

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 12-10-84

Name of Proposed Subdivision ROCKWALL CENTRAL SHOPPING CENTER

Name of Subdivider FOLSOM INVESTMENT, INC

Address 16475 DALLAS PARKWAY DALLAS, TX. SUITE 800 Phone 931-7400

Owner of Record ||

Address || Phone '1

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS

Address 6.787 Phone 328 8133

Total Acreage 6.787 Current Zoning C & GR

Number of (Lots) Units 3 Signed Lita Nelson

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	<u>_____</u>	2. Location of the subdivision by City, County and State
<u>✓</u>	<u>_____</u>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	<u>_____</u>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	<u>_____</u>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

CON AND
PLAT CHECKLIST

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<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

ENGINEERING DRAWINGS CHECKLIST

Date: 12-10-84

Name of Proposed Subdivision ROCKWALL CENTRAL SHOPPING CENTER

Name of Subdivider FOLSOM INVESTMENT, INC

Address 16475 DALLAS PARKWAY DALLAS, TX Phone 931-7400

Owner of Record "

Address " Phone "

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS

Address 2331 GUS THOMASSON RD DALLAS, TX Phone 328-8133

Total Acreage 6.787 Current Zoning C E GR.

Number of (Lots) Units 3 Signed Steve Nelson

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall shown paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

FOR CITY USE ONLY

Information
Included
on Plans

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for Review

Item

WATER DISTRIBUTION

- | | | |
|-------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and <i>demanded</i> (fire flow calculations). |
| _____ | _____ | 2. The plans shall identify the source of water supply. |
| _____ | _____ | 3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan. |

WASTEWATER COLLECTION

- | | | |
|-------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 1. The plans shall show existing and proposed wastewater collection improvements. |
| _____ | _____ | 2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD. |
| _____ | _____ | 3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system. |
| _____ | _____ | 4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined. |
| _____ | _____ | 5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall. |
| _____ | _____ | 6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated. |

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No: _____

Fee Paid: _____

Availability Pd: _____

VENDOR NAME	VENDOR NO.	CHECK DATE	CHECK NUMBER	
CITY OF ROCKWALL	999999	1/17/85	011588	
MEMO INFORMATION	INV. DATE	INVOICE NO.	VOUCHER NO.	AMOUNT
ON BEHALF OF: 0010 FOLSOM INVESTMENTS, INC. APPLICATION FEE	1/16/85	011685 310.00	39162	310.00
TOTALS				310.00

**CITY OF ROCKWALL
OFFICIAL RECEIPT**

NAME Folsom Investments DATE 1-18-85
 ADDRESS _____ # 011588

Cash Check Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

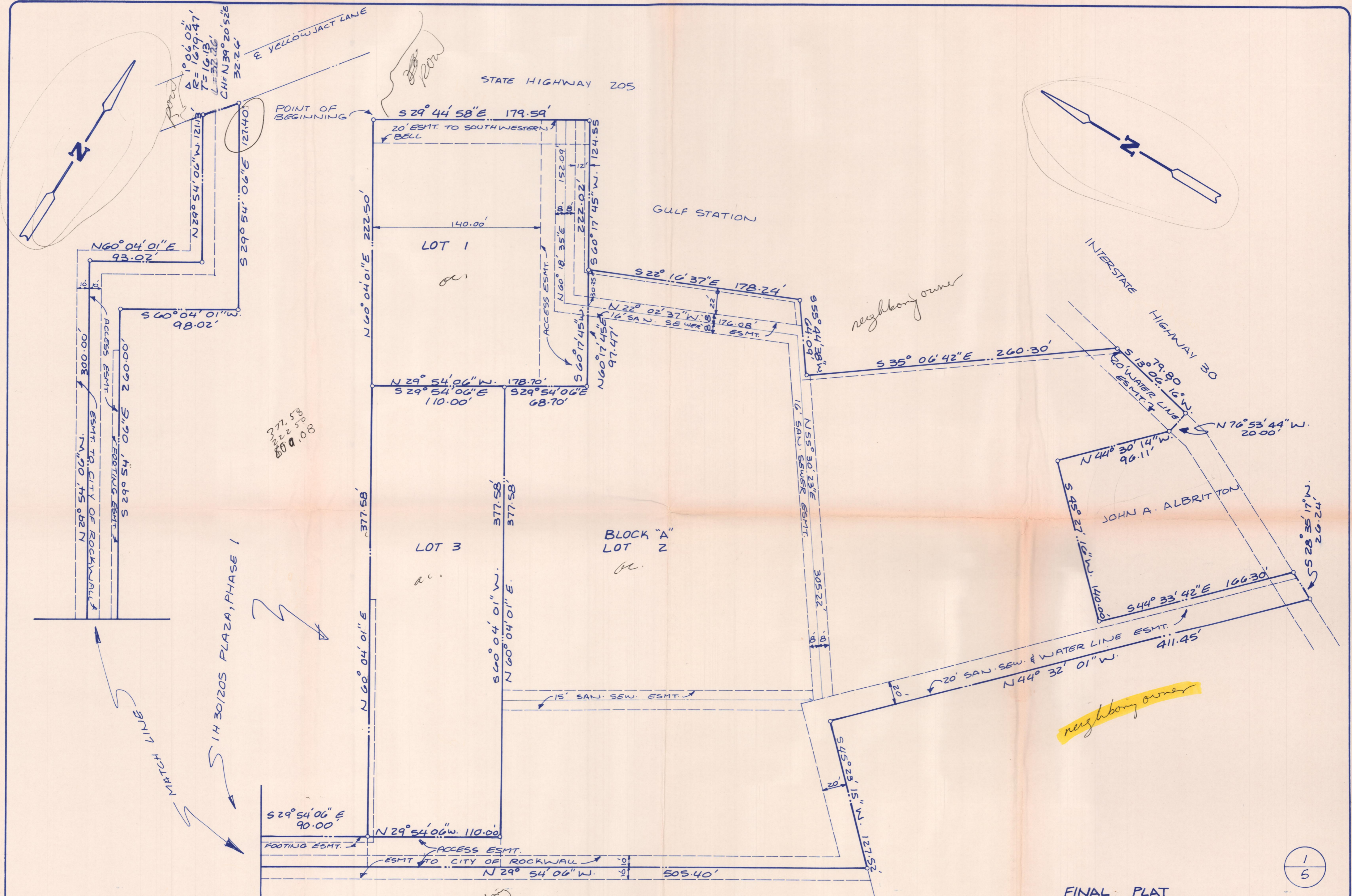
RENT

MISCELLANEOUS WATER SALES

Plat 31

Received By Carsten Miller
 R. & W. PRINTING CO. - ROCKWALL, TX 75087

FORM 301
71399-8



FINAL PLAT

1
5

HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'	12-10-84	84288

ROCKWALL CENTRAL SHOPPING CENTER
 JOSEPH CADLE SURVEY ABSTRACT NO. 65
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

FOLSOM INVESTMENT, INC. OWNER
 16475 DALLAS PARKWAY SUITE 800 DALLAS TEXAS 75248

1408273

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Folsom Investments, Inc., & Wal-Mart Stores, Inc., are the owners of a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 22.48 acre tract of land conveyed to Max Schaid, Trustee, and recorded in Volume 86, Page 441, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the West line of State Hwy. 205 and at the East corner of I.H. 30/205 Plaza, Phase 1, an addition to the City of Rockwall, recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas;
THENCE: South 29° 44' 58" East a distance of 179.59 feet along the Southwest line of State Hwy. 205 to an iron rod found on the North line of a Gulf Station tract;
THENCE: South 60° 17' 45" West a distance of 124.55 feet along the Northwest line of said tract to a concrete monument found at the Northwest corner of said Gulf Station tract;
THENCE: South 22° 16' 37" East a distance of 178.24 feet along the West line of said Gulf Station tract to a concrete monument found for a corner;
THENCE: South 55° 44' 38" West a distance of 64.09 feet to an iron rod set for a corner;
THENCE: South 35° 06' 42" East a distance of 260.30 feet to an iron rod found for a corner on the Northwest line of I.H. 30;
THENCE: South 13° 06' 16" West a distance of 79.80 feet with said line of I.H. 30 to an iron rod set at the East corner of a tract of land conveyed to John A. Albritton from Folsom Investments, Inc., by deed recorded in Volume 140, Page 144, Deed Records, Rockwall County, Texas;
THENCE: North 76° 53' 44" West a distance of 20.00 feet with the Northeast line of said Albritton tract to an iron rod at an angle point in said line;
THENCE: North 44° 30' 14" West a distance of 96.11 feet to an iron rod found at the North corner of said Albritton tract;
THENCE: South 45° 27' 16" West a distance of 140.00 feet to an iron rod set at the West corner of said Albritton tract;
THENCE: South 44° 33' 42" East a distance of 166.30 feet to an iron rod found at the South corner of said Albritton tract, said corner being on the Northwest line of I.H. 30;
THENCE: South 28° 35' 17" West a distance of 26.24 feet with said Northwest line to an iron rod found for a corner;
THENCE: North 44° 32' 01" West a distance of 411.45 feet to an iron rod found for a corner;
THENCE: South 45° 23' 15" West a distance of 127.52 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 805.40 feet to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 93.02 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 121.13 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane, said point being on a circular curve to the left having a central angle of 1° 06' 02", a radius of 1679.47 feet, and a chord that bears North 39° 20' 52" East a distance of 32.26 feet;
THENCE: Along said curve in a Northeasterly direction with said line of Yellowjacket Lane an arc distance of 32.26 feet to an iron rod found for a corner on the Southwest line of a tract of land conveyed to Rockwall Bank National Association, by deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas;
THENCE: South 29° 54' 06" East a distance of 172.40 feet with the Southwest line of said Bank tract to an iron rod found at the West corner of said Bank tract and on the Northwest line of the previously mentioned I.H. 30/205 Plaza Addition;
THENCE: South 60° 04' 01" West a distance of 98.02 feet with said Northwest line to an iron rod found at the West corner of said addition;
THENCE: South 29° 54' 06" East a distance of 350.00 feet along the Southwest line of said addition to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 600.08 feet along the Southeast line of said addition to the Point of Beginning and Containing 6.787 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Folsom Investments, Inc., & Wal-Mart Stores, Inc., are the owners of said tract, does hereby adopt this plat designating the hereinabove described property as ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, 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 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.

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 the entire block or the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, 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 streets, 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 OUR HANDS, at _____, Texas, this _____ day of _____, 19____.

FOLSOM INVESTMENTS, INC.

WAL-MART STORES, INC.

By: _____
Robert S. Folsom, President

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Robert S. Folsom, the President of Folsom Investments, Inc., a Texas Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of Wal-Mart Stores, Inc., a _____ corporation, on behalf of said corporation.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT

2
5

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	12-10-84	84288

ROCKWALL CENTRAL SHOPPING CENTER
JOSEPH CADLE SURVEY ABSTRACT NO. 65
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
FOLSOM INVESTMENT, INC. OWNER
16475 DALLAS PARKWAY SUITE 800 DALLAS TEXAS 75248

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Folsom Investments, Inc., Wal-Mart Stores, Inc., & John A. Albritton are the owners of a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 22.48 acre tract of land conveyed to Max Scheid, Trustee, and recorded in Volume 86, Page 441, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the West line of State Highway 205 and at the East corner of I.H. 30/205 Plaza, Phase 1, an addition to the City of Rockwall, recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas;
THENCE: South 29° 44' 58" East a distance of 179.59 feet along the Southwest line of State Hwy. 205 to an iron rod found on the North line of a Gulf Station tract;
THENCE: South 60° 17' 45" West a distance of 124.55 feet along the Northwest line of said tract to a concrete monument found at the Northwest corner of said Gulf Station tract;
THENCE: South 22° 16' 37" East a distance of 178.24 feet along the West line of said Gulf Station tract to a concrete monument found for a corner;
THENCE: South 55° 44' 38" West a distance of 64.09 feet to an iron rod set for a corner;
THENCE: South 35° 06' 42" East a distance of 260.30 feet to an iron rod found for a corner on the Northwest line of I.H. 30;
THENCE: South 13° 06' 16" West a distance of 103.63 feet with said line of I.H. 30 to an iron rod at an angle point in said line;
THENCE: South 28° 15' 20" West a distance of 162.85 feet with said Northwest line to an iron rod found for a corner;
THENCE: North 44° 32' 01" West a distance of 411.45 feet to an iron rod found for a corner;
THENCE: South 45° 23' 15" West a distance of 127.52 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 805.40 feet to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 93.02 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 121.13 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane, said point being on a circular curve to the left having a central angle of 1° 06' 02", a radius of 1679.47 feet, and a chord that bears North 39° 20' 52" East a distance of 32.26 feet;
THENCE: Along said curve in a Northeasterly direction with said line of Yellowjacket Lane an arc distance of 32.26 feet to an iron rod found for a corner on the Southwest line of a tract of land conveyed to Rockwall Bank National Association, by deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas;
THENCE: South 29° 54' 06" East a distance of 172.40 feet with the Southwest line of said Bank tract to an iron rod found at the West corner of said Bank tract and on the Northwest line of the previously mentioned I.H. 30/205 Plaza Addition;
THENCE: South 60° 04' 01" West a distance of 98.02 feet with said Northwest line to an iron rod found at the West corner of said addition;
THENCE: South 29° 54' 06" East a distance of 350.00 feet along the Southwest line of said addition to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 600.08 feet along the Southeast line of said addition to the Point of Beginning and Containing 7.254 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Folsom Investments, Inc., Wal-Mart Stores, Inc., & John A. Albritton are the owners of said tract, does hereby adopt this plat designating the hereinabove described property as ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, 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 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.

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 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, drainage structures, and storm sewers, 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 streets, 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 OUR HANDS, at _____, this _____ day of _____, 19____.

FOLSOM INVESTMENTS, INC.

WAL-MART STORES, INC.

JOHN A. ALBRITTON

By: _____
Robert S. Folsom, President

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Robert S. Folsom, President of Folsom Investments, Inc., a Texas Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____, the _____ of Wal-Mart Stores, Inc., a _____ Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, John A. Albritton.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning & Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT

2
5

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	12-10-84	84288

ROCKWALL CENTRAL SHOPPING CENTER	
JOSEPH CADLE SURVEY, ABSTRACT NO. 65	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
FOLSOM INVESTMENT, INC.	OWNER
16475 DALLAS PARKWAY SUITE 800 DALLAS, TEXAS 75248	

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

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THENCE: South 60° 17' 45" West a distance of 124.55 feet along the Northwest line of said tract to a concrete monument found at the Northwest corner of said Gulf Station tract;
THENCE: South 22° 16' 37" East a distance of 178.24 feet along the West line of said Gulf Station tract to a concrete monument found for a corner;
THENCE: South 55° 44' 38" West a distance of 64.09 feet to an iron rod set for a corner;
THENCE: South 35° 06' 42" East a distance of 260.30 feet to an iron rod found for a corner on the Northwest line of I.H. 30;
THENCE: South 13° 06' 16" West a distance of 103.63 feet with said line of I.H. 30 to an iron rod at an angle point in said line;
THENCE: South 28° 15' 20" West a distance of 162.85 feet with said Northwest line to an iron rod found for a corner;
THENCE: North 44° 32' 01" West a distance of 411.45 feet to an iron rod found for a corner;
THENCE: South 45° 23' 15" West a distance of 127.52 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 805.40 feet to an iron rod found for a corner;
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THENCE: North 29° 54' 06" West a distance of 121.13 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane, said point being on a circular curve to the left having a central angle of 1° 06' 02", a radius of 1679.47 feet, and a chord that bears North 39° 20' 52" East a distance of 32.26 feet;
THENCE: Along said curve in a Northeasterly direction with said line of Yellowjacket Lane an arc distance of 32.26 feet to an iron rod found for a corner on the Southwest line of a tract of land conveyed to Rockwall Bank National Association, by deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas;
THENCE: South 29° 54' 06" East a distance of 172.40 feet with the Southwest line of said Bank tract to an iron rod found at the West corner of said Bank tract and on the Northwest line of the previously mentioned I.H. 30/205 Plaza Addition;
THENCE: South 60° 04' 01" West a distance of 98.02 feet with said Northwest line to an iron rod found at the West corner of said addition;
THENCE: South 29° 54' 06" East a distance of 350.00 feet along the Southwest line of said addition to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 600.08 feet along the Southeast line of said addition to the Point of Beginning and Containing 7.254 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Folsom Investments, Inc., Wal-Mart Stores, Inc., & John A. Albritton are the owners of said tract, does hereby adopt this plat designating the hereinabove described property as ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, 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 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.

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 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, drainage structures, and storm sewers, 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 streets, 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 OUR HANDS, at _____, this _____ day of _____, 19____.

FOLSOM INVESTMENTS, INC.

WAL-MART STORES, INC.

JOHN A. ALBRITTON

By: _____
Robert S. Folsom, President

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Robert S. Folsom, President of Folsom Investments, Inc., a Texas Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____, the _____ of Wal-Mart Stores, Inc., a _____ Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, John A. Albritton.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning & Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

Mayor, City of Rockwall

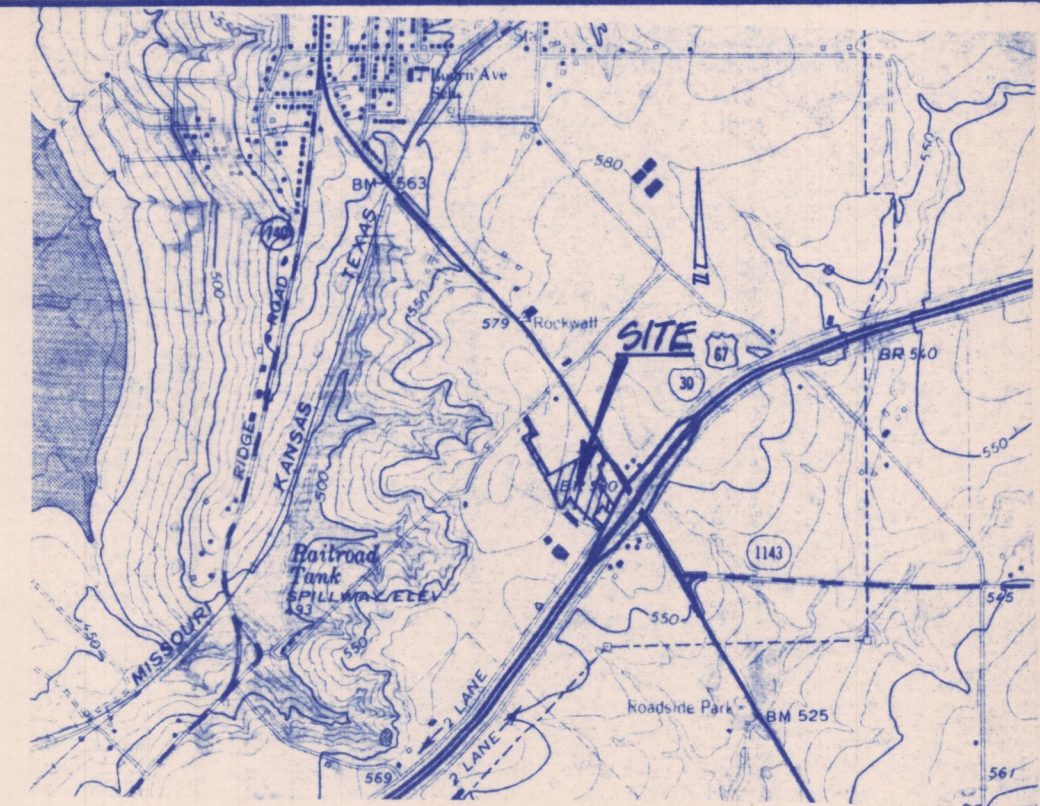
City Secretary, City of Rockwall

FINAL PLAT

2
5

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	12-10-84	84288

ROCKWALL CENTRAL SHOPPING CENTER	
JOSEPH CADLE SURVEY, ABSTRACT NO. 65	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
FOLSOM INVESTMENT, INC.	OWNER
16475 DALLAS PARKWAY SUITE 800 DALLAS, TEXAS 75248	

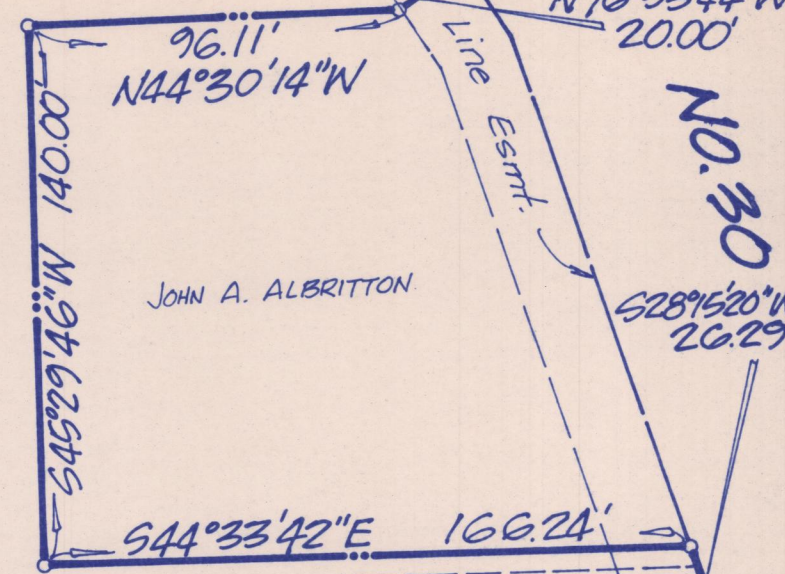


VICINITY MAP
SCALE: 1" = 2000'



$\Delta = 1^{\circ}06'02''$
 $R = 1679.47'$
 $T = 16.13'$
 $L = 32.26'$
 $CH = N39^{\circ}20'02''E$
 $32.26'$

$\Delta = 48^{\circ}04'04''$
 $R = 187.50'$
 $T = 83.61'$
 $L = 167.30'$



FINAL PLAT

1
5

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ROCKWALL CENTRAL SHOPPING CENTER JOSEPH CADLE SURVEY-ABST. NO. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEX.		
SCALE	DATE	JOB NO.	OWNER		
1" = 50'	12-10-84	84288	FOLSOM INVESTMENTS, INC. 16475 DALLAS PARKWAY, SUITE 800, DALLAS, TEXAS 75248		

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Folsom Investments, Inc., Wal-Mart Stores, Inc., & John A. Albritton are the owners of a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 22.48 acre tract of land conveyed to Max Scheid, Trustee, and recorded in Volume 86, Page 441, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the West line of State Highway 205 and at the East corner of I.H. 30/205 Plaza, Phase 1, an addition to the City of Rockwall, recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas;
THENCE: South 29° 44' 58" East a distance of 179.59 feet along the Southwest line of State Hwy. 205 to an iron rod found on the North line of a Gulf Station tract;
THENCE: South 60° 17' 45" West a distance of 124.55 feet along the Northwest line of said tract to a concrete monument found at the Northwest corner of said Gulf Station tract;
THENCE: South 22° 16' 37" East a distance of 178.24 feet along the West line of said Gulf Station tract to a concrete monument found for a corner;
THENCE: South 55° 44' 38" West a distance of 64.09 feet to an iron rod set for a corner;
THENCE: South 35° 06' 42" East a distance of 260.30 feet to an iron rod found for a corner on the Northwest line of I.H. 30;
THENCE: South 13° 06' 16" West a distance of 103.63 feet with said line of I.H. 30 to an iron rod at an angle point in said line;
THENCE: South 28° 15' 20" West a distance of 162.85 feet with said Northwest line to an iron rod found for a corner;
THENCE: North 44° 32' 01" West a distance of 411.45 feet to an iron rod found for a corner;
THENCE: South 45° 23' 15" West a distance of 127.52 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 805.40 feet to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 93.02 feet to an iron rod set for a corner;
THENCE: North 29° 54' 06" West a distance of 121.13 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane, said point being on a circular curve to the left having a central angle of 1° 06' 02", a radius of 1679.47 feet, and a chord that bears North 39° 20' 52" East a distance of 32.26 feet;
THENCE: Along said curve in a Northeasterly direction with said line of Yellowjacket Lane an arc distance of 32.26 feet to an iron rod found for a corner on the Southwest line of a tract of land conveyed to Rockwall Bank National Association, by deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas;
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THENCE: South 60° 04' 01" West a distance of 98.02 feet with said Northwest line to an iron rod found at the West corner of said addition;
THENCE: South 29° 54' 06" East a distance of 350.00 feet along the Southwest line of said addition to an iron rod found for a corner;
THENCE: North 60° 04' 01" East a distance of 600.08 feet along the Southeast line of said addition to the Point of Beginning and Containing 7.254 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Folsom Investments, Inc., Wal-Mart Stores, Inc., & John A. Albritton are the owners of said tract, does hereby adopt this plat designating the hereinabove described property as ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, 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 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.

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 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, drainage structures, and storm sewers, 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 streets, 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 OUR HANDS, at _____, this _____ day of _____, 19____.

FOLSOM INVESTMENTS, INC.

WAL-MART STORES, INC.

JOHN A. ALBRITTON

By: _____
Robert S. Folsom, President

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Robert S. Folsom, President of Folsom Investments, Inc., a Texas Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____, the _____ of Wal-Mart Stores, Inc., a _____ Corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, John A. Albritton.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning & Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT

2
5

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	12-10-84	84288

ROCKWALL CENTRAL SHOPPING CENTER	
JOSEPH CADLE SURVEY, ABSTRACT NO. 65	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
FOLSOM INVESTMENT, INC.	OWNER
16475 DALLAS PARKWAY SUITE 800 DALLAS, TEXAS 75248	

WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.

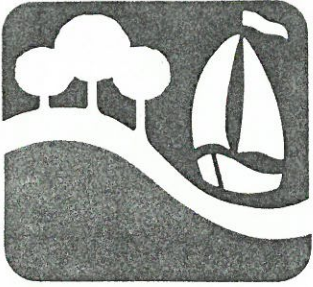
DATED this 12th day of December, 1984.

APPLICANT:

FOLSOM INVESTMENTS, INC.

By: Robert H. Todd

Title: ROBERT H. TODD
VICE - PRESIDENT
SABRE REALTY, INC.



CITY OF ROCKWALL

"THE NEW HORIZON"

April 19, 1985

Bobby Kennedy
Folsom Investments
16475 Dallas Parkway, Ste. 800
Dallas, TX. 75248

Subject: Rockwall Central Shopping Center final plat

As indicated on the enclosed page out of the Rockwall Subdivision regulations, a plat must be filed with the County Clerk within 30 days to be valid. This wording should appear on the face of the plat. Since your plat was approved on March 18, 1985, the 30-day period has elapsed.

We are scheduling a reconsideration of your plat for the Planning and Zoning Commission work session on April 25, 1985. You may then proceed to The Special City Council meeting on April 29, 1985.

Both times the plat should create little or no discussion. You must decide, however, whether or not the Albritton tract is included prior to the Planning and Zoning Commission meeting.

If approved, the plat with all City, owner, and engineer's signatures must be filed with the Rockwall County Clerk by May 29, 1985.

Respectfully yours,

Karen Martin
mp

Karen Martin

cc: Harold Evans
P O Box 28355
Dallas, Tx. 75228

TO
Steve Folsom
Folsom Investments
16475 Dallas Parkway, Suite 800
Dallas, Tx. 75248

FROM
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Rockwall Central Shopping Center Final Plat

DATE
2/15/85

MESSAGE:

On February 14, 1985, the Planning and Zoning Commission recommended approval of your plat subject to engineering approval. Your plat will be considered by the City Council on March 4, 1985.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: ■ Robert Kennedy
Folsom Investments
■ 16475 Dallas Parkway Ste 800
Dallas, Texas 75248
■

■ March 7, 1985
■
■

> Subject: Rockwall Central Shopping Center Final Plat

We received the revised engineering drawings ~~for~~ the above plat on March 6, 1985. Even though this does not meet our resubmission deadline of two weeks before the City Council meeting at which you are requesting approval, we have asked our engineers to put a rush on their review of the project and if they determine that your engineering is acceptable by Thursday, March 14, we will ask the Council to consider approval of your plat on March 18.

Karen Martin
Karen Martin
Administrative Assistant

cc: Harold Evans

DUPLICATE

TO

Robert Kennedy
 Folsom Investments
 16475 Dallas Parkway, Ste. 800
 Dallas, TX. 75248

FROM

CITY OF ROCKWALL
 205 West Rusk Street
 ROCKWALL, TEXAS 75087-3628
 (214) 722-1111 • Dallas 226-7885

SUBJECT

Rockwall Central Shopping Center

DATE

April 30, 1985

MESSAGE:

On April 25, 1985 the P & Z Commission recommended approval of the above plat.

On April 29, 1985 the City Council approved the plat as presented.

Please submit 2 mylars and 10 blueline copies of the plat to the City for signatures. The plat must be filed with the County Clerk by May 29, 1985 or it will be void.

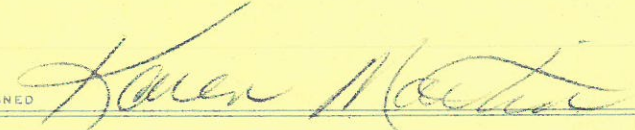
cc: Harold Evans

P O Box 28355 Dallas, TX. 75228

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP