the Joseph Cadle Survey, Abstract No. 65 in the City of Rockwall, Rockwall County, Texas, and being part of that same certain called 13.167 acre tract of land as described in a Special Warranty Deed to TravelCenters Properties, L.P., and recorded in Volume 2010, Page 93, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and also being all of Travel Centers of America Addition, Lots 1 and 2, Block A, (Travel Center plat) an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 98 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), with said lots 1 and 2 being conveyed to HPT TA PROPERTIES TRUST, a Maryland real estate investment trust, as described in a Special Warranty Deed recorded in Instrument No. 2007-00373923 and Volume 4980, Page 200, R.P.R.R.C.T., with said 13.051 acre (568,505 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the most easterly corner of said Travel Center plat, being common with the most northerly corner of Lot 4 of Rockwall Business Park East Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat thereof recorded in Cabinet E, Slide 265, P.R.R.C.T., with said point being in the existing southwesterly right-of-way (R.O.W.) line of State Highway No. 205 (Goliad Street) (having a variable width R.O.W.);

THENCE South 43 degrees 27 minutes 25 seconds West, departing said existing southwesterly R.O.W. line of State Highway No. 205, with the southeasterly line of said Travel Center plat and the common northwesterly line of said Lot 4, a distance of 455.08 feet to a 5/8 inch iron rod found marking the most southerly corner of said Travel Center plat, and being in the northwesterly line of the remaining portion of Lot 1, Block A of Rockwall Business Park East, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 37, P.R.R.C.T.

THENCE North 46 degrees 01 minutes 57 seconds West, departing said northwesterly line of Lot 4, with the southwesterly line of said Travel Center plat and the common northeasterly line of said Lot 1, passing at a distance of 174.00 feet the most easterly corner of Lot 3 of said Rockwall Business Park East Subdivision recorded in Cabinet E, Slide 265, P.R.R.C.T., and continuing with the southwesterly line of said Travel Center plat and the common northeasterly line of said Lot 3 for a total distance of 958.28 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "THE WALLACE GROUP" ("cap") marking the most westerly corner of said Travel Center plat and the common most northerly corner of said Lot 3, with said point being in the existing southeasterly R.O.W. line of Interstate Highway No. 30 (having a variable width R.O.W.);

THENCE North 35 degrees 18 minutes 46 seconds East, with the common northwesterly line of said Travel Center plat and said existing southeasterly R.O.W. line of Interstate Highway No. 30, a distance of 268.67 feet to a 5/8 inch iron rod set with "cap" for a transitional point in said common lines;

THENCE North 43 degrees 26 minutes 12 seconds East, continuing with said common lines, a distance of 352.12 feet to a found Texas Department of Transportation (TxDOT) concrete highway right-of-way monument with 4 inch aluminum disk ("TxDOT monument") marking a northerly corner of said Travel Center plat and a transitional R.O.W. corner from said existing southeasterly R.O.W. line of Interstate Highway NO. 30 to the aforementioned existing southwesterly R.O.W. line of State Highway No. 205;

THENCE South 89 degrees 15 minutes 29 seconds East, with the north line of said Travel Center plat and along said existing transitional R.O.W. line, a distance of 69.78 feet to a found "TxDOT monument" marking a northerly corner of said Travel Center plat and the transitional R.O.W. corner to the aforementioned existing southwesterly R.O.W. line of State Highway No. 205;

THENCE South 41 degrees 27 minutes 35 seconds East, with the existing northeasterly line of said Travel Center plat and the common existing southwesterly R.O.W. line of said State Highway No. 205, a distance of 164.81 feet to a found "TxDOT monument" for corner, with said point also being the most northerly corner of a 0.089 acre (3,889 square foot) tract of land, said tract being that same certain called 0.0881 acre tract described in deed from TA OPERATING CORPORATION, a Delaware corporation, Successor-in-Interest to TravelCenters Properties, L.P., to the State of Texas, dedicated for TxDOT R.O.W. (R.O.W. take) and recorded in Instrument No. 2007-00371016 and Volume 4921, Page 114, R.P.R.R.C.T.;

THENCE with the northeasterly line of said TravelCenter property and the common southwesterly R.O.W. line of said State Highway No. 205 and along said R.O.W. take, the following 2 courses and distances:

- 1) South 31 degrees 01 minutes 58 seconds East, a distance of 378.14 feet to a cut "X" found in concrete for corner;
2) North 59 degrees 08 minutes 19 seconds East, a distance of 10.94 feet to a found "TxDOT monument" for corner in the existing southwesterly R.O.W. line of said State Highway No. 205;

South 31 degrees 10 minutes 33 seconds East, a distance of 429.01 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 13.051 (568,505 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOTS 3 & 4, BLOCK A, TRAVEL CENTERS OF AMERICA ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, 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 REPLAT OF LOTS 3 & 4, BLOCK A, TRAVEL CENTERS OF AMERICA ADDITION have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips 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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure 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 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 therefor 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 on 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 and claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

John G Murray
John G Murray
HPT TA PROPERTIES TRUST, a Maryland real estate investment trust

STATE OF Massachusetts
COUNTY OF Middlesex

Before me, the undersigned authority, on this day personally appeared John G. Murray, 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 5th day of April, 2007.
Notary Public in and for the State of Massachusetts

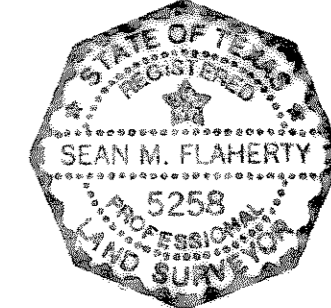
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN M. FLAHERTY, 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.

SEAN M. FLAHERTY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5258



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SEAN M. FLAHERTY, 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 3rd day of April, 2007.
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission Date

APPROVED

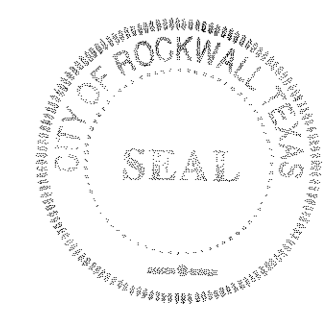
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11th day of December, 2007.

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 (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 11th day of April, 2007

City of Rockwall officials: Mayor, City of Rockwall; City Secretary, City of Rockwall; City Engineer.



OWNER: HPT TA PROPERTIES TRUST
400 CENTRE STREET
NEWTON, MASSACHUSETTS 02458

SURVEYOR: The Wallace Group, Inc.
1825 Market Center Blvd. Suite 210 Dallas, Texas 75207-3330 Phone 214-747-3733
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Austin ■ Dallas ■ Round Rock
DATE: APRIL, 2007 JOB NO. 20351-14 SHEET 2 OF 2

REPLAT OF
LOTS 3 & 4, BLOCK A
TRAVEL CENTERS
OF AMERICA ADDITION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A
BEING 13.051 ACRES
LOCATED IN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Replat Lots 3 & 4, Travel Centers of America Addition