

APPROVED FOR CONSTRUCTION

MAR 27 2000

City of Rockwall Engineering Dept.

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 19.66 | N37°38'11"E |
| L2 | 61.83 | S14°44'22"E |
| L3 | 49.30 | S66°08'00"E |
| L4 | 85.40 | S61°41'16"W |
| L5 | 30.00 | N88°18'45"W |
| L6 | 85.40 | N01°41'16"E |
| L7 | 49.30 | N52°52'00"W |
| L8 | 66.52 | N14°44'22"W |
| L9 | 23.62 | S52°21'49"E |
| L10 | 149.50 | N37°38'11"E |
| L11 | 126.50 | N52°21'49"W |
| L12 | 140.10 | S37°38'11"W |
| L13 | 24.00 | S22°18'36"E |
| L14 | 19.70 | S37°38'11"E |
| L15 | 45.38 | S52°21'49"E |
| L16 | 148.50 | S37°38'11"W |
| L17 | 26.28 | S37°38'13"W |
| L18 | 173.36 | S52°21'49"E |
| L19 | 109.30 | S74°40'57"W |
| L20 | 24.00 | S18°18'03"E |
| L21 | 158.08 | N74°40'57"E |
| L22 | 16.84 | S52°21'49"E |
| L23 | 12.02 | N37°38'11"E |
| L24 | 24.78 | N52°21'49"W |
| L25 | 140.73 | N37°38'11"E |
| L26 | 21.16 | S52°21'49"E |
| L27 | 45.00 | S37°38'11"W |
| L28 | 12.37 | N52°21'49"E |
| L29 | 30.01 | N52°18'56"W |
| L30 | 19.70 | N37°38'11"E |
| L31 | 44.38 | N52°21'49"W |
| L32 | 18.01 | N37°36'27"E |
| L33 | 18.00 | N52°21'49"E |
| L34 | 18.00 | S37°36'27"W |
| L35 | 56.53 | S52°21'49"E |
| L36 | 16.02 | S37°38'11"W |
| L37 | 11.56 | S52°21'49"E |
| L38 | 19.23 | N37°38'11"E |
| L39 | 96.26 | S18°18'03"E |
| L40 | 19.00 | S74°40'57"W |
| L41 | 96.26 | N18°18'03"E |
| L42 | 18.28 | N10°11'54"E |
| L43 | 19.64 | N74°40'57"E |
| L44 | 18.50 | S18°18'03"E |
| L45 | 7.19 | N37°38'13"E |
| L46 | 28.98 | N01°40'26"E |
| L47 | 152.60 | N52°21'49"E |
| L48 | 201.13 | S52°21'49"E |
| L49 | 11.19 | S52°21'49"E |
| L50 | 21.00 | S37°38'13"W |
| L51 | 10.72 | S52°21'49"E |
| L52 | 14.52 | S37°38'11"W |
| L53 | 13.58 | S52°21'49"E |
| L54 | 74.45 | S18°18'03"E |
| L55 | 10.00 | S74°40'57"W |
| L56 | 74.45 | N18°18'03"E |
| L57 | 10.00 | S74°40'57"W |
| L58 | 14.00 | N18°18'03"E |
| L59 | 74.45 | S74°40'57"W |
| L60 | 13.50 | N18°18'03"E |
| L61 | 21.00 | N74°40'57"E |
| L62 | 15.50 | S18°18'03"E |
| L63 | 3.98 | S74°40'57"W |
| L64 | 14.00 | S18°18'03"E |
| L65 | 27.52 | N74°40'57"E |

TWO EASEMENT LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| TX1 | 10.00 | S52°21'49"E |
| TX2 | 10.00 | N37°38'11"E |
| TX3 | 10.00 | N52°21'49"W |
| TX4 | 10.00 | S37°38'11"W |

CURVE TABLE

| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|---------|--------|---------------|--------|
| C1 | 471°43' | 35.00' | 13.17' | 26.18' | S58°21'41"E | 24.85' |
| C2 | 57°40'14" | 60.00' | 35.79' | 65.43' | N27°08'52"W | 62.70' |
| C3 | 57°40'14" | 35.00' | 19.27' | 35.23' | N27°08'52"W | 33.76' |
| C4 | 471°43' | 65.00' | 24.46' | 46.79' | S38°21'41"E | 45.79' |
| C5 | 89°00'00" | 20.00' | 20.00' | 31.42' | N07°21'49"W | 28.28' |
| C6 | 89°00'00" | 20.00' | 20.00' | 31.42' | S82°28'11"W | 28.28' |
| C7 | 89°00'00" | 20.00' | 19.99' | 31.42' | S82°28'11"W | 28.28' |
| C8 | 145°30'27" | 75.00' | 8.72' | 19.13' | N44°50'52"W | 18.59' |
| C9 | 150°00'00" | 50.00' | 6.58' | 13.09' | S45°57'49"E | 13.09' |
| C10 | 80°00'00" | 20.00' | 20.00' | 31.42' | N62°38'11"E | 28.28' |
| C11 | 62°22'12" | 20.00' | 12.11' | 21.77' | S56°49'18"W | 20.71' |
| C12 | 177°39'46" | 20.00' | 40.19' | 44.25' | N11°39'34"W | 50.80' |
| C13 | 52°21'41" | 20.00' | 3.86' | 18.48' | S82°28'11"W | 17.82' |
| C14 | 80°00'00" | 20.00' | 20.00' | 31.42' | N07°21'49"W | 28.28' |
| C15 | 38°18'31" | 20.00' | 11.11' | 20.28' | N68°41'37"E | 18.43' |
| C16 | 84°24'02" | 20.00' | 18.14' | 29.46' | S63°28'01"W | 26.67' |
| C17 | 1°58'07" | 50.00' | 8.57' | 13.08' | N44°50'52"W | 13.03' |
| C18 | 150°00'00" | 75.00' | 8.72' | 19.37' | S45°57'49"E | 19.32' |
| C19 | 90°00'00" | 45.00' | 45.00' | 70.88' | N07°38'11"E | 63.84' |
| C20 | 85°00'40" | 45.00' | 18.86' | 38.42' | S82°28'11"W | 34.87' |
| C21 | 91°39'40" | 20.00' | 5.51' | 10.88' | S56°49'18"W | 10.73' |
| C22 | 87°01'01" | 45.00' | 3.28' | 6.51' | N44°50'52"W | 6.50' |
| C23 | 234°48'12" | 156.00' | 39.67' | 64.38' | N07°21'49"W | 63.83' |
| C24 | 213°24'29" | 145.00' | 27.83' | 54.82' | N04°31'48"W | 54.28' |

GENERAL NOTES:

- BASIS OF BEARING FOR SUBJECT TRACT IS ACCORDING TO THE MONUMENTED SOUTHEASTERLY LINE OF THE MR. M ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN SLIDE C, PAGE 24, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (S 74°40'57" W).
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 68, PAGE 627, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, IS TOO AMBIGUOUS TO PLOT ACCORDING TO DEED DESCRIPTION. IT IS AN EASEMENT FOR CONSTRUCTION OF 4 POLES AND 2 GUY ANCHORAGES ALONG COURSE OF DESCRIBED LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 63, PAGE 82, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, IS TOO AMBIGUOUS TO PLOT ACCORDING TO DEED DESCRIPTION. IT IS AN EASEMENT FOR CONSTRUCTION OF 2 POLES AND 2 GUY ANCHORAGES ALONG COURSE OF DESCRIBED LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 48, PAGE 613, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, APPEARS TO AFFECT SUBJECT TRACT. EXACT LOCATION IS NOT PLOTTED HEREON DUE TO AMBIGUOUS DESCRIPTION. IT IS AN EASEMENT OF UNDEFINED WIDTH FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 165, PAGE 807, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, APPEARS TO AFFECT SUBJECT TRACT. IT IS AN EASEMENT FOR CONSTRUCTION OF 4 POLES ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 740.
- SUBJECT TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 48047-0009-C, MAP REVISION DATE JUNE 16, 1992.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RDI DEVELOPMENT, INC., BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

BEING: a lot, tract, or parcel of land located in the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, and being part of that certain tract of land described in deed to Northstar Realty, Ltd. Recorded in Volume 1535, Page 00001, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), subject tract being more particularly described as follows:

BEGINNING: at a 1/2-inch iron rod found, said iron rod being located on the southeasterly right-of-way line of F.M. 740 (Edge Road - variable with R.O.W.), and also being the platted southwest corner of the Mr. "M" Addition, an addition to the City of Rockwall according to plat recorded in Slide C, Page 24, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE: North 74°40'57" East, with the southeast line of the Mr. "M" Addition, a distance of 172.73 feet to a 1/2-inch iron rod with NDM cap found for corner;

THENCE: South 15°19'03" East, leaving the said southeast line of the Mr. "M" Addition, a distance of 208.20 feet to a 1/2-inch iron rod with NDM cap found for corner;

THENCE: South 37°38'13" West, a distance of 272.18 feet to a 1/2-inch iron rod with NDM cap found for corner;

THENCE: North 52°23'33" West, a distance of 213.30 feet to a 1/2-inch iron rod with NDM cap found for corner;

THENCE: North 37°38'11" East, a distance of 45.00 feet to a 1/2-inch iron rod with NDM cap found for corner;

THENCE: North 52°23'33" West, a distance of 66.50 feet to a 1/2-inch iron rod with NDM cap found for corner, said iron rod being located on the aforementioned southeasterly right-of-way line of F.M. 740;

THENCE: North 37°38'11" East, with the southeasterly right-of-way line of F.M. 740, a distance of 189.75 feet to a 1/2-inch iron rod found, said iron rod being the beginning of a non-tangent curve to the left;

THENCE: continuing with southeasterly right-of-way line of F.M. 740 and with said curve having a central angle of 02°20'48", a radius of 613.69 feet, a tangent length 12.57 feet, a chord which bears North 37°05'42" East, a chord distance of 25.13 feet, for an arc distance of 25.14 feet to the end of said curve and to the POINT OF BEGINNING of herein described tract, containing 07,289 square feet, or 2.0034 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, RDI DEVELOPMENT, INC., the undersigned owners of the land shown on this plat, and designated herein as the WALGREENS - ROCKWALL ADDITION, subdivision in the City of Rockwall, Texas, and whose name is substituted here, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expressed. We, RDI DEVELOPMENT, INC., further certify that all other parties who have a mortgage or lien interest in the WALGREENS - ROCKWALL ADDITION, subdivision have been notified and signed this plat.

We, RDI DEVELOPMENT, INC., 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 this 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 control 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, RDI DEVELOPMENT, INC., 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.

We, RDI DEVELOPMENT, INC., our successors and assigns hereby waive any claim, damage, or cause of action that We, RDI DEVELOPMENT, INC., may have as a result of the dedication of exactions made herein.

KENNETH LEWIS, President
RDI Development, Inc., General Partner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH LEWIS, 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 _____, 2000.

Notary Public in and for the State 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, sewer and storm drainage systems have been accepted by the City. The approval of a plot by the City does not constitute any representation, assurance or guarantee that any building within such plot 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 plot, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, 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.

JIMMIE D. NICHOLS - Registered Public Survey No. 5184

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 2000, by KAREN L. BRASHER.

Notary Public in and for the State of Texas
My Commission Expires SEPTEMBER 29, 2002

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

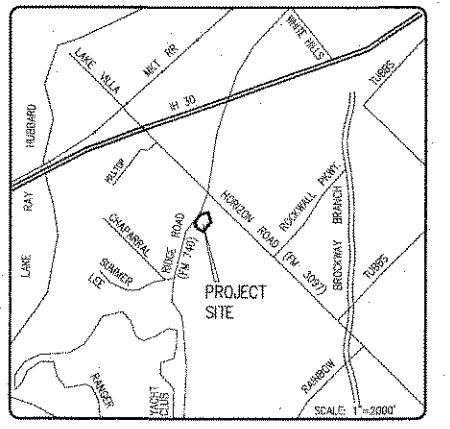
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2000.

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 _____, 2000.

Mayor, City of Rockwall
City Secretary, City of Rockwall



FINAL PLAT
WALGREENS - ROCKWALL ADDITION
LOT 1, BLOCK "A"
2.0034 ACRE TRACT
A PORTION OF THE
EDWARD TEAL SURVEY,
ABSTRACT NUMBER 207
IN THE
CITY OF ROCKWALL,
ROCKWALL CO., TEXAS

OWNER:
RDI DEVELOPMENT, INC.
3000 WESLAVAN, SUITE 225
HOUSTON, TEXAS 77027
713-850-1047
CONTACT: JONATHAN KAGAN

ENGINEER AND SURVEYOR:
NATHAN D. MAER, INC.
8080 PARK LANE, SUITE 600
DALLAS, TEXAS 75231
214-739-4741
CONTACT: C. MICHAEL DANIEL

VOL. _____ PG. _____
DATE FILED _____ MARCH 21, 2000