

OWNER'S CERTIFICATION

STATE OF TEXAS \*
COUNTY OF ROCKWALL \*

WHEREAS WAL-MART STORES EAST, INC., an Arkansas corporation, is the owner of a tract of land out of the B.F. BOYDSTON SURVEY, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, being all of the 3.266 acre tract of land described in deed to Wal-Mart Stores East, Inc., recorded in Volume 2134, Page 306 of the Deed Records of Rockwall County, Texas, being all of the 0.499 acre tract of land described in deed to Wal-Mart Stores East, Inc., recorded in Volume 2135, Page 18 of the Deed Records of Rockwall County, Texas, being all of the 6.365 acre tract of land described in deed to Wal-Mart Stores East, Inc., recorded in Volume 2135, Page 1 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northwesterly right-of-way line of State Highway 66 (Rusk Road - a variable width ROW) for the easterly most corner of the aforementioned 0.499 acre tract;

THENCE with said north right-of-way line, South 68°43'35" West, a distance of 273.29 feet to a 5/8" "KHA" capped iron rod set for the southwest corner of the aforementioned 0.499 acre tract and the southerly most southeast corner of the aforementioned 6.365 acre tract;

THENCE continuing with the north right-of-way line of State Highway 66 and with the south line of said 6.365 acre tract, South 68°43'45" West, a distance of 190.76 feet to a 5/8" "KHA" capped iron rod set in the east line of NORTHSHORE PLAZA PHASE 2, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Slide 23 of the Plat Records of Rockwall County, Texas;

THENCE with said east line, and the east line of NORTHSHORE PLAZA PHASE 3, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet C, Slide 54 of the Plat Records of Rockwall County, Texas, North 00°39'54" West, a distance of 227.29 feet to a 5/8" "KHA" capped iron rod set for the southeast corner of NORTHSHORE PLAZA PHASE 1, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet B, Slide 371 of the Plat Records of Rockwall County, Texas;

THENCE with the north line of said NORTHSHORE PLAZA PHASE 3, the following courses and distances to wit: South 89°10'06" West, a distance of 89.76 feet to a 5/8" "KHA" capped iron rod set for corner: South 68°12'27" West, a distance of 124.64 feet to an "X" cut in concrete found in the east right-of-way line of North Lakeshore Drive (100' ROW) for the beginning of a non-tangent curve to the right, having a central angle of 15°55'24", a radius of 630.60 feet and chord bearing and distance of North 08°23'14" West, 174.59 feet;

THENCE with said east right-of-way line, the following courses and distances to wit: Northerly with said curve, an arc distance of 175.25 feet to a 1/2" iron rod found for the beginning of a reverse curve to the left, having a central angle of 25°09'37", a radius of 721.90 feet and chord bearing and distance of North 13°10'04" West, 314.47 feet;

Northwesterly with said curve, an arc distance of 317.01 feet to a 1/2" iron rod found in the southeast right-of-way line of a 15' wide alley, dedicated to the City of Rockwall according to the plat of NORTHSHORE PHASE 1, recorded in Cabinet A, Slide 181 of the Plat Records of Rockwall County, Texas;

THENCE with said southeast right-of-way line, the following courses and distances to wit: North 51°10'57" East, a distance of 299.65 feet to an "X" in concrete set for corner; North 87°32'29" East, a distance of 278.08 feet to a 1/2" iron rod found for the northwest corner of S. SPARKS ADDITION, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet B, Slide 393 of the Plat Records of Rockwall County, Texas;

THENCE with the west line of said addition, South 02°28'19" East, a distance of 129.98 feet to a 1/2" iron rod found for the southwest corner of said addition;

THENCE with the south line of said addition, North 88°38'49" East, a distance of 244.73 feet to a 1/2" iron rod found for the southeast corner of said addition and the easterly most northeast corner of the aforementioned 6.365 acre tract;

THENCE with the east line of said 6.365 acre tract, South 04°05'40" West, a distance of 244.83 feet to a point for the northwest corner of a 0.4803 acre tract of land described in deed to the City of Rockwall, recorded in Volume 254, Page 745 of the Deed Records of Rockwall County, Texas;

THENCE continuing with said east line and with the west line of said 0.4803 acre tract, South 05°44'03" West, a distance of 89.75 feet to a 5/8" iron rod found for the northwest corner of a tract of land described in deed to Wade Canup, recorded in Volume 37, Page 325 of the Deed Records of Rockwall County, Texas;

THENCE with the northwest line of said Canup tract, South 40°29'02" West, a distance of 142.28 feet to a 5/8" iron rod found for corner;

THENCE leaving the northwest line of said Canup tract, the following courses and distances to wit: South 10°58'57" East, a distance of 60.33 feet to a 5/8" iron rod found for corner; South 21°16'15" East, a distance of 75.07 feet to a 5/8" iron rod found for corner; South 77°00'56" East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 10.1323 acres of land.

NOTES:
1.) 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.
2.) All Easements dedicated to the City of Rockwall by the plat of Northshore Plaza, Phase 1, recorded in Cabinet B, Slide 371 of the Plat Records of Rockwall County, Texas are abandoned by this plat.

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 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 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 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, 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 WAL-MART STORES EAST, INC. an Arkansas corporation

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 2001.

Notary Public of Texas My Commission Expires

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, 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.

Dana Brown
RPLS No. 5336

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, 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 2001.

Notary Public of Texas My Commission Expires

RECOMENDED 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 2001.

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 2001.

Mayor, City of Rockwall City Secretary City of Rockwall

FINAL PLAT
WAL-MART ROCKWALL
LOTS 1, 2 AND 3, BLOCK A
BEING A REPLAT OF
NORTHSHORE PLAZA PHASE 1
AS RECORDED IN CABINET B, PAGE 371
SITUATED IN THE
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: WAL-MART STORES EAST, INC. 2001 SE 10 TH. STREET BENTONVILLE, ARKANSAS 72712
SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 12700 PARK CENTRAL SUITE 1800 DALLAS, TEXAS 75251 TEL: 972-770-1300 FAX: 972 239-3820

DATE: AUGUST 21, 2001 SCALE: 1"=60' SHEET 3 OF 3