

LEGAL DESCRIPTION

BEING a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being Lot 3, Block A of Rockwall Crossing, an Addition to the City of Rockwall as recorded in Cabinet F, Slide 145 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30, said point also being the point of intersection of the northeast corner of said Lot 3 with the northwest corner of Lot 2, Block A of said Addition; THENCE South 46 degrees 33 minutes 37 seconds East, along the common line of said Lot 3 and said Lot 2, a distance of 318.00 feet to a 1/2" iron rod found at the point of intersection of the southeast corner of said Lot 3 with the southwest corner of said Lot 2 and being on the northerly line of Lot 1, Block A of said Addition; THENCE South 29 degrees 09 minutes 35 seconds West, along the common line of said Lot 3 with said Lot 1, a distance of 206.38 feet to a 1/2" iron rod found at the southwest corner of said Lot 3; THENCE North 46 degrees 33 minutes 37 seconds West, continuing along the common line of said Lot 3 with said Lot 1, a distance of 318.00 feet to a 1/2" iron rod found on the southerly right of way line of Interstate Highway No. 30 at the northwest corner of said Lot 3; THENCE North 35 degrees 12 minutes 58 seconds East, along the southerly right of way line of Interstate Highway No. 30, a distance of 202.08 feet to the POINT OF BEGINNING and containing 1.410 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 REPLAT OF LOT 5, BLOCK A, ROCKWALL CROSSING, an addition to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the City of Rockwall, Texas, the easement strips shown on this plat, and the land shown on this plat, and upon the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in REPLAT OF LOT 5, BLOCK A, ROCKWALL CROSSING have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated herein, and I understand the use and accommodation of all utilities desiring to use or using some, 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 for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and after 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 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 streets, sidewalks, drainage, storm sewers, water and sewer, drainage structures, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or

Until arrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer, is received by the city, the developer and/or owner shall be responsible for the cost of such improvements, and 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, or have the same made by the city, and the developer and/or owner shall be responsible for the cost of such improvements, and the city shall 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 city for the purpose of making improvements 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 action'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 dedications made herein.

OWNER: TGI Friday's, Inc. by:

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 _____ day of _____, 2005

Notary Public in and for the State of Texas My Commission Expires:

OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
4201 MARSH LANE
CARROLLTON, TEXAS 75007
(972) 662-5400

ENGINEER/SURVEYOR

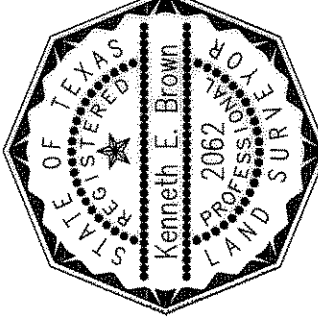
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN, 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 _____, 2005

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 Council of the City of Rockwall on the _____ day of _____, 2005

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 _____ day of _____, 2005

Mayer, City of Rockwall _____ City Secretary City of Rockwall

City Engineer _____

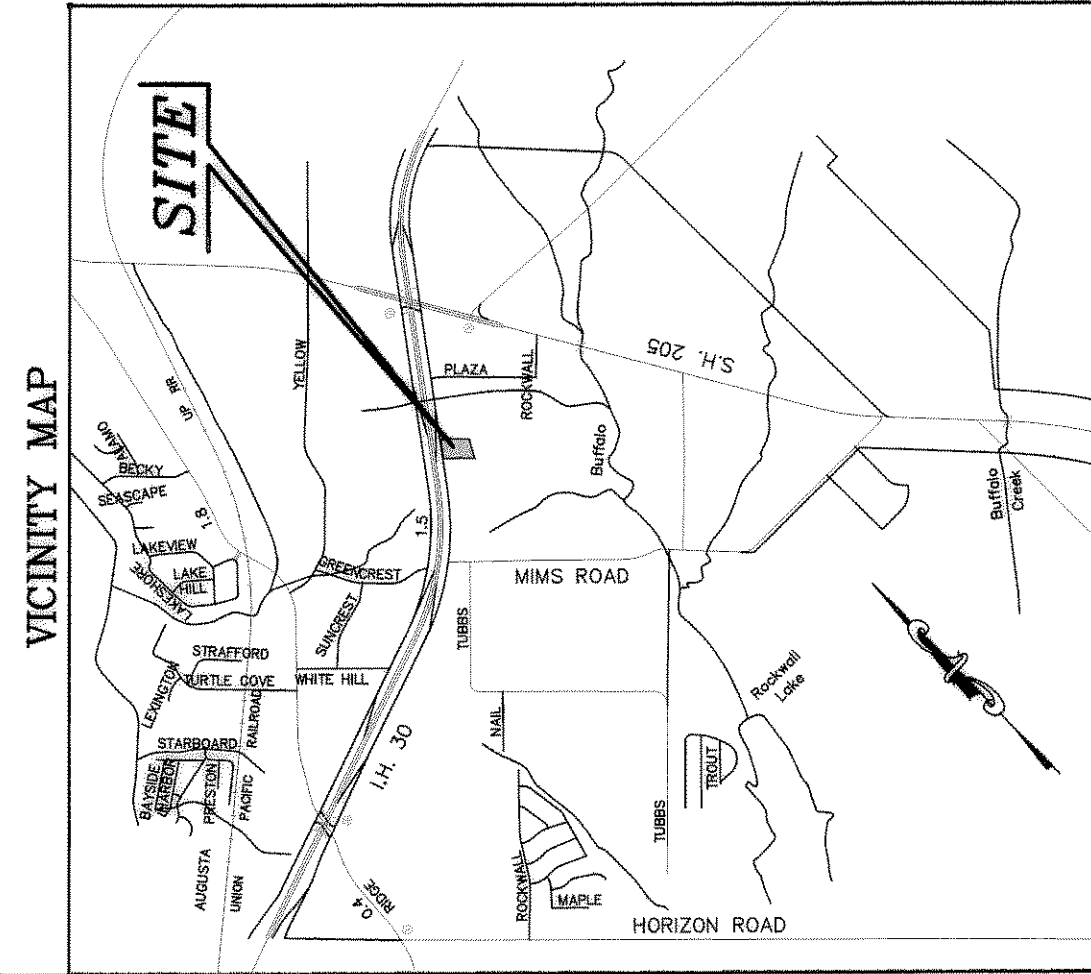
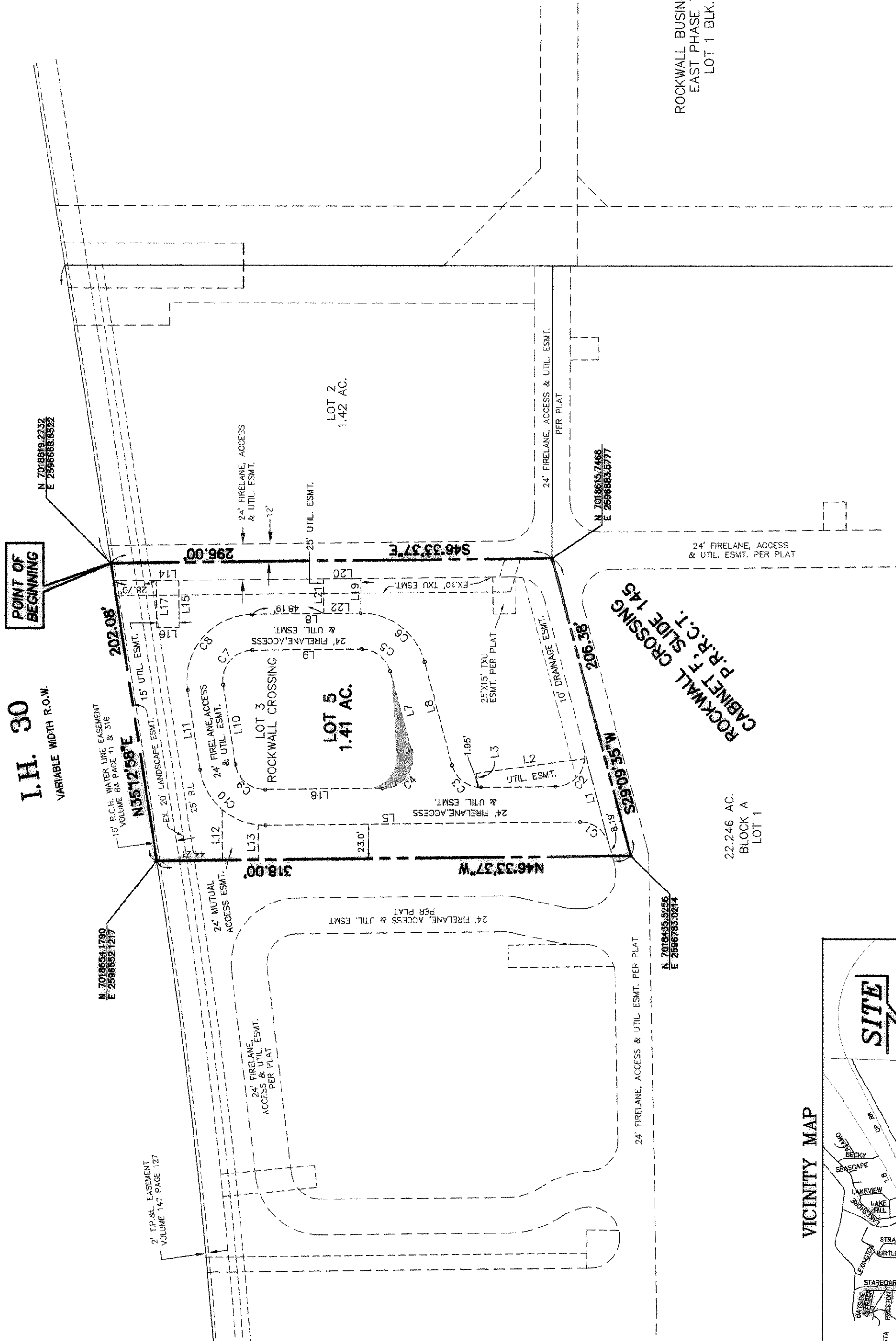
REPLAT

LOT 5, BLOCK A
ROCKWALL CROSSING
1 LOT - 1.410 AC.

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: D049PRLT
DATE: AUGUST 2005
SCALE: D.L.S.
DRAWN: W.L.D.
CHK'D: _____
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2255 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 2 OF 2



LEGEND
= ESMT. TO BE ABANDONED
BY THIS REPLAT.

NOTE: CONTRACTOR SHALL BE THE CITY OF ROCKWALL, LANDMANAGEMENT SYSTEM

OWNER/DEVELOPER

T.G.I. FRIDAY'S, INC.
4201 MARSH LANE
CARROLLTON, TEXAS 75007
(972) 662-5400

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

LOT 5, BLOCK A
ROCKWALL CROSSING
1 LOT - 1.410 AC.

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: D049PRLT
DATE: AUGUST 2005
SCALE: 1"=60'
DRAWN: D.L.S.
CHK'D: _____
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2255 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2