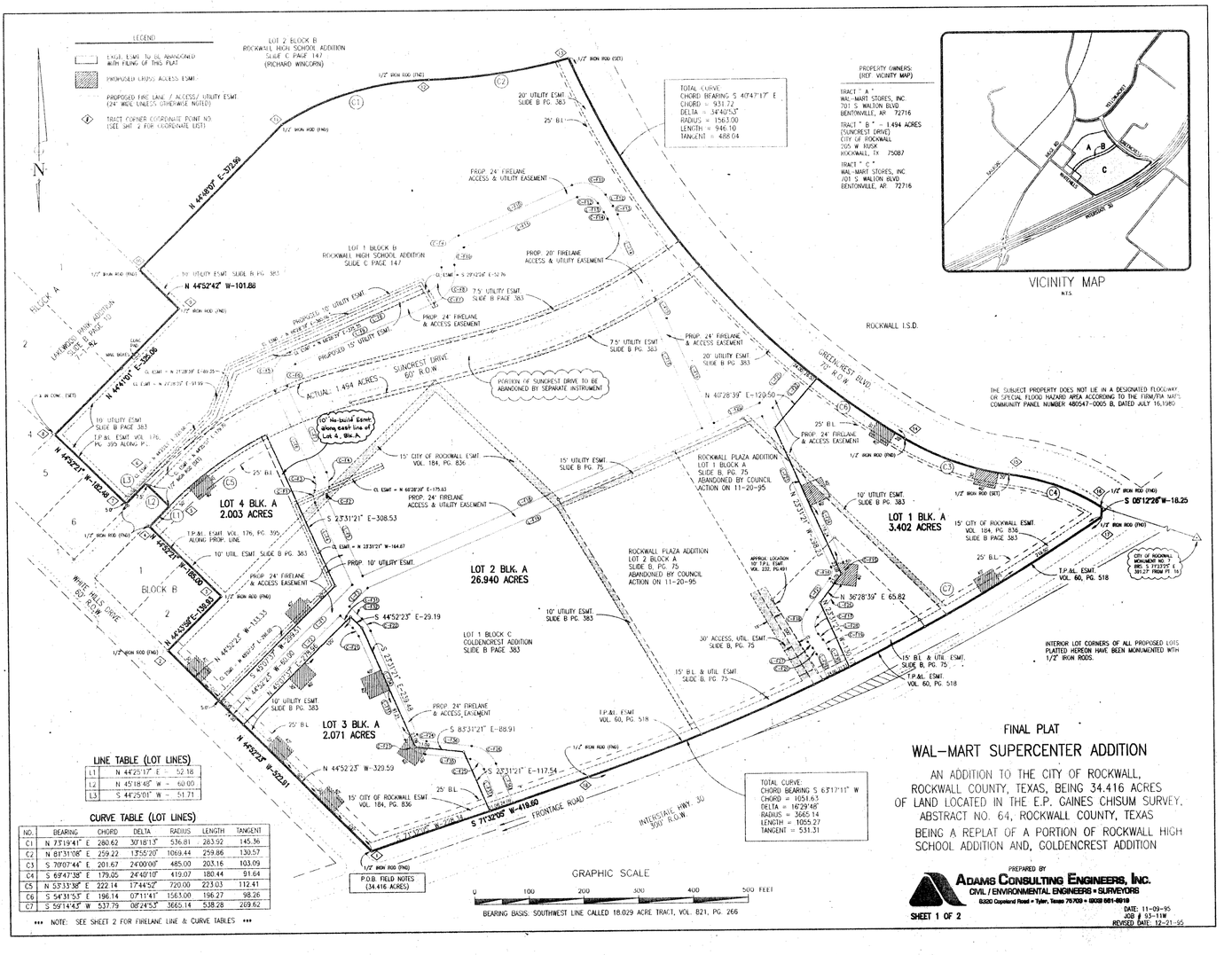

LINE TABLE (LOT LINES)

L1	N 44°25'17" E =	52.18
L2	N 45°18'45" W =	60.00
L3	S 44°25'01" W =	51.71

CURVE TABLE (LOT LINES)

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	N 7°31'41" E	280.62	30°18'13"	536.81	283.92	145.36
C2	N 81°31'08" E	259.22	13°55'20"	1069.44	259.86	130.57
C3	S 70°07'44" E	201.67	24°00'00"	485.00	203.16	103.09
C4	S 69°47'38" E	179.05	24°40'10"	419.07	180.44	91.64
C5	N 53°33'38" E	222.14	17°44'52"	720.00	223.03	112.41
C6	S 54°31'53" E	196.14	07°11'41"	1563.00	196.27	98.26
C7	S 59°14'43" W	537.79	08°24'53"	3665.14	538.28	269.62

*** NOTE: SEE SHEET 2 FOR FIRELANE LINE & CURVE TABLES ***

FINAL PLAT
WAL-MART SUPERCENTER ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 34.416 ACRES OF LAND LOCATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF ROCKWALL HIGH SCHOOL ADDITION AND, GOLDENCREST ADDITION

PREPARED BY
ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS
6320 Copeland Road • Tyler, Texas 75703 • (903) 581-0919

DATE: 11-09-95
JOB # 95-11W
REVISED DATE: 12-21-95

SHEET 1 OF 2

LAND DESCRIPTION - 34.416 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

J.N.95-11W

ALL THAT CERTAIN tract or parcel of land situated within the E.P. Gaines Chisum Survey, Abstract 64 and being all of those certain called Lot 2, Block A of Rockwall Plaza and Lot 1 of Block C of Goldencrest Addition as described in a deed from F.D.I.C. (Federal Deposit Insurance Corporation) to Abright Properties dated August 30, 1993 and recorded in Volume 821, Page 266, and being all of Lot 1 Block B of Rockwall High School Addition as described in deed from NCNB Texas National Bank to Rockwall Independent School District (9.896 acre tract) dated December 20, 1990 and recorded in Volume 651, Page 87 and also being all of Lot 1 Block A of Rockwall Plaza Addition as described in a deed from James Hunt and Dale L. Lane to Hulo, Inc. dated January 4, 1985 and recorded in Volume 215 Page 708, and also being all of a called 0.871 acre tract as described in a deed from Hulo, Inc. to Underwriters Assurances Limited, L.T.D. dated July 15, 1986 and recorded in Volume 263 Page 431 all of the above being recorded in the Land Records of Rockwall County, Texas and also being part of Suncrest Drive (a 60' right-of-way) as shown by a plat of Goldencrest Addition as recorded in Slide B, Page 383 of the Plat Records of Rockwall County, Texas, said tract being more completely described as follows:

BEGINNING at a 1/2 inch iron rod (found) in the north right-of-way of U.S. Interstate Highway 30 (300' right-of-way) at its intersection with the northeast right-of-way of White Hills Drive (60' right-of-way), said being the southwest corner of said Lot 1 Block C of said Goldencrest Addition;

THENCE North 44 deg. 52 min. 23 sec. West, with the southernmost west line of said Lot 1 Block C and said northeast right-of-way line of White Hills Drive, a distance of 522.91 feet to a 1/2 inch iron rod (found) for an ell corner of said Lot 1 Block C and also being the south corner of Lot 2 Block B of the Lakewood Park Addition as shown by a plat recorded in Slide B, Page 10 of the Plat Records of Rockwall County, Texas;

THENCE North 44 deg. 43 min. 59 sec. East, with the southeast line of said Lot 2 Block B of said Lakewood Park Addition, a distance of 139.93 feet to a 1/2 inch iron rod (found) for the east corner of above said Lot 2 Block B and being an ell corner of said Lot 1 Block C;

THENCE North 44 deg. 52 min. 21 sec. West, with the northeast line of Lot 2 and Lot 1, Block B of said Lakewood Park Addition, and the west line of said Lot 1 Block C of said Goldencrest Addition, a distance of 185.00 feet to a 1/2 inch iron rod (set) in the southeast right-of-way of Suncrest Drive (60' right-of-way);

THENCE North 44 deg. 25 min. 17 sec. East with the southeast right-of-way of said Suncrest Drive, a distance of 52.18 feet to a 1/2 inch iron rod (set) in same;

THENCE North 45 deg. 18 min. 48 sec. West across said Suncrest Drive, a distance of 60.00 feet to a 1/2 inch iron rod (set) in the northwest right-of-way of Suncrest Drive,

THENCE South 44 deg. 25 min. 01 sec. West with the northwest right-of-way of said Suncrest Drive, a distance of 51.71 feet to a 1/2 inch iron rod (found) same being the southwest corner of aforementioned Lot 1 Block B of the Rockwall High School Addition;

THENCE North 44 deg. 52 min. 21 sec. West with the east line of Lots 6 and 5, Block A of Lakewood Park Addition as shown by a plat recorded in Slide B Page 10 of the Plat Records of Rockwall County, Texas, a distance of 182.48 feet to a X scribed in concrete (set) for an ell corner of said Lot 1 Block B, same being the south corner of Lot 2 Block A of said Lakewood Park Addition;

THENCE North 44 deg. 41 min. 01 sec. East, with the southeast lines of Lot 2 and Lot 1, Block A of said Lakewood Park Addition and the westernmost northwest line of said Lot 1 Block B of said Rockwall High School Addition, a distance of 325.06 feet to a 1/2 inch iron rod (found) for the south corner of said Lot 1 Block A of said Lakewood Park Addition and an ell corner of said Lot 1 Block B of Rockwall High School Addition;

THENCE North 44 deg. 52 min. 42 sec. West, with the northeast line of said Lot 1 Block A of said Lakewood Park Addition and the northernmost west line of said Lot 1 Block B of said Rockwall High School Addition, a distance of 101.88 feet to a 1/2 inch iron rod (found) for the northernmost west corner of said Lot 1 Block B, same being the southwest corner of Lot 2 Block B of the Rockwall High School Addition as shown by a plat recorded in Slide C Page 147 of the Plat Records of Rockwall County, Texas;

THENCE North 44 deg 48 min. 07 sec. East, with the north line of said Lot 1 Block B, and the south line of said Lot 2 Block B, a distance of 372.99 feet to a 1/2 inch iron rod (found) and being the beginning of a curve to the right;

THENCE with the common north line of said Lot 1 Block B and Lot 2 Block B, and along said curve to the right having a Delta of 30 deg. 16 min. 13 sec., a Radius of 536.81 feet, a Tangent of 145.36 feet, a Chord which bears North 73 deg. 19 min. 41 sec. East, a distance of 280.62 feet and an Arc length of 283.92 feet to a 1/2 inch iron rod (found) at end of said curve to the right and the beginning of a reverse curve to the left;

THENCE with said common line along said curve to the left having a Delta of 13 deg. 55 min. 20 sec., a Radius of 1069.44 feet, a Tangent of 130.57 feet, a Chord which bears North 81 deg. 31 min. 08 sec. East, a distance of 259.22 feet and an Arc length of 259.86 to a 1/2 inch iron rod (set) in the west right-of-way line of Greencrest Boulevard (70' right-of-way) being the northeast corner of said Lot 1 Block B of said Rockwall High School Addition same being the southeast corner of said Lot 2 Block B and also being the beginning of a curve to the left;

THENCE with the west right-of-way of Greencrest Boulevard along said curve to the left and having a Delta of 24 deg. 40 min. 53 sec., a Radius of 1563.00 feet, a Tangent of 488.04 feet, a Chord which bears South 40 deg. 47 min. 17 sec. East, a distance of 931.72 feet and an Arc length of 946.10 feet to a 1/2 inch iron rod (found) at end of said curve and being the beginning of a compound curve to the left;

THENCE with the said west right-of-way and along said curve to the left having a Delta of 24 deg. 00 min. 00 sec., a Radius of 485.00 feet, a Tangent of 103.09 feet, a Chord which bears South 70 deg. 07 min. 44 sec. East, a distance of 201.67 feet and an Arc length of 203.16 feet to a 1/2 inch iron rod (set) at end of said curve and being the beginning of a reverse curve to the right;

THENCE with said west right-of-way and along said curve to the right having a Delta of 24 deg. 40 min. 10 sec., a Radius of 419.07 feet, a Tangent of 91.64 feet, a Chord which bears South 69 deg. 47 min. 38 sec. East, a distance of 179.05 feet and an Arc length of 180.44 feet to a 1/2 inch iron rod (found) in same;

THENCE South 05 deg. 12 min. 26 sec. West, with said west right-of-way line, a distance of 18.25 feet to a 1/2 inch iron rod (found) for the southeast corner of said Lot 1 Block C of said Goldencrest Addition and being in the north right-of-way of said Interstate Highway 30 and being the beginning of a curve to the right;

THENCE with said north right-of-way and along said curve to the right and the south lines of said Lot 1 and 2 of Block A of Rockwall Plaza Addition and the south line of said Lot 1 Block C of said Goldencrest Addition having a Delta of 16 deg. 29 min. 48 sec., a Radius of 3665.14 feet, a Tangent of 531.31 feet, a Chord which bears South 63 deg. 17 min. 11 sec. West, a distance of 1051.63 feet and an Arc length of 1055.27 feet to a 1/2 inch iron rod (found) in the most westerly south line of said Lot 1, Block C, and being the end of said curve;

THENCE South 71 deg. 32 min. 05 sec. West, with said north right-of-way line and said south line of Lot 1 Block C, a distance of 419.80 feet to the Point of Beginning and containing 1,499,165 square feet or 34.416 acres of land

KNOW ALL MEN BY THESE PRESENTS:

WAL-MART STORES, INC. AND THE CITY OF ROCKWALL, TEXAS ARE THE OWNERS OF THE TRACT DESCRIBED HEREON AND DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WAL-MART SUPERCENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES 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. 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 HAVE THE RIGHT TO PUBLIC 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 ADJACENT TO THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO PAVING, CURBS AND GUTTER, DRAINAGE STRUCTURES, STORM SEWERS AND UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL WATER, SEWER 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 OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

WITNESS BY HAND, AT BENTONVILLE, ARKANSAS, THIS THE _____ DAY OF _____, 1995.

WAL-MART STORES, INC.

J. ROBERT BRAY

STATE OF ARKANSAS
COUNTY OF BENTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1995, BY J. ROBERT BRAY OF WAL-MART STORES, INC.

NOTARY PUBLIC

WITNESS BY HAND, AT _____, TEXAS, THIS THE _____ DAY OF _____, 1995.

CITY OF ROCKWALL, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1995, BY _____ OF THE CITY OF ROCKWALL, TEXAS.

NOTARY PUBLIC

*** SURVEYOR'S CERTIFICATE ***

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE W. CLARK, 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.

Joe W. Clark, R.P.L.S.
TEXAS REGISTRATION NO. 4366

STATE OF TEXAS
COUNTY OF SMITH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF December, 1995, BY JOE W. CLARK.

Reba C. Evans
NOTARY PUBLIC

REBA C. EVANS
Notary Public, State of Texas
My Commission Expires 2-12-97

FIRELANE / ACCESS ESMT. LINE & CURVE TABLES

LINE	BEARING & DISTANCE
L-F1	N 45°07'37" E - 322.97'
L-F2	N 45°07'37" E - 266.96'
L-F3	N 45°07'37" E - 47.53'
L-F4	N 23°31'21" W - 167.30'
L-F5	N 23°31'21" W - 160.00'
L-F6	N 23°31'21" W - 176.44'
L-F7	N 23°31'21" W - 176.44'
L-F8	N 66°28'39" E - 277.33'
L-F9	N 66°28'39" E - 277.33'
L-F10	N 66°28'39" E - 227.60'
L-F11	N 66°28'39" E - 227.60'
L-F12	S 23°31'21" E - 24.42'
L-F13	S 23°31'21" E - 19.65'
L-F14	S 23°31'21" E - 171.27'
L-F15	S 29°09'47" E - 40.70'
L-F16	S 23°31'21" E - 212.00'
L-F17	S 23°31'21" E - 423.77',
L-F18	N 66°28'39" E - 679.33'
L-F19	N 66°28'39" E - 789.64'
L-F20	N 66°28'39" E - 91.00'
L-F21	N 40°28'39" E - 102.69'
L-F22	N 40°28'39" E - 93.80'
L-F23	S 23°31'21" E - 308.19'
L-F24	S 23°31'21" E - 314.51'
L-F25	S 36°28'39" W - 71.05'
L-F26	S 36°28'39" W - 71.05'
L-F27	S 38°31'21" E - 13.87'
L-F28	S 38°31'21" E - 13.87'
L-F29	S 23°31'21" E - 47.69'
L-F30	S 23°31'21" E - 46.64'
L-F31	S 44°52'23" E - 32.31'
L-F32	S 44°52'23" E - 32.31'
L-F33	S 23°31'21" E - 208.55'
L-F34	S 23°31'21" E - 208.55'
L-F35	S 83°31'21" E - 83.14'
L-F36	S 83°31'21" E - 83.14'
L-F37	S 23°31'21" E - 75.52'
L-F38	S 23°31'21" E - 77.64'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C-F1	45°22'25"	29.00'	22.97'	12.23'
C-F2	45°22'25"	5.00'	3.96'	2.09'
C-F3	45°22'25"	31.50'	24.95'	13.17'
C-F4	45°22'25"	55.50'	43.95'	23.20'
C-F5	90°00'00"	54.00'	84.82'	54.00'
C-F6	90°00'00"	30.00'	47.12'	30.00'
C-F7	76°32'16"	40.50'	54.10'	31.95'
C-F8	76°32'16"	64.50'	86.16'	50.88'
C-F9	76°32'16"	54.00'	72.14'	42.60'
C-F10	76°32'16"	30.00'	40.08'	23.67'
C-F11	80°00'00"	49.50'	69.12'	41.54'
C-F12	80°00'00"	30.34'	42.36'	25.46'
C-F13	10°00'00"	99.50'	17.37'	8.71'
C-F14	10°00'00"	79.50'	13.88'	6.96'
C-F15	60°00'00"	45.00'	47.12'	25.98'
C-F16	60°00'00"	21.00'	21.99'	12.12'
C-F17	75°00'00"	26.00'	34.03'	19.95'
C-F18	75°00'00"	50.00'	65.45'	38.37'
C-F19	15°00'00"	75.00'	19.63'	9.87'
C-F20	15°00'00"	51.00'	13.35'	6.71'
C-F21	21°21'02"	51.00'	19.00'	9.61'
C-F22	21°21'02"	75.00'	27.95'	14.14'
C-F23	60°00'00"	45.00'	47.12'	25.98'
C-F24	60°00'00"	21.00'	21.99'	12.12'
C-F25	60°00'00"	31.00'	32.46'	17.90'
C-F26	60°00'00"	55.00'	57.60'	31.75'

PERIMETER TRACT COORDINATES

POINT	NORTH	EAST
1	7016338.814	2593745.332
2	7016709.389	2593376.396
3	7016808.794	2593474.879
4	7016939.900	2593344.356
5	7016977.164	2593380.875
6	7017019.358	2593338.217
7	7016982.420	2593302.024
8	7017111.740	2593173.279
9	7017342.862	2593401.862
10	7017415.059	2593329.971
11	7017679.716	2593592.806
12	7017760.223	2593861.628
13	7017798.454	2594118.014
14	7017093.022	2594726.670
15	7017024.471	2594916.336
16	7016962.629	2595084.364
17	7016944.455	2595082.708
18	7016471.713	2594143.325

ABOVE COORDINATES BASED ON CITY OF ROCKWALL CONTROL MONUMENT # 7
NORTH = 7016837.764
EAST = 2595455.180

RECOMMENDED FOR FINAL APPROVAL

_____ DATE: _____

APPROVED

_____ DATE _____ CHAIRMAN,
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WAL-MART SUPERCENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF ROCKWALL ON THE _____ DAY OF _____, 1995.

_____ MAYOR, CITY OF ROCKWALL

_____ CITY SECRETARY, CITY OF ROCKWALL

FINAL PLAT,
WAL-MART SUPERCENTER ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 34.416 ACRES OF LAND LOCATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF ROCKWALL HIGH SCHOOL ADDITION AND, GOLDENCREST ADDITION

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DATE: 11-09-95
JOB # 95-11W
REVISED DATE: 12-21-95

SHEET 2 OF 2