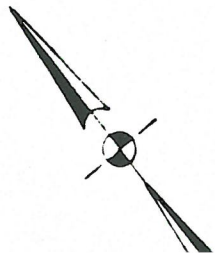


$\Delta = 14951.03'$
 $R = 3969.72'$
 $T = 517.37'$
 $L = 1023.94'$

HARRY B. CARROLL SURVEYORS 324 KIRBY ST. GARLAND TEXAS			
SCALE	DATE	JOB NO.	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W. V. Y.




BOUNDARY SURVEY
 94.084 ACRES
 J D McFARLAND SURVEY - ABST. No. 145
 CITY OF ROCKWALL

SURVEYOR'S CERTIFICATE

I, HARRY B. CARROLL, a Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on the 14th day of September, 1983. All corners located are as shown. There are no encroachments, conflicts, protrusions or easements apparent on the ground except as shown.

This survey was performed in connection with transaction described in GF No. _____ of _____ Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

(Uniform Certification adopted by the Texas Surveyors Association June 3, 1974).


HARRY B. CARROLL

Registered Surveyor No. 968



STATE OF TEXAS)
 COUNTY OF ROCKWALL)

BEING a tract or parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e., Volume 113, Page 393); said monument also being the beginning of a non-tangent curve to the left having a central angle of $14^{\circ}51'03''$, a radius of 2969.72 feet and a chord bearing North $43^{\circ}12'35''$ East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1026.94 feet to a concrete monument for point of tangency;

THENCE, North $35^{\circ}47'03''$ East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South $45^{\circ}28'05''$ East, with an old fence and hedgerow, a distance of 1270 feet to a point which is on the proposed centerline for the extension of Rockwall Parkway, and being the POINT OF BEGINNING for the "Heavy Commercial" zoning district;

THENCE, South $45^{\circ}28'05''$ East, continuing with said fence line a distance of 1380.64 feet to an iron pin found for corner at a fence corner;

THENCE, South $24^{\circ}05'05''$ West, with a fence most of the way, a distance of 413.97 feet to a point for corner;

THENCE, North $45^{\circ}28'05''$ West a distance of 640.33 feet to a point also being the beginning of a curve to the left having a central angle of $45^{\circ}00'00''$, a radius of 300 feet and a chord bearing North $67^{\circ}58'05''$ West, 229.61 feet;

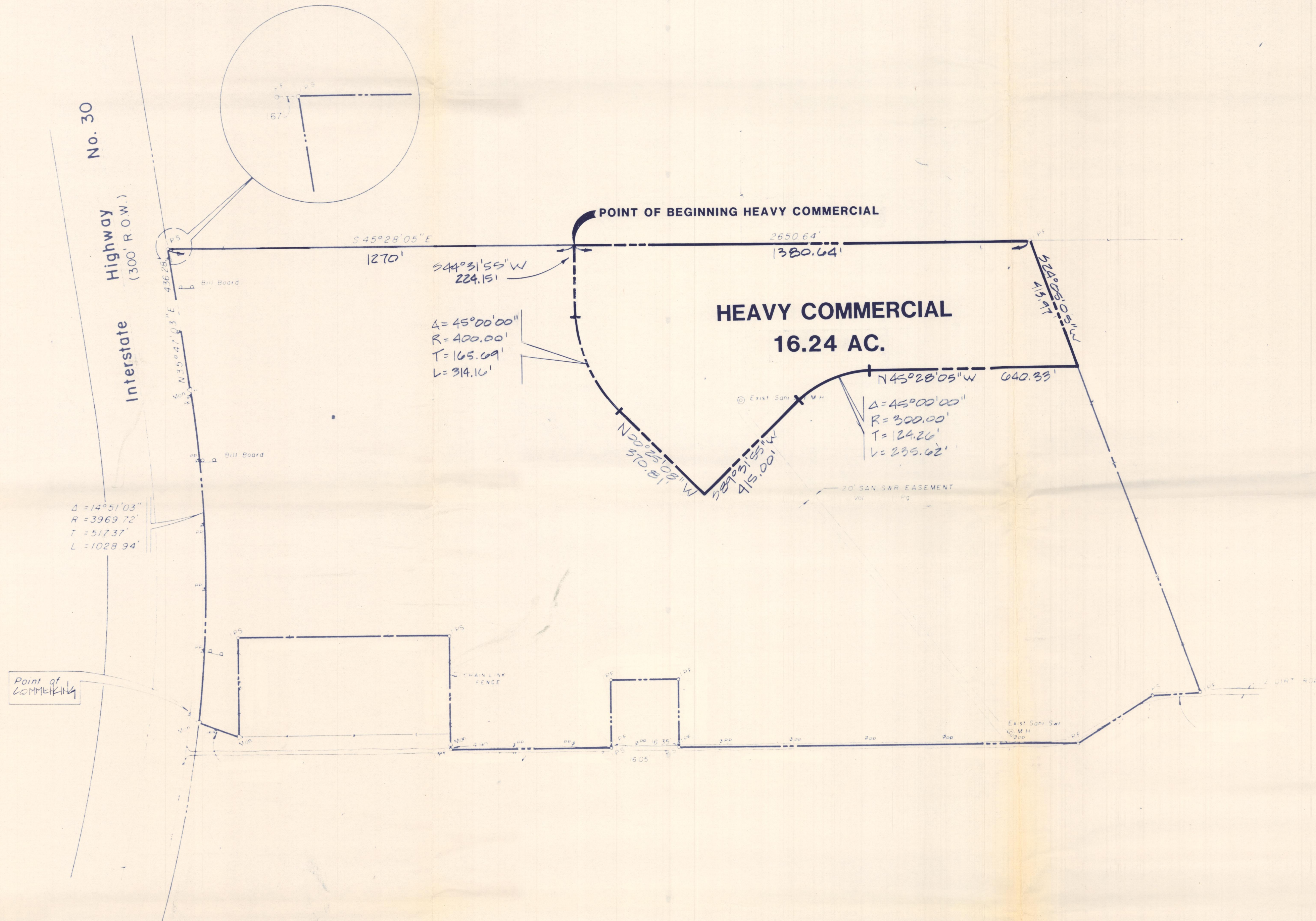
THENCE, along said curve an arc distance of 235.62 feet to a point for corner;

THENCE, South $89^{\circ}31'55''$ West a distance of 415.00 feet to a point for corner being on the centerline of the proposed extension for Rockwall Parkway;

THENCE, North $00^{\circ}28'05''$ West a distance of 370.81 to a point being the beginning of a curve to the right having a central angle of $45^{\circ}00'00''$, a radius of 400.00 feet and a chord bearing North $22^{\circ}01'55''$ East, 506.15 feet;

THENCE, along said curve with said centerline, an arc distance of 314.16 feet to a point for tangency;

THENCE, North $44^{\circ}31'55''$ East, with the said centerline a distance of 224.15 feet to the POINT OF BEGINNING, for the Heavy Commercial tract, and containing 16.24 acres, more or less. (707,501 sq. ft.)



NOTE
 The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., trustee for Interstate 30 South-Rockwall Joint Venture. Lease commenced 9/1/74 for an initial term of 10 years.

HEAVY COMMERCIAL DISTRICT
16.24 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. MCFARLAND SURVEY - ABST.NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CARTER & BURGESS, INC.
 ENGINEERS • PLANNERS
 FORT WORTH • DALLAS • HOUSTON

HARRY B. CARROLL SURVEYORS
 324 KIRBY ST GARLAND
 TEXAS

SCALE	DATE	JOB N°	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W. N.Y.

FIELD NOTES

STATE OF TEXAS)
COUNTY OF ROCKWALL)

BEING a tract of parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e., Volume 113, Page 393) and the ~~Point of Beginning~~ for the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central angle of 145°15'03", a radius of 3969.72 feet and a chord bearing North 43°12'35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1026.94 feet to a concrete monument for point of tangency;

THENCE, North 35°47'03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45°28'05" East, with an old fence and hedgerow, a distance of 1270 feet to a point for corner which is along the proposed centerline for the extension of Rockwall Parkway;

THENCE, South 44°31'55" West, with the proposed centerline of the extension of Rockwall Parkway, a distance of 224.15 feet to a point being the beginning of a curve to the left having a central angle of 45°00'00", a radius of 400 feet and a chord bearing South 22°01'55" West, 306.15 feet;

THENCE, along said curve and said centerline, an arc distance of 314.16 feet to a point of tangency;

THENCE, South 00°28'05" East, a distance of 370.81 feet to a point for corner;

THENCE, North 89°31'55" East, a distance of 415.00 feet to a point for corner being the beginning of a curve to the right having a central angle of 45°00'00", a radius of 300.00' and a chord bearing South 67°58'05" East, 229.61;

THENCE, along said curve, an arc distance of 235.62 for a point of tangency;

THENCE, South 45°28'05" West, a distance of 640.33 feet to a point for corner;

THENCE, South 24°05'05" West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47°25'21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78°12'18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45°33'16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44°21'25" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45°38'00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44°17'45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

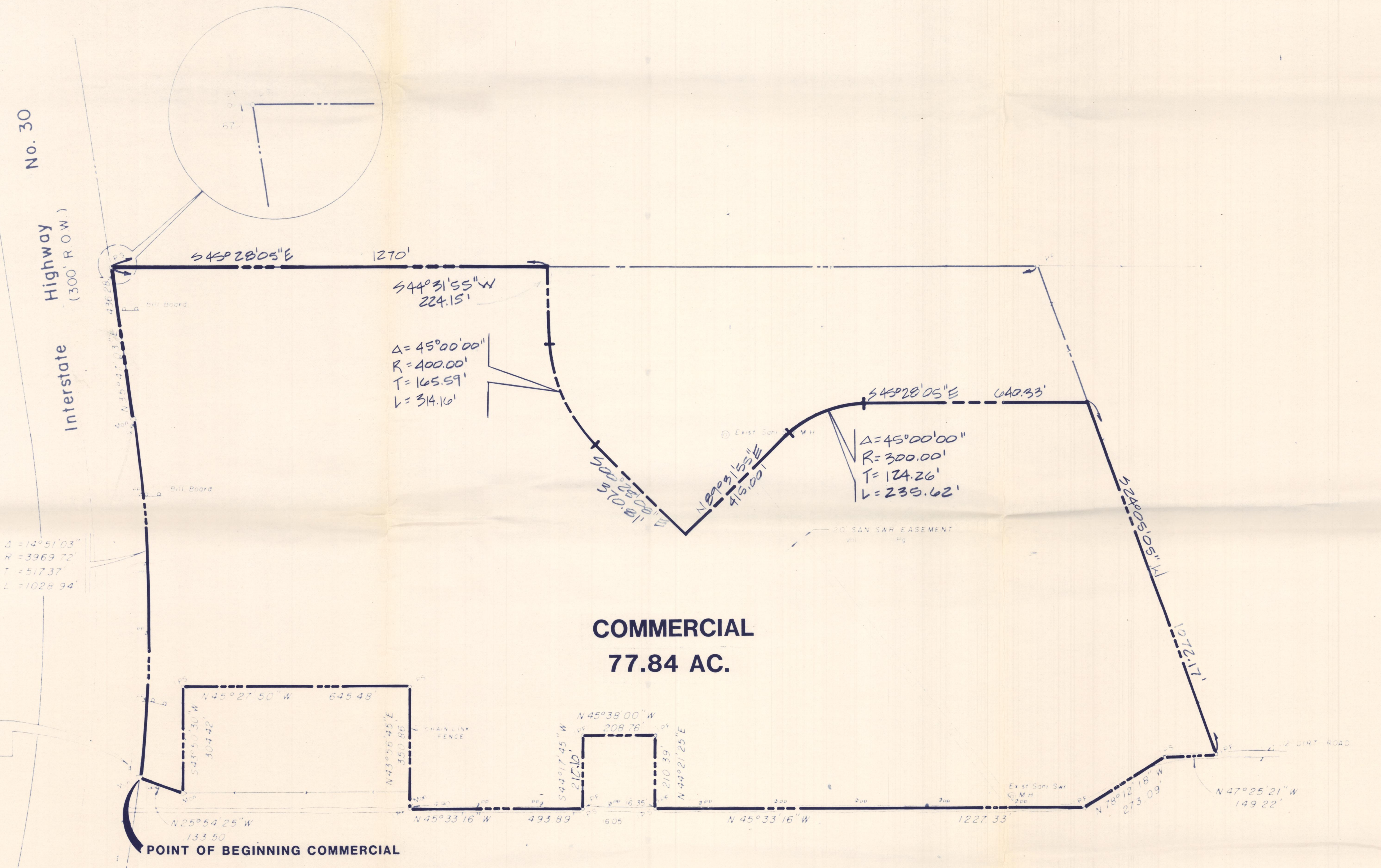
THENCE, North 45°33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North 43°56'45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45°27'50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner;

THENCE, South 43°50'30" West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North 25°54'25" West, a distance of 133.50 to the POINT OF BEGINNING and containing 77.84 acres, more or less. (3,390,82 sq. ft.)



COMMERCIAL
77.84 AC.

NOTE
The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., trustee for Interstate 30 South-Rockwall Joint Venture. Lease commenced 9/1/74 for an initial term of 10 years.

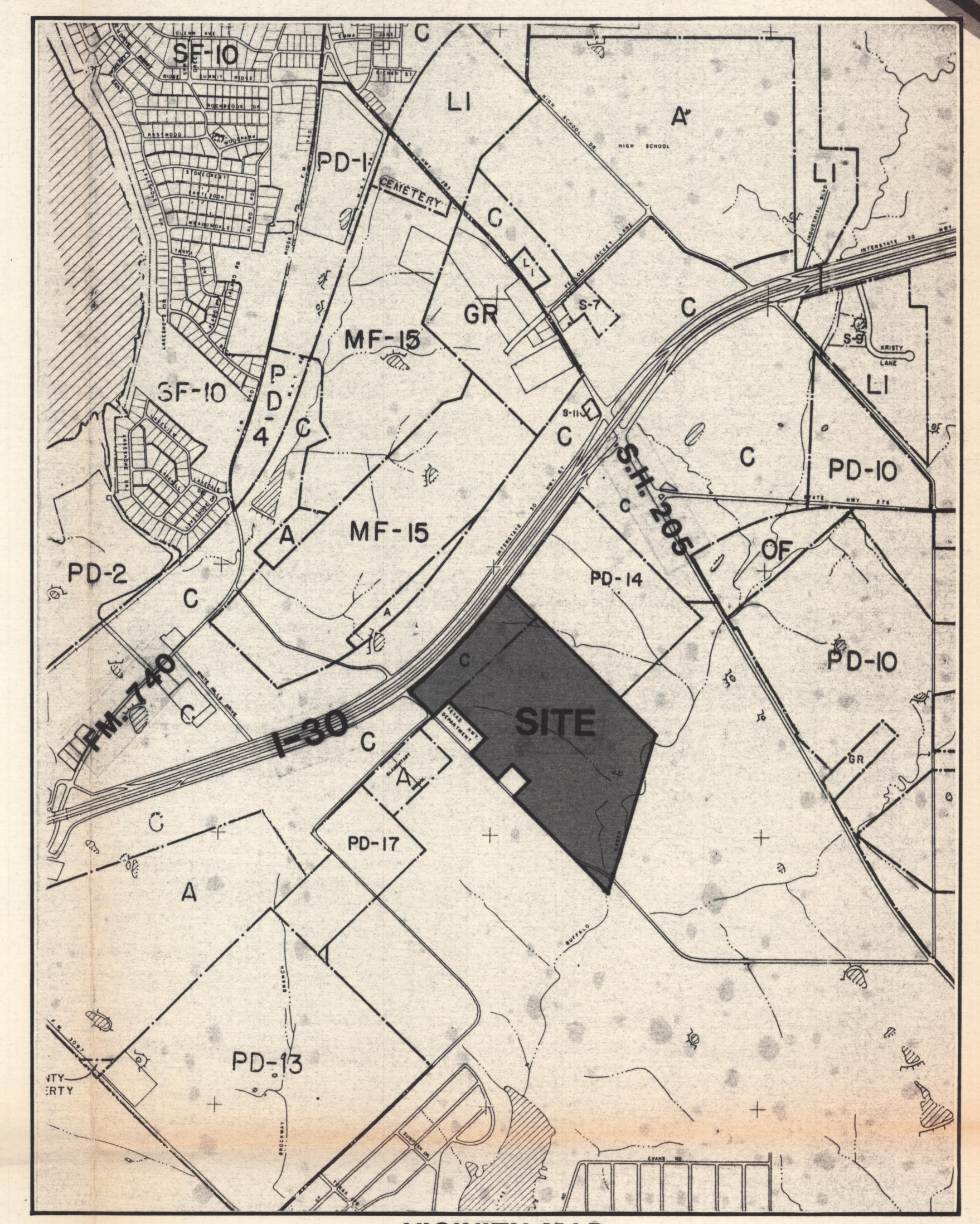
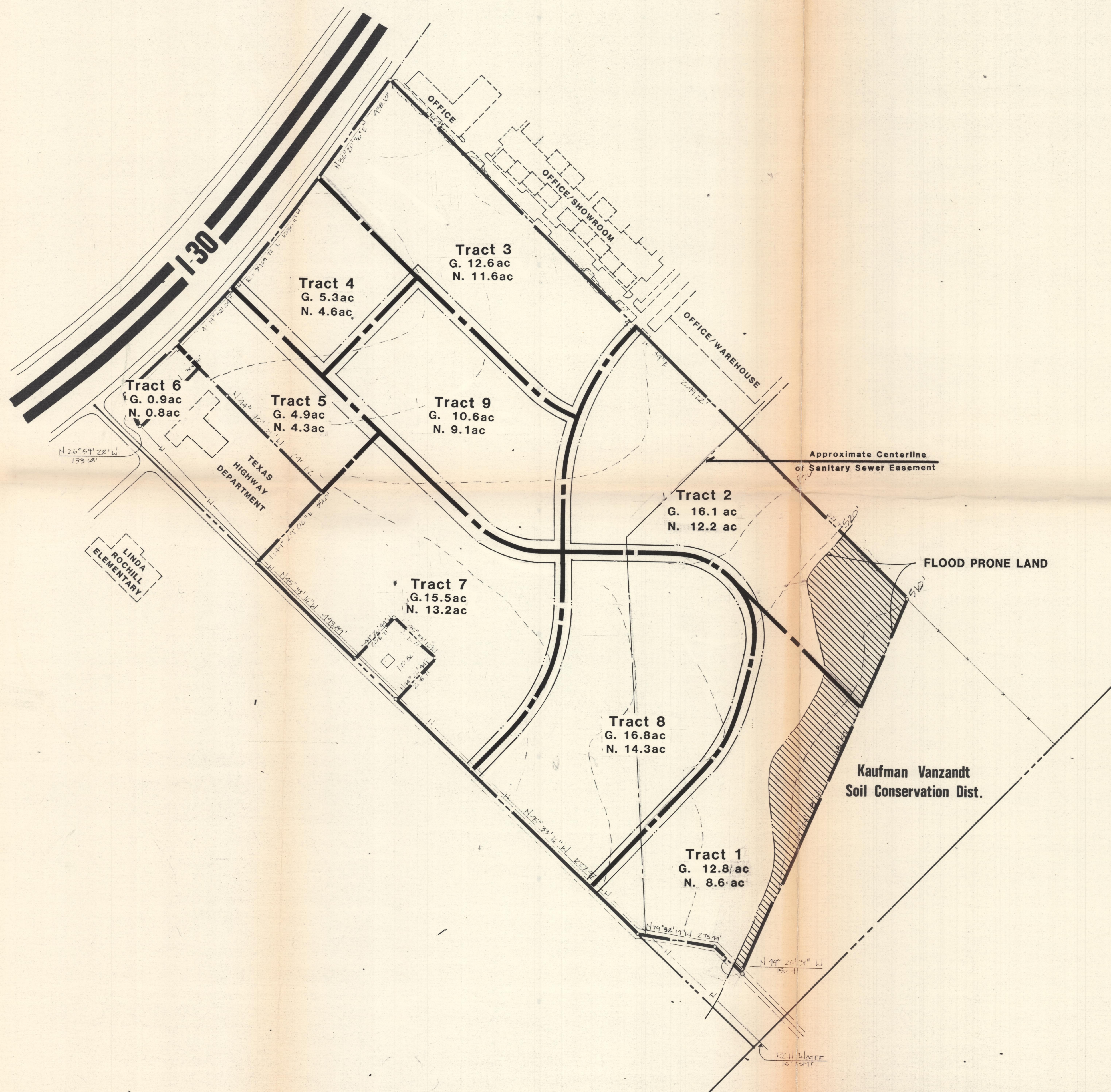
COMMERCIAL DISTRICT

**77.84 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. MCFARLAND SURVEY - ABST. NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

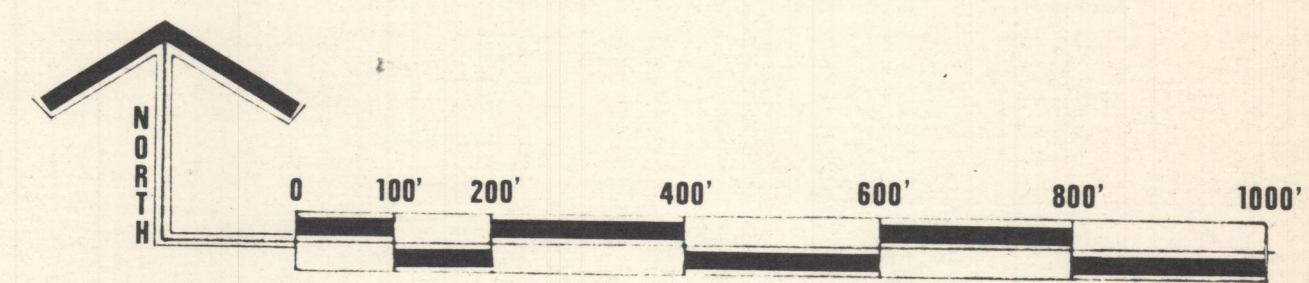
CARTER & BURGESS, INC.
ENGINEERS • PLANNERS
FORT WORTH • DALLAS • HOUSTON

HARRY B. CARROLL SURVEYORS
324 KIRBY ST. GARLAND
TEXAS

SCALE	DATE	JOB N°	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W. N.Y.



VICINITY MAP



TRACT PLAN

-Rockwall Property-

Henry S. Miller

CARTER & BURGESS, INC.
ENGINEERS • PLANNERS

8425 KING GEORGE DRIVE/SUITE 480/DALLAS, TEXAS 75235

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being the same tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 193 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the easterly right-of-way line of Interstate Highway No. 30, 302' 8.25" at this point, said monument being the west westerly corner of the above referenced tract, 112' 1.25" Volume 113, Page 193; said monument also being the beginning of a non-circular curve to the left having a central angle of 13° 51' 03", a radius of 1029.94 feet and a chord bearing North 43° 12' 35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1029.94 feet to a concrete monument for point of tangency;

THENCE, North 35° 47' 12" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45° 28' 05" East, with an old fence and hedgerow, a distance of 2650.64 feet to an iron pin found for corner at a fence corner;

THENCE, South 24° 15' 05" West, with a fence most of the way, a distance of 1436.14 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47° 25' 21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78° 12' 18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45° 33' 16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44° 31' 16" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45° 28' 00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44° 12' 45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE, North 45° 23' 16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North 43° 56' 45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.85 feet to an iron pin set for corner at a fence corner;

THENCE, North 45° 27' 50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner;

THENCE, South 41° 50' 30" West, with a fence, a distance of 104.42 feet to a concrete monument for corner;

THENCE, North 25° 54' 25" West, a distance of 133.50 feet to the point of beginning and containing 14.084 acres, more or less, (4,098,293 sq. ft.);

SURVEYOR'S CERTIFICATE

I, HARRY B. CARROLL, a Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on the 14th day of September, 1983. All corners located are as shown. There are no encroachments, conflicts, protrusions or easements apparent on the ground except as shown.

This survey was performed in connection with transaction described in OF No. _____ of _____ Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Uniform Certification adopted by the Texas Surveyors Association June 3, 1974.

Harry B. Carroll
HARRY B. CARROLL

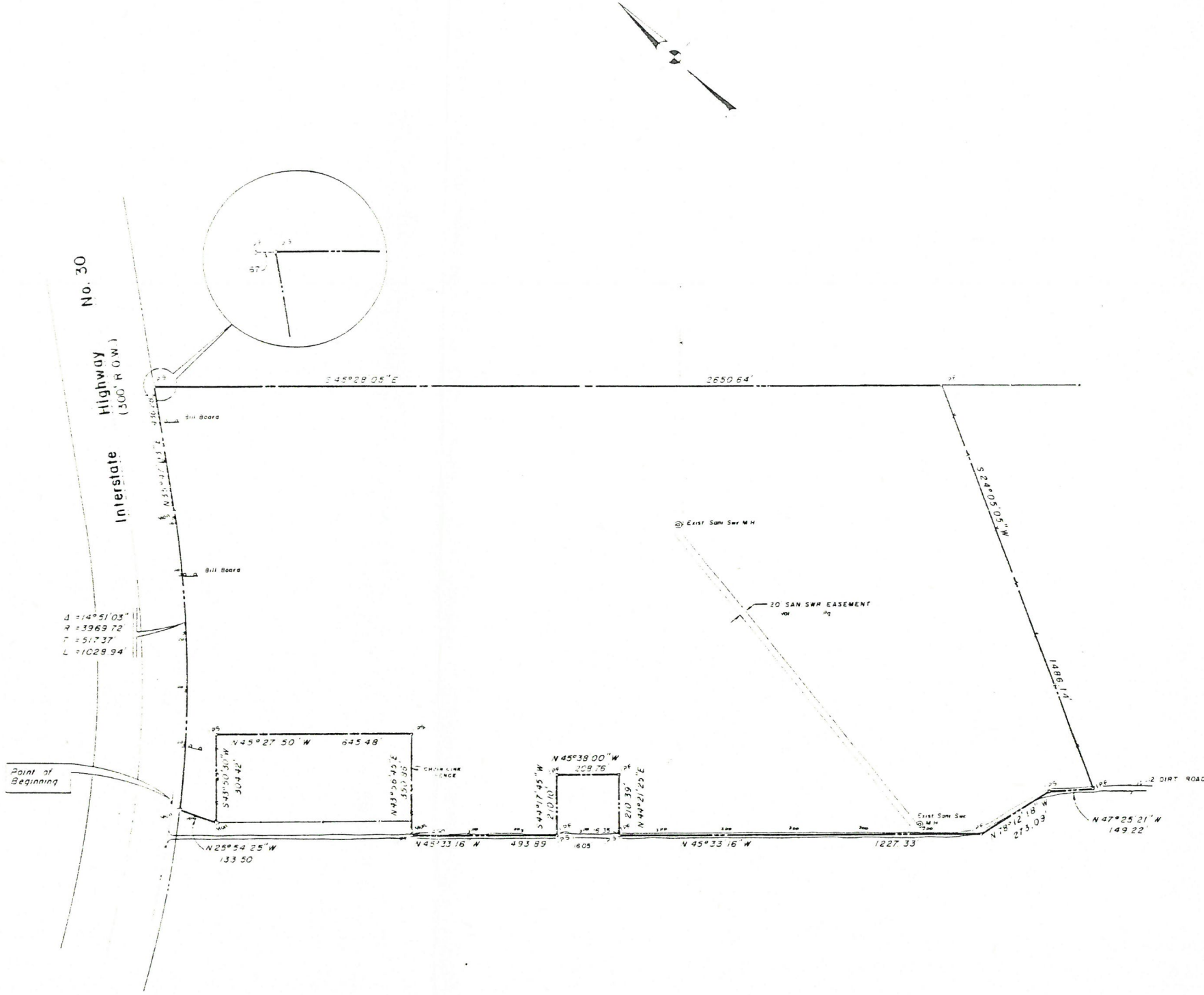
Registered Surveyor No. 968



BOUNDARY SURVEY
94.084 ACRES
J.D. McFARLAND SURVEY - ABST. No. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

HARRY B. CARROLL		SURVEYORS	
324 KIRBY ST.		GARLAND	
TEXAS			
SCALE:	DATE:	JOB N#:	BY:
1" = 200'	SEPT., 1983	MISC-0571-83	W. N.Y.

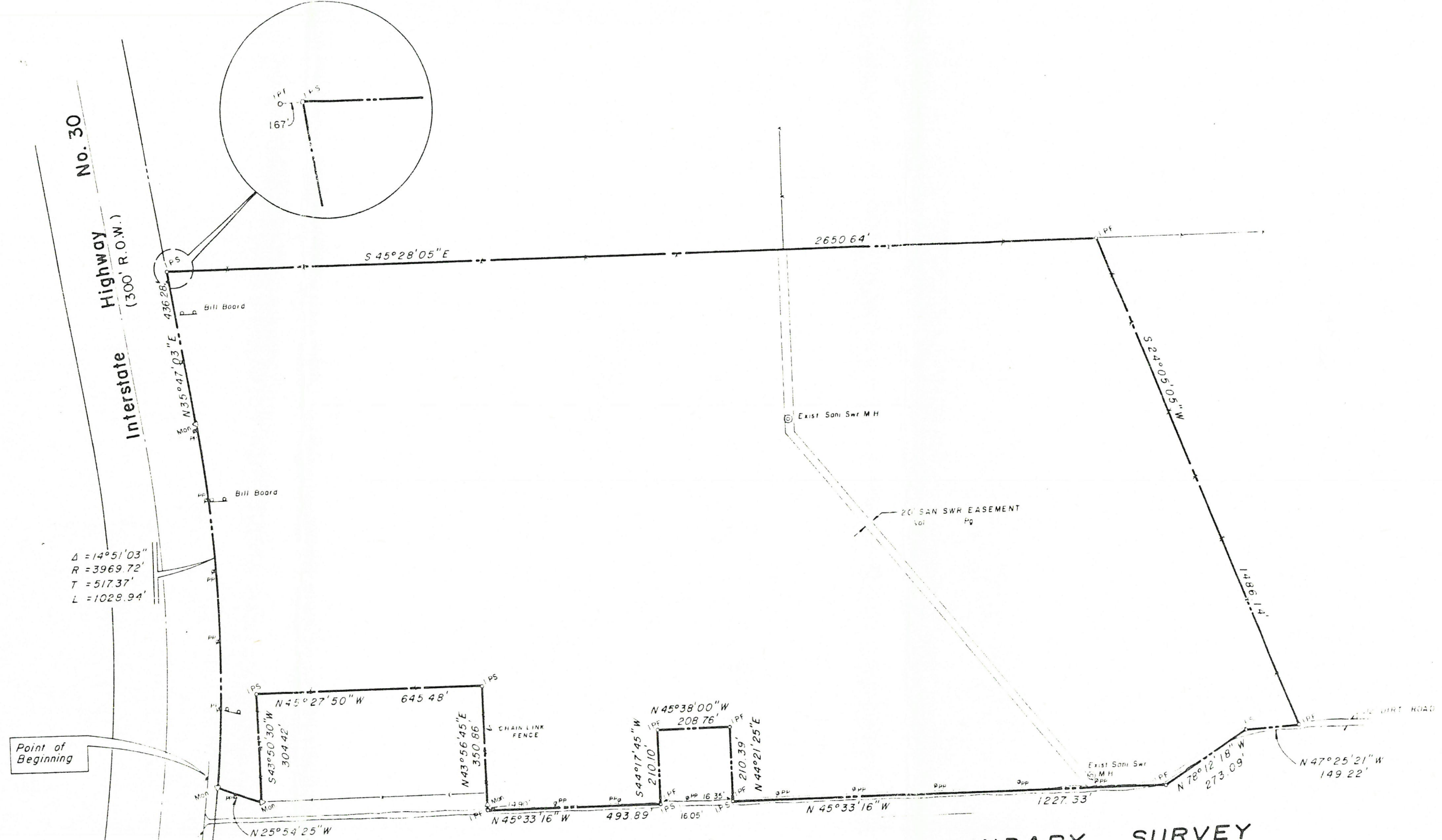
NOTE
The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture. Lease commenced 3/1/74 for an initial term of 10 years.



S = 14° 51' 03"
R = 3969.72'
T = 517.37'
L = 1029.94'

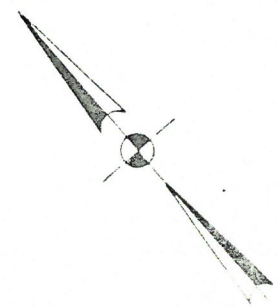
Point of Beginning

Bill Boards
Bill Boards
Bill Boards
CHINA LINE FENCE
20' SAN SWR EASEMENT
2' DIRT ROAD
N 25° 54' 25" W 133.50'
V 45° 33' 16" W 493.89'
V 45° 27' 50" W 645.48'
S 44° 31' 16" W 210.39'
N 43° 56' 45" E 350.85'
V 45° 39' 00" W 208.76'
S 44° 12' 45" W 210.10'
N 45° 23' 16" W 493.89'
N 44° 31' 16" E 210.39'
N 45° 33' 16" W 1227.33'
N 78° 12' 18" W 273.09'
N 47° 25' 21" W 149.22'



HARRY B. CARROLL SURVEYORS
 324 KIRBY ST. GARLAND TEXAS

SCALE	DATE	JOB NO.	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W. N.Y.



BOUNDARY SURVEY
 94.084 ACRES
 J.D. McFARLAND SURVEY - ABST. No. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF ROCKWALL)

BEING a tract of parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being Part of a tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most westerly corner of the above referenced tract, (i.e., Volume 113, Page 393) and the Point of Beginning for the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central angle of 14°15'03", a radius of 3969.72 feet and a chord bearing North 43°12'35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1026.94 feet to a concrete monument for point of tangency;

THENCE, North, 35°47'03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45°28'05" East, with an old fence and hedgerow, a distance of 1270 feet to a point for corner which is along the proposed centerline for the extension of Rockwall Parkway;

THENCE, South 44°31'55" West, with the proposed centerline of the extension of Rockwall Parkway, a distance of 224.15 feet to a point being the beginning of a curve to the left having a central angle of 45°00'00", a radius of 400 feet and a chord bearing South 22°01'55" West, 306.15 feet;

THENCE, along said curve and said centerline, an arc distance of 314.16 feet to a point of tangency;

THENCE, South 00°28'05" East, a distance of 370.81 feet to a point for corner;

THENCE, North 89°31'55" East, a distance of 415.00 feet to a point for corner, being the beginning of a curve to the right having a central angle of 45°00'00", a radius of 300.00' and a chord bearing South 67°58'05" East, 229.61;

THENCE, along said curve, an arc distance of 235.62 for a point of tangency;

THENCE, South 45°28'05" West, a distance of 640.33 feet to a point for corner;

THENCE, South 24°05'05" West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47°25'21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78°12'18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45°33'16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44°21'25" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45°38'00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44°17'45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

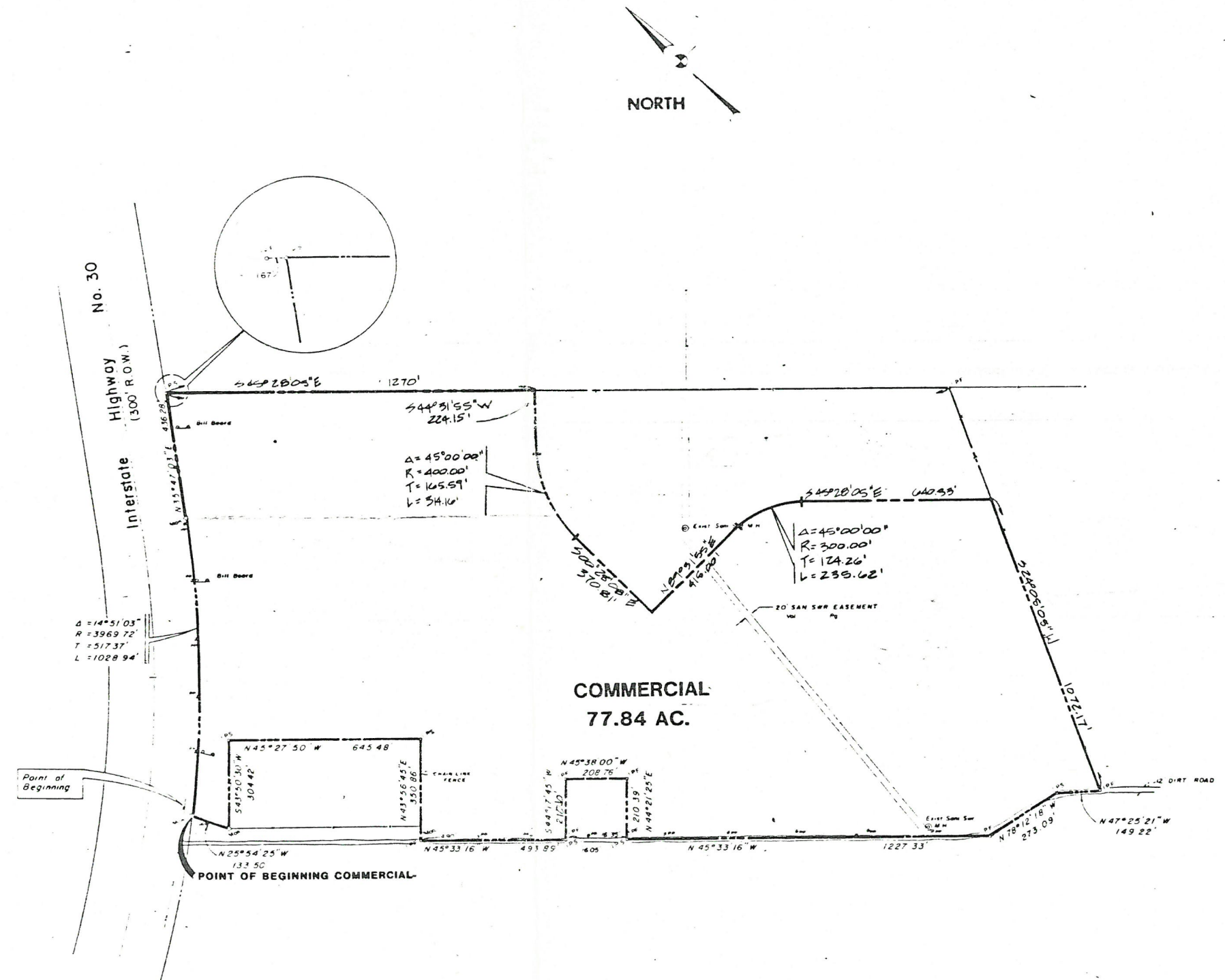
THENCE, North 45°33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North 42°56'45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45°27'50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner;

THENCE, South 42°50'30" West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North 25°54'25" West, a distance of 133.52 to the POINT OF BEGINNING and containing 77.84 acres, more or less. (3,390.82 sq. ft.)



COMMERCIAL
77.84 AC.

Point of Beginning

POINT OF BEGINNING COMMERCIAL

NOTE
The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO by Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture Lease commenced 9/1/74 for an initial term of 10 years.

Final Submission

COMMERCIAL DISTRICT
77.84 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. MCFARLAND SURVEY - ABST. NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CARTER & BURGESS, INC.
ENGINEERS & PLANNERS
FORT WORTH · DALLAS · HOUSTON

HARRY B. CARROLL SURVEYORS
324 KIRBY ST. GARLAND
TEXAS

SCALE	DATE	JOB NO.	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W.N.Y.

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

BEING a tract or parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Commence at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most westerly corner of the above referenced tract, (i.e., Volume 113, Page 393); said monument also being the beginning of a non-tangent curve to the left having a central angle of 14°51'03", a radius of 3969.72 feet and a chord bearing North 47°12'35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1026.94 feet to a concrete monument for point of tangency; and said point also being the POINT OF BEGINNING for the HEAVY COMMERCIAL DISTRICT PROJECT.

THENCE, North 35°47'03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45°28'05" East, with an old fence and hedgerow, a distance of 2650.64 feet to an iron pin found for corner at a fence corner;

THENCE, South 24°05'05" West, with a fence most of the way, a distance of 413.97 feet to a point for corner;

THENCE, North 45°28'05" West a distance of 640.33 feet to a point also being the beginning of a curve to the left having a central angle of 45°00'00", a radius of 300 feet and a chord bearing North 67°58'05" West, 229.61 feet;

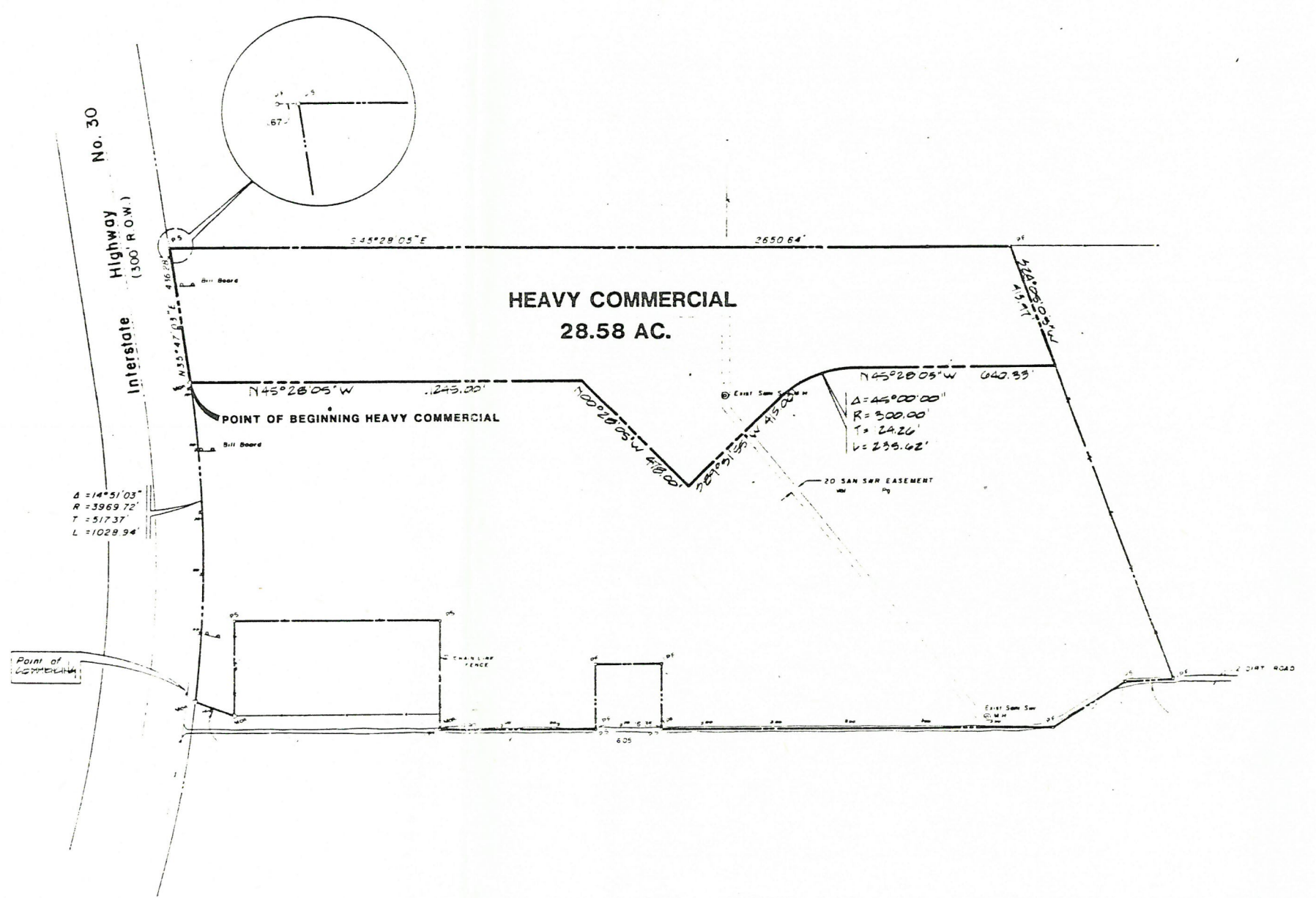
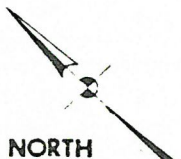
THENCE, along said curve an arc distance of 235.62 feet to a point for corner;

THENCE, South 89°31'55" West a distance of 415.00 feet to a point for corner;

THENCE, North 00°28'05" West a distance of 478.00' to a point for corner;

THENCE, North 45°28'05" West, a distance of 1245.00 feet to the POINT OF BEGINNING, for the Heavy Commercial tract, and containing 28.58 acres, more or less. (1,245.093 sq. ft.)

NOTE: The bearings and distances stated above were calculated by Carter & Burgess, Inc. based upon boundary survey information provided by Carroll Surveyors. The interior points for corner have not been physically established in the field.



NOTE
 The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture Lease commenced 9/1/74 for an initial term of 10 years

HEAVY COMMERCIAL DISTRICT
 28.58 ACRE DISTRICT LOCATED
 WITHIN THE 94.084 ACRE TRACT OF THE
 J.D. MCFARLAND SURVEY - ABST.NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CARTER & BURGESS, INC.
 ENGINEERS • PLANNERS
 FORT WORTH • DALLAS • HOUSTON

HARRY B. CARROLL		SURVEYORS	
324 KIRBY ST.		GARLAND TEXAS	
SCALE	DATE	JOB NO.	BY
1" = 200'	SEPT., 1983	MISC-0571-83	W.N.Y.

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

BEING a tract of parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being ~~part~~ ^{part} of a tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e., Volume 113, Page 393) and the ~~Point of Beginning~~ for the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central angle of 14°15'03", a radius of 3969.72 feet and a chord bearing North 43°12'35" East, 1028.94 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1028.94 feet to a concrete monument for point of tangency;

THENCE, South 45°28'05" East, a distance of 1245.00 feet to a point for corner;

THENCE, South 00°28'05" East, a distance of 478.00 feet to a point for corner;

THENCE, North 89°31'55" East, a distance of 415.00 feet to a point for corner being the beginning of a curve to the right having a central angle of 45°00'00", a radius of 300.00' and a chord bearing South 67°58'05" East, 229.61;

THENCE, along said curve, an arc distance of 235.61 for a point of tangency;

THENCE, South 45°28'05" East, a distance of 640.33 feet to a point for corner;

THENCE, South 24°05'05" West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47°25'21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78°12'18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45°33'16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44°21'25" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45°38'00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44°17'45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE, North 45°33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

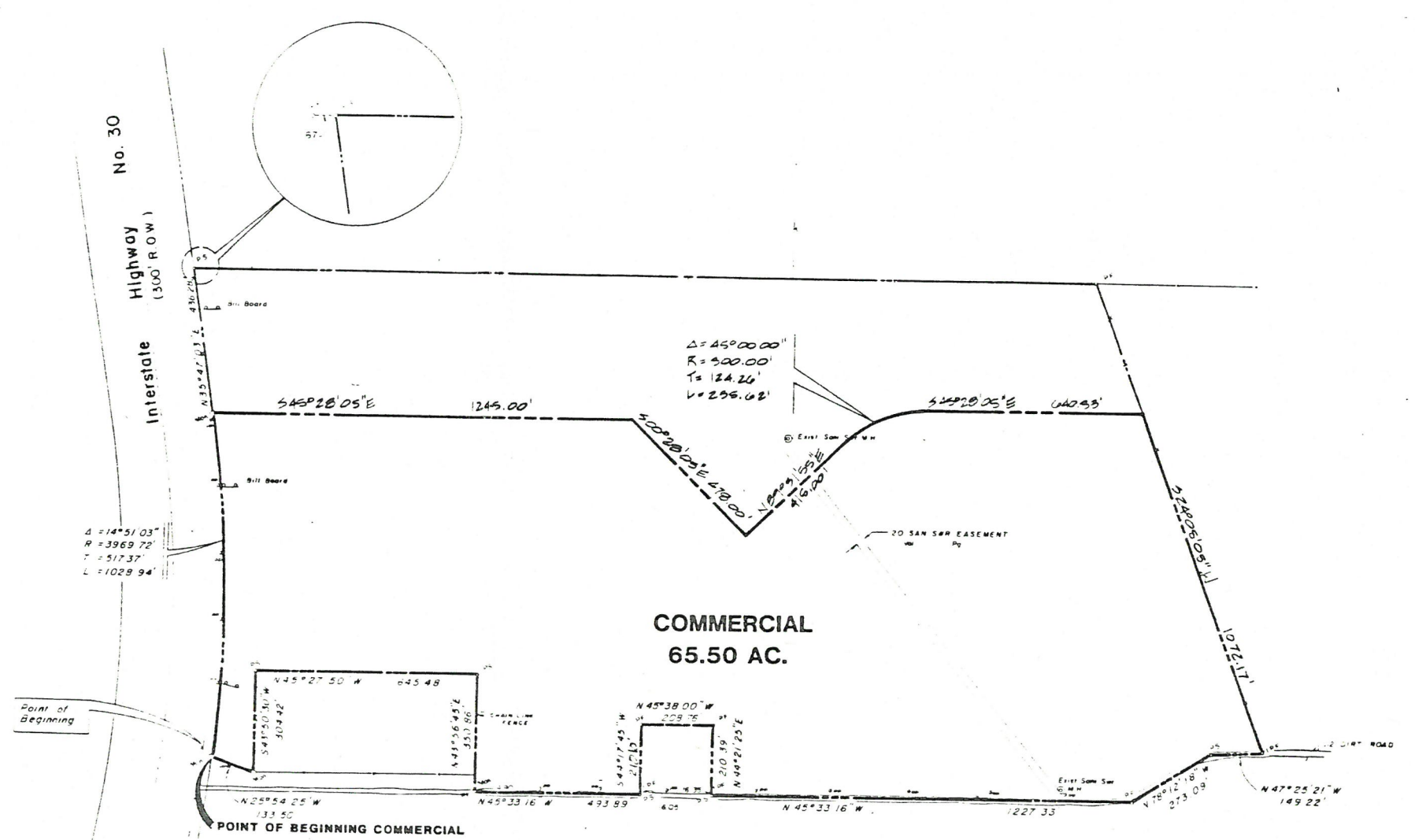
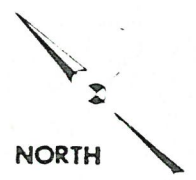
THENCE, North 43°56'45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45°27'50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner;

THENCE, South 43°50'30" West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North 25°54'25" West, a distance of 133.50 to the POINT OF BEGINNING and containing 65.50 acres, more or less. (2,853,200 sq. ft.)

NOTE: The bearings and distances stated above were calculated by Carter & Burgess, Inc. based upon boundary survey information provided by Carroll Surveyors. The interior points for corner have not been physically established in the field.



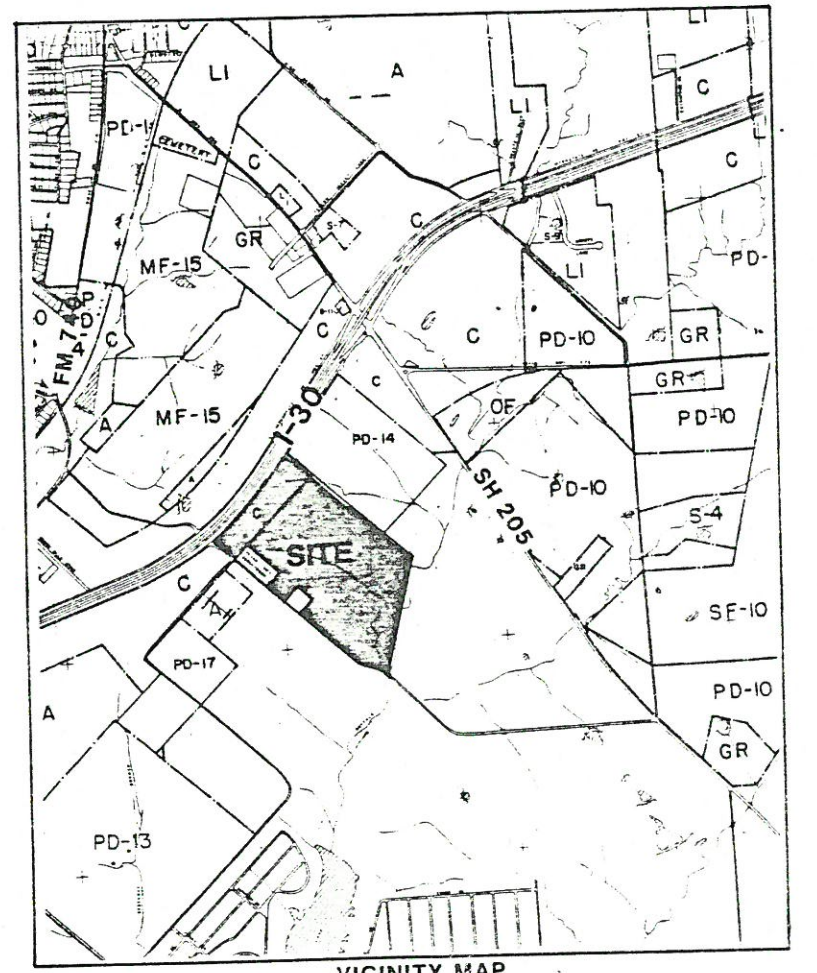
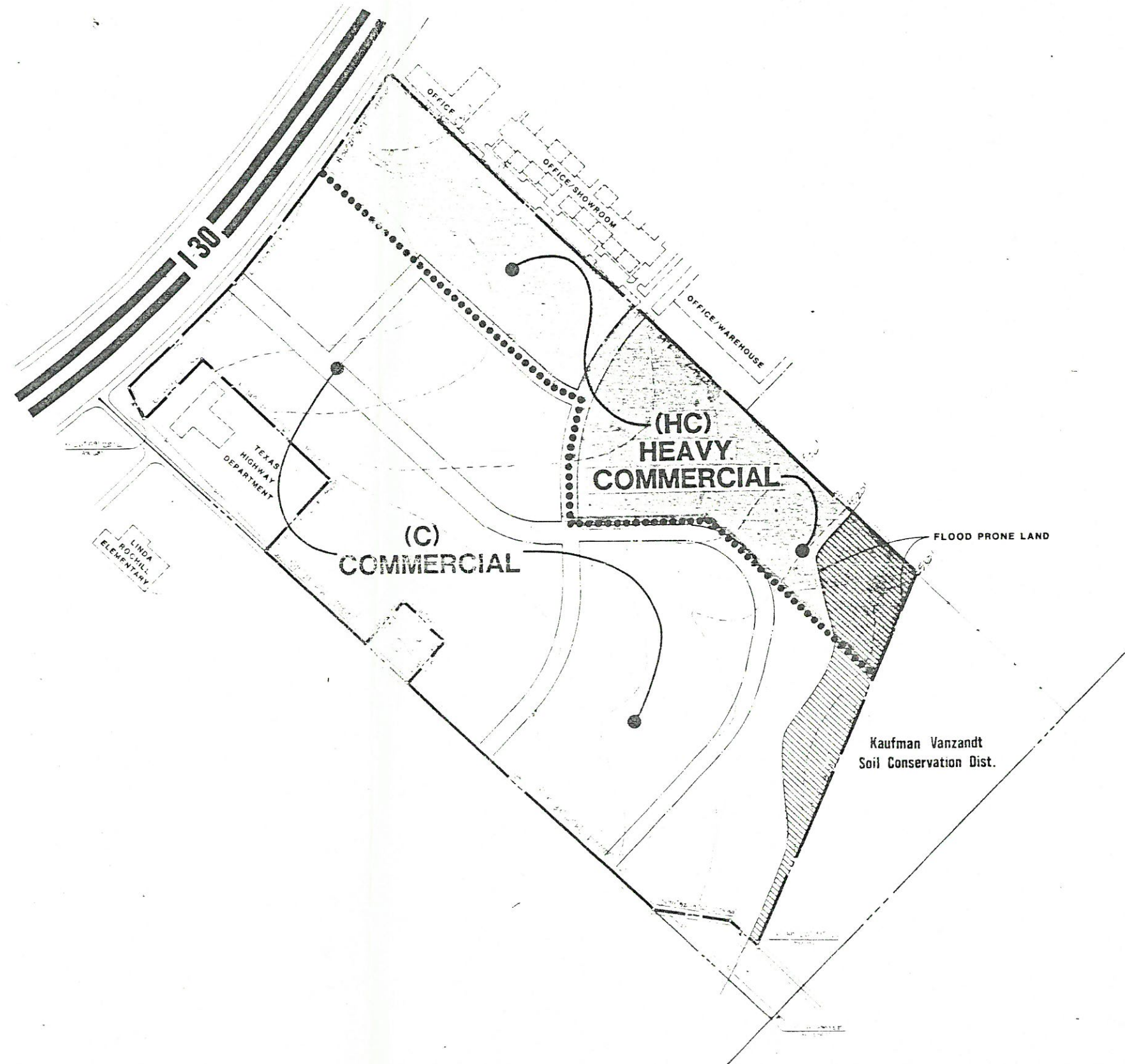
COMMERCIAL
 65.50 AC.

NOTE
 The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture. Lease commenced 9/1/74 for an initial term of 10 years.

COMMERCIAL DISTRICT.
 65.50 ACRE DISTRICT LOCATED
 WITHIN THE 94.084 ACRE TRACT OF THE
 J.D. MCFARLAND SURVEY - ABST. NO. 145
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CARTER & BURGESS, INC.
 ENGINEERS - PLANNERS
 FORT WORTH - DALLAS - HOUSTON

HARRY B. CARROLL SURVEYORS			
324 KIRBY ST. GARLAND, TEXAS			
SCALE:	DATE:	JOB NO.:	BY:
1" = 200'	SEPT., 1983	MSC-0571-83	W.N.Y.



VICINITY MAP



ZONING PLAN

-Rockwall Property-

Henry S. Miller

CARTER & BURGESS, INC.
ENGINEERS • PLANNERS

8625 KING GEORGE DRIVE SUITE 400 DALLAS TEXAS 75225

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z 83-39-Z

Applicant: Henry S. Miller Company

Location of Property: I-30 east of Texas Highway Department Office

Acreage: 94

Current Zoning: "C" and unzoned in County

Surrounding Zoning: PD-14 & C

Requested Zoning: "HC" to east and "C" to west

Reason for Request: Asking for annexation of entire property and zoning for a phased commercial center.

<u>Notices:</u>	Sent:	<u>9</u>
	Favorable:	<u>0</u>
	Unfavorable:	<u>0</u>

Description: "HC" on east side between Rockwall Business Park East and a street planned by the developer. "C" on west side from developer's street to County road by Highway Department.

Staff Comments:

See attached sheet.

Planning and Zoning Commission Recommendations:

Approval of Commercial Zoning along east side of tract from I-30 to Rockwall Parkway and along entire west side of tract; Heavy Commercial on the east side of the tract south of Rockwall Parkway.

Council Decision:

12/5/83 Approve as P&Z recommended.

The property owners have requested Heavy Commercial zoning along the frontage of I-30, specifically for the inclusion of a new car dealership. The reason we pulled out outside storage uses from our Commercial District when we adopted the new Ordinance was to eliminate outside storage and operations from the Commercial District. A new car dealership is allowed in the Commercial District with a Conditional Use Permit. Our recommendation would be to zone the area along I-30 between the frontage and the extension of Rockwall Parkway to Commercial. We have no problem with the Heavy Commercial they are showing on the other side of Rockwall Parkway to the rear of their property.

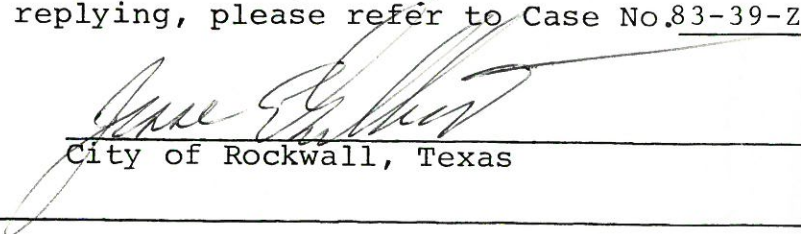
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock p.m., on the 13 day of October, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Henry S. Miller Company
for a zoning change from "C" Commercial to "HC" Heavy Commercial and
"C" Commercial

on the following described property:

See attached page.

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-39-Z



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-39-Z

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



FOS 16 180712N1 10/07/83

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

~~L. D. Fostel
116 E. Wolf Camp
Hobbs, N. M. 88240~~