

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, Lakeside Chevrolet is the owner of two tracts of land in the County of Rockwall, State of Texas, said tract being described as follows:

DESCRIPTION, of a 8.635 acre tract of land situated in the Joseph Cadle Survey Abstract No. 65, Rockwall County, Texas; said tract being comprised of a portion of the 17.1 acre tract described in deed to James R. Dudley recorded in Volume 47, Page 599 of the Real Property Records of Rockwall County, Texas and being the remainder of the same tract described in Warranty Deed from James R. Dudley to Lakeside Chevrolet Company recorded in Volume 101, Page 991 of the Real Property Records of Rockwall County, Texas; and all of Lot 1, Block A, the Grady Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of the Plat Records of Rockwall County, Texas; said 8.739 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap found; said point being in a northeast line of State Highway 205 (Goliad Street), (a variable width right-of-way, 100 feet wide at this point); said point being the south corner of the Crossing Addition, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet C, Slide 108 of the Plat Records of Rockwall County, Texas; said point being South 30 degrees, 40 minutes, 00 seconds East, a distance of 344.17 feet from the southeast line of Yellow Jacket Lane (a 50 foot wide right-of-way);

THENCE, North 45 degrees, 46 minutes, 23 seconds East, departing the said northeast line of State Highway 205 and along the southeast line of the said Crossing Addition, a distance of 300.65 feet to a 1/2-inch iron rod found for angle point; said point also being the east corner of the said Crossing Addition; said point being the most southerly corner of the Rockwall Business Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A, Slide 283 of the Plat Records of Rockwall County, Texas;

THENCE, North 45 degrees, 14 minutes, 35 seconds East, along the southeast line of the said Rockwall Business Park, in all a distance of 330.98 feet to a 1/2-inch iron rod found for corner in the southwest line of a tract of land described in deed to Jane D. Stroble recorded in Volume 210, Page 303 of the Real Property Records of Rockwall County, Texas;

THENCE, South 45 degrees, 14 minutes, 03 seconds East (South 45 degrees, 02 minutes, 21 seconds East, Dead), along the said southwest line of the Stroble tract, a distance of 195.92 feet to a 1/2-inch iron rod found for corner; said point being the west corner of the Harrison Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 114 of the Plat Records of Rockwall County, Texas;

THENCE, South 44 degrees, 19 minutes, 05 seconds East, along the southwest line of the said Harrison Subdivision a distance of 129.50 feet to a 1/2-inch iron rod found for corner; said point being the north corner of the Billy G. Jones Subdivision, an addition to the City of Rockwall, Texas according to the Final Plat recorded in Cabinet B, Slide 01 of the Plat Records of Rockwall County, Texas;

THENCE, South 45 degrees, 12 minutes, 35 seconds East, along the east line of the said Jones Subdivision, a distance of 218.63 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found in the northwest line of Interstate Highway No. 30 (a variable width right-of-way); said point also being the west corner of the said Jones Subdivision;

THENCE, along the said north line of Interstate Highway No. 30 the following two (2) calls:

South 40 degrees, 42 minutes, 39 seconds West, a distance of 538.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

South 41 degrees, 22 minutes, 05 seconds West, a distance of 150.00 feet to a "+" cut in concrete found for corner; said point being the south end of a corner clip at the intersection of the said north line of Interstate Highway No. 30 with the said east line of said State Highway No. 205;

THENCE, North 88 degrees, 45 minutes, 15 seconds West, along said corner clip, a distance of 69.74 feet to a TxDOT highway monument found for corner; said point being in the said east line of State Highway No. 205;

THENCE, North 39 degrees, 52 minutes, 05 seconds East, along the said east line of State Highway No. 205, a distance of 130.64 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE, South 51 degrees, 31 minutes, 58 seconds East, a distance of 150 feet to a 3/4-inch iron rod found for corner;

THENCE, North 11 degrees, 46 minutes, 24 seconds East, a distance of 47.88 feet to a "+" cut in concrete found for corner; said point being the southwest corner of a tract of land described in Warranty Deed from A.P. Roffino to the City of Rockwall recorded in Volume 61, Page 250 of the Deed Records of Rockwall, Texas;

THENCE, South 51 degrees, 40 minutes, 22 seconds East, along the south line of said City of Rockwall tract, a distance of 50.00 feet to a "+" cut in concrete found for corner;

THENCE North 30 degrees, 33 minutes, 13 seconds West, along the east line of said City of Rockwall tract, passing at a distance of 50.00 feet, a "+" cut in concrete found and continuing, a total distance of 17.87 feet to a "+" cut in concrete found for corner; said point being in the north line of a 20-foot Sanitary Sewer and Roadway Easement granted to the City of Rockwall by James R. Dudley, recorded in Volume 64, Page 237 of Deed Records of Rockwall County, Texas;

THENCE, South 52 degrees, 03 minutes, 20 seconds West, along the said north line of the 20-foot Sanitary Sewer and Road Easement, a distance of 248.03 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the said southeast line of State Highway No. 205;

THENCE, North 30 degrees, 40 minutes, 00 seconds West, along the said southeast line of State Highway 205, a distance of 329.46 feet to the POINT OF BEGINNING.

CONTAINING; 376,158 square feet or 8.635 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF ROCKWALL

I, Walter Pat Grady the undersigned owner of the land shown on this plat, and designated herein as the LAKESIDE CHEVROLET ADDITION, a 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 LAKESIDE CHEVROLET ADDITION 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 (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 ditches, 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 regulations 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

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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

By: Lakeside Chevrolet

Walter Pat Grady

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Walter Pat Grady 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 _____ day of _____, 2006.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

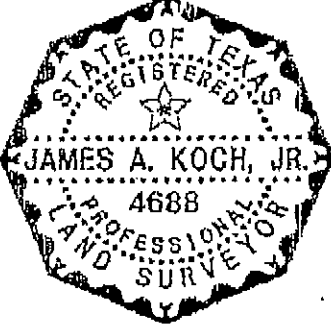
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, James A. Koch Jr., 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.

PRELIMINARY

RELEASED 07/05/06 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

James A. Koch, Jr.
Registered Professional Land Surveyor No. 4688



STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James A. Koch Jr., 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 _____ day of _____, 2006.

Notary Public in and for the State of Texas

My Commission Expires:

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 Planning Director of the Council of Rockwall on the _____ day of _____, 2006.

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.

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Director of Planning

City Engineer

SHEET 2 OF 2
REPLAT

LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION

BEING A REPLAT OF LOT 1 AND 2
LAKESIDE CHEVROLET ADDITION, UNPLATTED TRACT,
AND BILLY G. JONES SUBDIVISION
BEING A 8.635 ACRE TRACT OUT OF THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65,
ROCKWALL COUNTY, TEXAS

 Pacheco Koch Consulting Engineers 6350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3031			
DRAWN BY CRG	CHECKED BY MLL	SCALE 1"=50'	JOB NUMBER 2199-06.126

OWNER
LAKESIDE CHEVROLET
2005 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PH 972-771-5311

LOT 3, BLOCK A, LAKESIDE CHEVROLET ADDITION

PROJECT RECORD

MLEWS
07/05/2006 - 1:31PM
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