

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

OWNER'S CERTIFICATE

WHEREAS R W Marketcenter Associates, LTD. is the owner of a tract of land containing 21.430 acres located in the E. P. G. Chisum Survey, Abstract No. 64, and the James Smith Survey, Abstract No. 200, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1, Block B, Home Depot-Rockwall Addition, an Addition to the City of Rockwall as recorded in Cabinet D, Page 57, Map Records of Rockwall County Texas (MRRCT) and a portion of that certain parcel described in deed to Lake Pointe Baptist Church recorded in Volume 1121, Page 239 Deed Records of Rockwall County Texas (DRRCT), said tract being more particularly described by metes and bounds as follows (bearings referenced to said Addition):

BEGINNING at a 1/2-inch iron rod found for the northwest corner of Lot 1, Block B, Home Depot-Rockwall Addition, same being the northeast corner of that certain tract described in deed to Lake Pointe Baptist Church, and being on the southerly right-of-way for Interstate Highway 30 (variable width right-of-way);

THENCE North 70°01'20" East with said southerly right-of-way, a distance of 428.30 feet to a set 5/8-inch iron rod with cap marked "KHA" (set iron rod) for the intersection of said right-of-way and the westerly right-of-way for Market Center Drive (60' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE southerly with said westerly right-of-way as follows:

- South 19°46'24" East, a distance of 151.46 feet to a set iron rod for the beginning of a curve;
- Along the arc of said curve to the left, having a delta angle of 64°32'42", a radius of 630.00 feet, and an arc length of 709.71 feet to a set iron rod, a point of reverse curvature;
- Along the arc of said curve to the right, having a delta angle of 38°22'09", a radius of 570.00 feet and an arc length of 381.71 feet to a set iron rod;
- South 45°56'58" East, a distance of 106.50 feet to a set iron rod for the intersection of said right-of-way and the northerly right-of-way for Ralph M. Hall Parkway (85' right-of-way) as established by the aforesaid Home Depot - Rockwall Addition;

THENCE South 43°29'37" West with said northerly right-of-way, a distance of 1025.21 feet to a set iron rod for the southwest corner of the aforesaid Lot 1, Block B, same being on the easterly line for the Lake Pointe Baptist Church parcel as described in Volume 1121, Page 239 DRRCT;

THENCE North 29°26'15" West with the line common to said parcels, a distance of 521.68 feet to a set iron rod, the beginning of a curve;

THENCE along the arc of said curve to the left, having a delta angle of 11°41'18", a radius of 190.00 feet, and an arc length of 38.76 feet to a set iron rod;

THENCE North 41°07'33" West, a distance of 94.02 feet to set iron rod for the beginning of a curve;

THENCE along the arc of said curve to the right, having a delta angle of 11°25'32", a radius of 210.00 feet, and an arc length of 41.88 feet to a set iron rod;

THENCE North 29°42'01" West, a distance of 227.00 feet to a set iron rod for the beginning of a curve;

THENCE along the arc of said curve to the right, having a delta angle of 30°23'51", a radius of 210.00 feet and an arc length of 111.41 feet to a set iron rod on the aforesaid common line between the Lake Pointe Baptist Church parcel and Lot 1, Block B;

THENCE northerly with said common line as follows:

- North 29°42'01" West, a distance of 282.69 feet to a found iron rod;
- North 11°50'36" West, a distance of 249.84 feet to the POINT OF BEGINNING and containing 21.430 acres.

KNOW ALL MEN BY THESE PRESENTS:

I, Paul Hubert, a Registered Professional 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 that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Plotting Rules and Regulations of the City Plan Commission of the City of Rockwall Rockwall County, Texas.

Paul Hubert
RPLS No. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1998.

Notary Public of Texas My Commission Expires _____

Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water 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 by Ordinance 83-54.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S DEDICATION

I (we) the undersigned owner (s) of the land shown on this plat, and designated herein as the R W MARKETCENTER 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 (we) further certify that all other parties who have a mortgage or lien interest in the R W MARKETCENTER 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 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 the construction, maintenance or efficiency of their respective system on any of these easements 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 the purposes 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.
3. The city of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of the 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 the 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 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 facilities, 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 improvement, as determined by the city's engineer and/or city administrator, computed on a private commercial rate base, 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 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 for 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 extractions made herein.

By: _____
Name
Title
R W MARKETCENTER ASSOCIATES, LTD.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 1998.

Notary Public of Texas My Commission Expires _____

RECOMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

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 _____, 19__.

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 _____, 19__.

Mayor, City of Rockwall City Secretary City of Rockwall

FINAL PLAT

R W MARKETCENTER ADDITION
LOT 1A, BLOCK B
BEING A REPLAT OF LOT 1, BLOCK B
HOME DEPOT - ROCKWALL ADDITION
AS RECORDED IN CABINET D, PAGE 57

SITUATED IN THE
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 AND THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
R W MARKETCENTER ASSOCIATES, LTD.
8150 N. CENTRAL EXPRESSWAY, SUITE 795
DALLAS, TEXAS 75206
(214)750-8850

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12700 PARK CENTRAL
SUITE 1800
DALLAS, TEXAS 75251
TEL: 972-770-1300
FAX: 972-239-3820

DATE: NOVEMBER, 1998 SCALE: NONE SHEET 3 OF 3

No.	Date	Revisions	App.

Kimley-Horn
and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

ROCKWALL RETAIL
CENTER
CITY OF ROCKWALL, TEXAS

FINAL PLAT

Scale: 1" = 100'
Designed by: KHA
Drawn by: KHA
Checked by: KHA
Date: JANUARY, 1999
Project No. 063362.00

SHEET
C-3c
OF 18

"RECORD DRAWINGS"

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ROCKWALL. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.