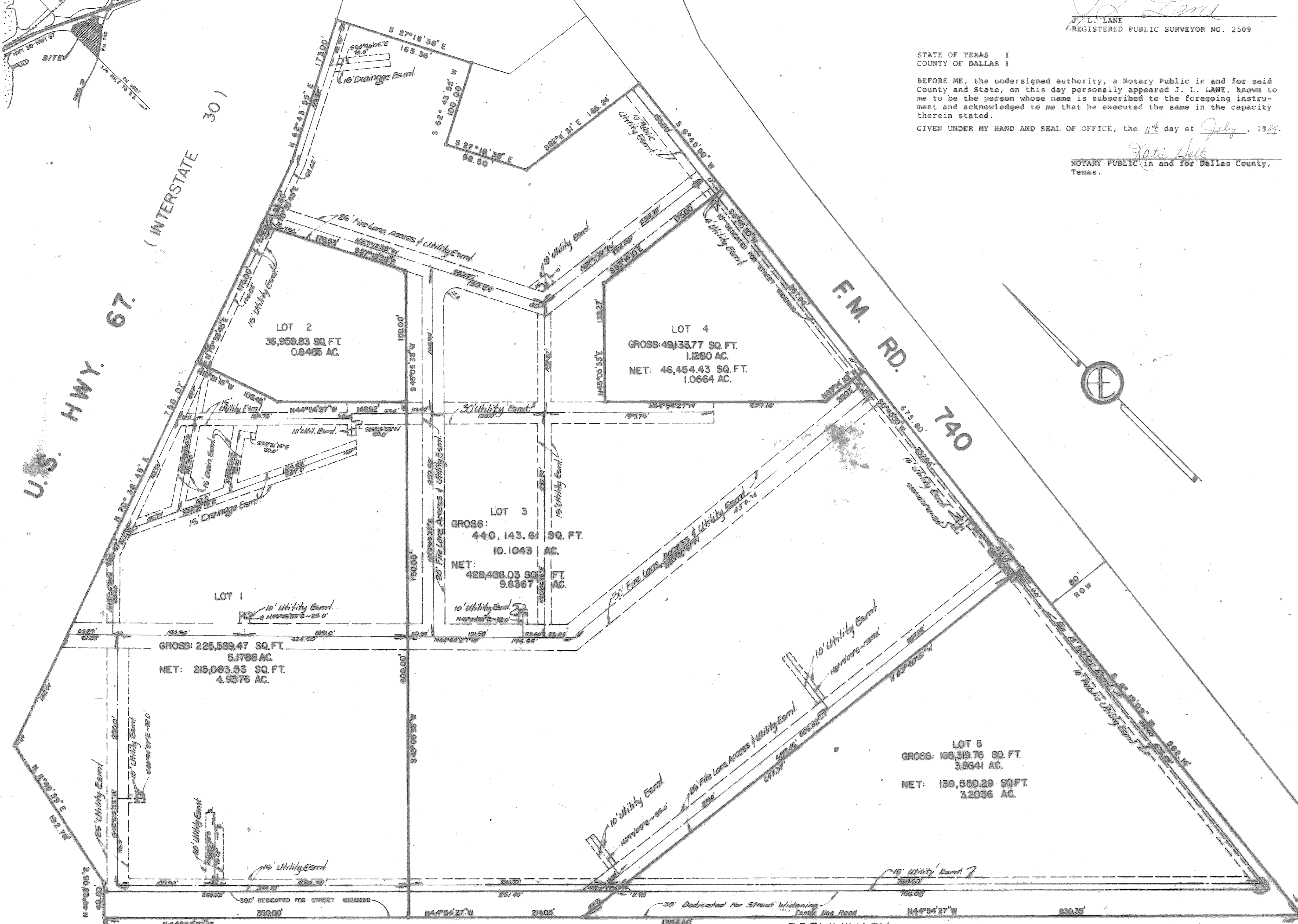
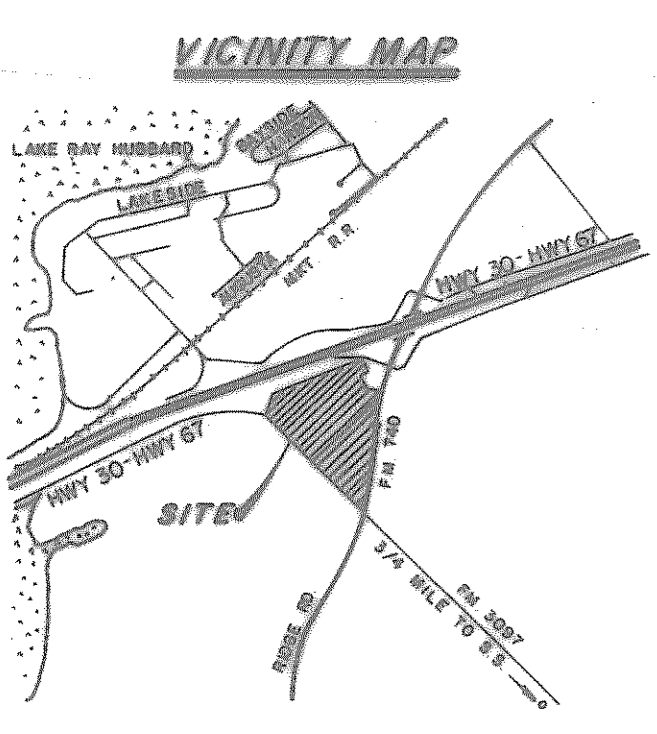


Carlisle Plaza Addition Plat



U.S. HWY. 67 (INTERSTATE 30)

F.M. RD. 740

BEGINNING POINT

### PRELIMINARY CARLISLE PLAZA ADDITION

PART OF JAMES SMITH SURVEY, ABSTRACT NO. 200, AND THE WM. BLEVINS SURVEY, ABSTRACT NO. 9 ROCK WALL COUNTY, TEXAS  
by ASSOCIATED ENGINEERS CO.  
3140 HWY 07 SUITE F  
MESQUITE, TEXAS PH. 501-9259  
75150

OWNER: SAFEWAY STORES INC.  
1325 PEGASUS SUITE W 141 DALLAS, TEXAS 75238  
ATT. H. RHODES  
CARLISLE PROPERTY CO.  
12340 INWOOD ROAD DALLAS, TEXAS 75240  
ATT. DAN HIGHLEY

SCALE 1" = 60' JUNE, 1983

Revised: Aug 10, 1983 Revised: JAN 19, 1984 Revisd: APRIL 6, 1984 Revised: May 10, 1984

#### SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, J. L. LANE, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

*J. L. Lane*  
J. L. LANE  
REGISTERED PUBLIC SURVEYOR NO. 2509

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. L. LANE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 11th day of July, 1984.

*Ruthie Helt*  
NOTARY PUBLIC in and for Dallas County, Texas.

#### OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL  
WHEREAS, SAFEWAY STORES, INCORPORATED, a Maryland corporation, and CARLISLE PROPERTY COMPANY, are the owners of tracts of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200 and the WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9, Rockwall County, Texas, being the same land conveyed in two tracts to Argosy Development Company, Ltd., by deed from John L. Jones, recorded in Volume 97, Page 626, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner in the south line of said Smith Survey, in a county road situated S 43° 08' 30" E, 40.00 feet from the southeast corner of said Blevins Survey, said point being on the south ROW line of Interstate Highway no. 30;

- THENCE: Along the south ROW line of Interstate Highway No. 30 as follows:
  - N 44° 28' 05" E, 40.00 feet to a concrete highway marker for corner;
  - N 11° 49' 39" E, 192.78 feet to an iron pin for corner;
  - N 70° 38' 45" E, 750.07 feet to a wooden highway marker for corner;
  - N 62° 43' 55" E, 173.00 feet to an iron pin for corner;
- THENCE: S 27° 18' 38" E, 165.36 feet to an iron pin for corner;
- THENCE: S 62° 43' 55" W, 100.00 feet to an iron pin for corner;
- THENCE: S 27° 18' 38" E, 98.90 feet to an iron pin for corner;
- THENCE: S 82° 11' 31" E, 166.24 feet to an iron pin for corner on the west ROW line of F. M. Road No. 740;
- THENCE: S 6° 45' 50" W, along the west ROW line of F. M. Road No. 740, a distance 675.80 feet to an iron pin for angle;
- THENCE: S 6° 19' 09" W, continuing with said ROW line, a distance of 562.14 feet to an iron pin for corner in the centerline of a county road;
- THENCE: N 44° 54' 27" W, with the centerline of said county road, a distance of 1394.40 feet to the PLACE OF BEGINNING and containing 920,146.44 square feet or 21.1237 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SAFEWAY STORES, INCORPORATED, a Maryland corporation, owners of Lots 1 & 2, and CARLISLE PROPERTY COMPANY, owners of Lots 3, 4 & 5, do hereby adopt this plat designating the hereinabove described property as Carlisle Plaza Addition, an Addition in the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public 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 the construction, maintenance or efficiency of its respective systems on any of these easement strips for the purpose of constructing, reconstructing, inspecting, retrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS OUR HANDS AT Dallas Texas, this the 5th day of July, 1984.

ATTEST: SAFEWAY STORES, INCORPORATED, a Maryland corporation

*Clay D. Deal*

ATTEST: CARLISLE PROPERTY COMPANY - TEXAS, a Texas Corporation

*John Smith*

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared *Clay D. Deal* and *John Smith* and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and as the Act and Deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 5th day of July, 1984.

*Ruthie Helt*  
NOTARY PUBLIC for the State of Texas

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared *James R. Jones* and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and as the Act and Deed of said Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 14th day of July, 1984.

*James R. Jones*  
NOTARY PUBLIC for the State of Texas

Filed 8/17/84  
Slide B136

RECORDED FOR FINAL APPROVAL

City Administrator

Date: 5/10/84

APPROVED

*James R. Jones*  
Chairman, Planning & Zoning Commission

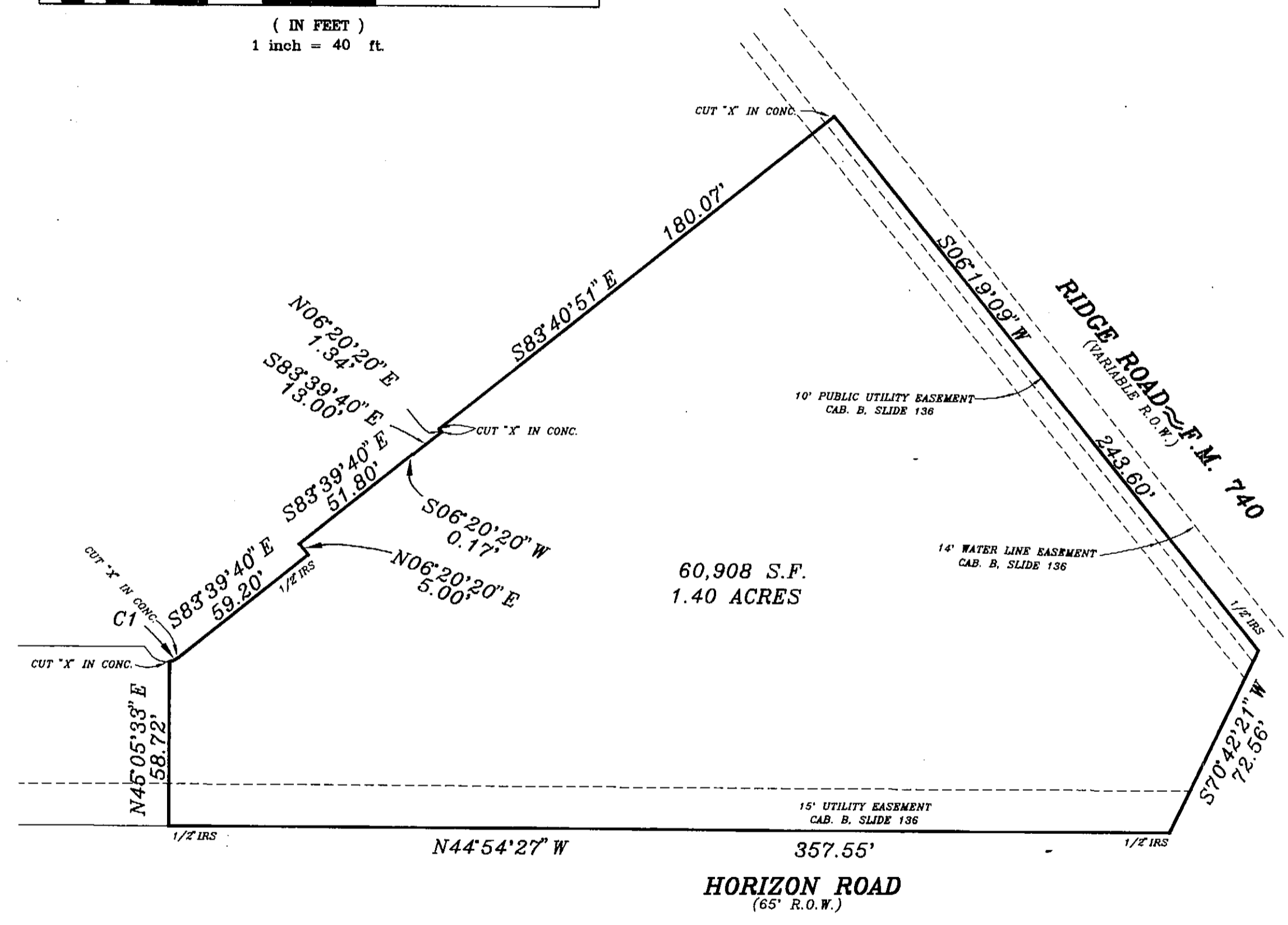
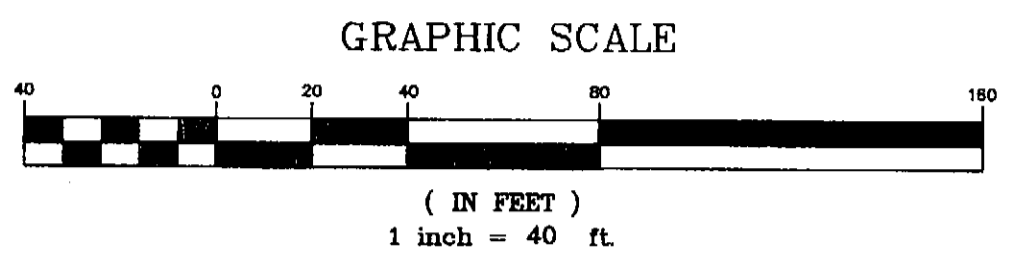
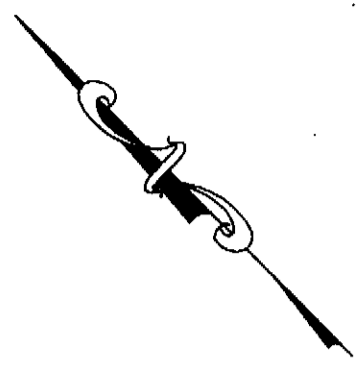
Date: 5/10/84

I hereby certify that the above and foregoing of CARLISLE PLAZA Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 7th day of June 1984.

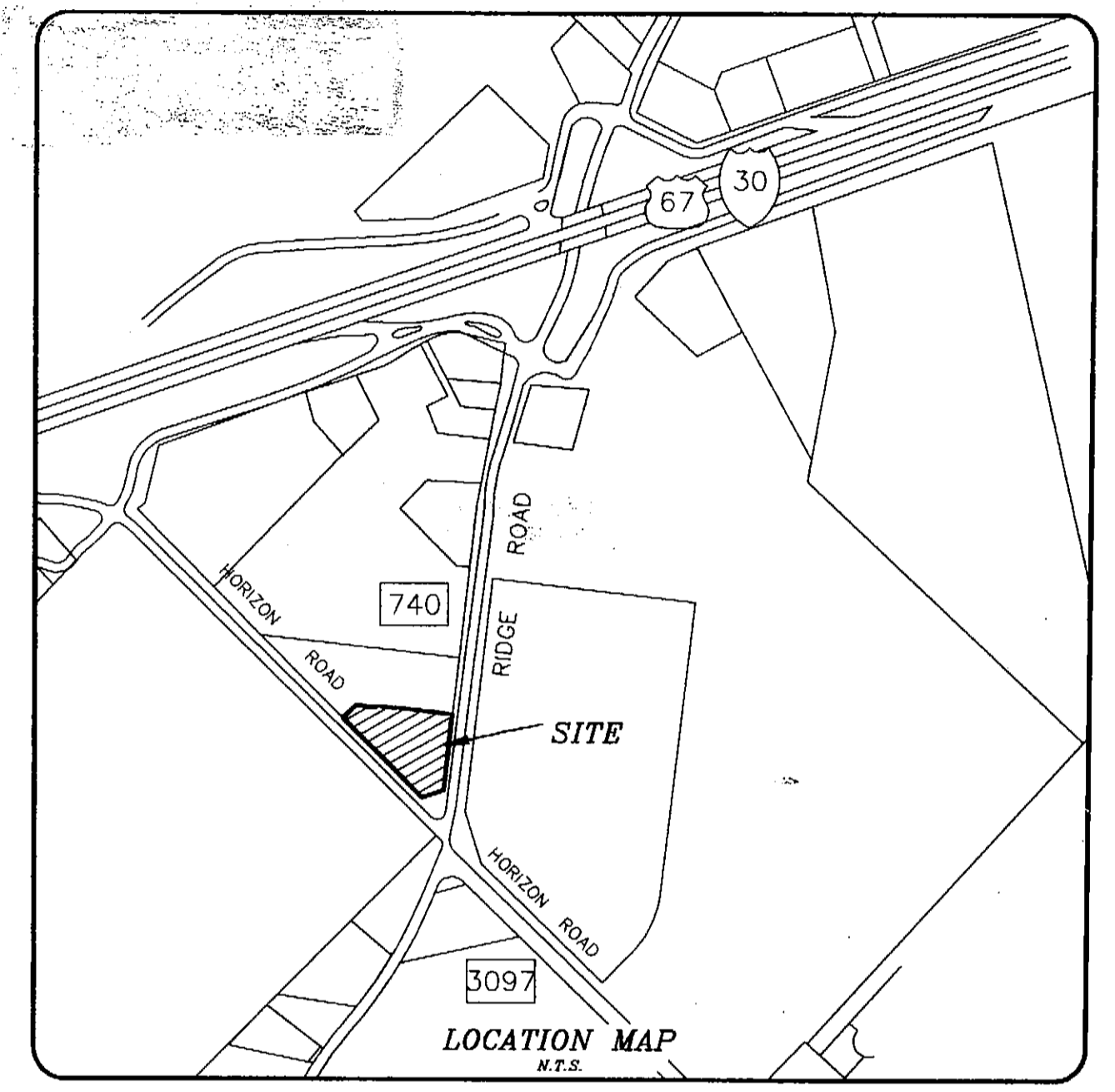
The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-50.

*Clay D. Deal*  
Mayor, City of Rockwall  
*John Smith*  
City Secretary, City of Rockwall





CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	7.00'	3.48'	1.78'	3.44'	S69°25'02" E	28°29'15"



FILED FOR RECORD  
ROCKWALL  
98001-8 AM 3:40  
TOM BORGER  
CO. CLERK  
3/18 DEPUTY

**FINAL PLAT**

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	3/24/98	9826

**REPLAT OF PART OF  
LOT 5, CARLISLE PLAZA**

JAMES SMITH SURVEY, ABST. NO. 200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TOM BORGER  
P.O. BOX 657, KAUFMAN, TEXAS 75142 (972) 932-3422

WHEREAS Tom Borders is the owner of a tract land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas and further being a portion of Lot 5, Carlisle Plaza Addition, An Addition to the City of Rockwall, recorded in Cabinet B, Slide 136, Plat Records, Rockwall County, Texas, said tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod set on the Northwest Right of Way line of F.M. 740 (Ridge Road), a 100 foot wide Right of Way, said point being located 83.92 feet North 06° 19' 09" East from the South corner of said Lot 5;

THENCE: South 70° 42' 21" West, along a corner clip Right of Way line between F.M. 740 and Horizon Road, a distance of 72.56 feet to a 1/2" iron rod set for a corner on the Northeasterly Right of Way line of Horizon Road, a 60.0 foot Right of Way;

THENCE: North 44° 54' 27" West, along said Northeasterly ROW line, a distance of 357.55 feet to a 1/2" iron rod set for a corner;

THENCE: North 45° 05' 33" East a distance of 58.72 feet to an "X" cut in concrete, said point being on a curve to the left having a central angle of 28° 29' 15", a radius of 7.00 feet and a chord that bears South 69° 25' 02" East a distance of 3.44 feet;

THENCE: Along the arc of said curve an arc distance of 3.48 feet to an "X" cut in concrete;

THENCE: South 83° 39' 40" East a distance of 59.20 feet to a 1/2" iron rod set for a corner;

THENCE: North 06° 20' 20" East a distance of 5.00 feet to a point for a corner;

THENCE: South 83° 39' 40" East a distance of 51.80 feet to a point for a corner;

THENCE: South 06° 20' 20" West a distance of 0.17 feet to a point for a corner;

THENCE: South 83° 39' 40" East a distance of 13.00 feet to an "X" cut in concrete for a corner;

THENCE: North 06° 20' 20" East a distance of 1.34 feet to an "X" cut in concrete for a corner;

THENCE: South 83° 40' 51" East a distance of 180.07 feet to an "X" cut in concrete for a corner, said point being on the Northwest Right of Way line of F.M. 740 (Ridge Road);

THENCE: South 06° 19' 09" West, along said ROW line a distance of 243.60 feet to the Place of Beginning and containing 60,908 square feet or 1.40 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
I the undersigned owner of the land shown on this plat, and designated as A REPLAT OF PART OF LOT 5, CARLISLE PLAZA, City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
  - The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

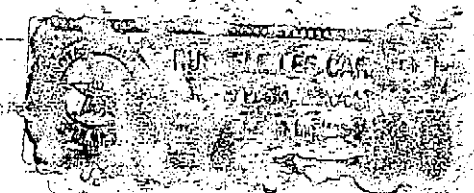
By: Tom Borders

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tom Borders and acknowledged to me that he executed the same for the purposes herein stated.

Given upon my hand and seal of office this 22 day of September, 1998.

Karla Wallace  
Notary Public in and for the State of Texas



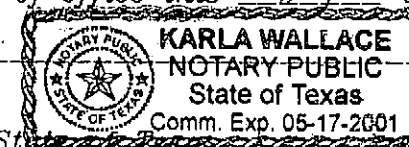
Signature of Party with Mortgage or Lien Interest  
STATE OF TEXAS

COUNTY OF ~~ROCKWALL~~ KAUFMAN

Before me, the undersigned authority, on this day personally appeared JAMES C. Huggins, Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 22 day of September, 1998.

Karla Wallace



Notary Public in and for the State of Texas  
SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

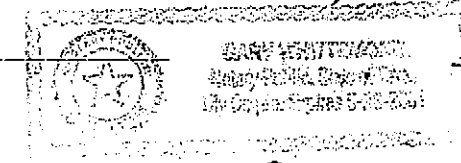
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 22 day of September, 1998 by Harold L. Evans.

Carl Jackson  
Notary Public



RECOMMENDED FOR FINAL APPROVAL

Carl Jackson

9-22-98

Planning and Zoning Commission  
APPROVED

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18 day of May, 1998.

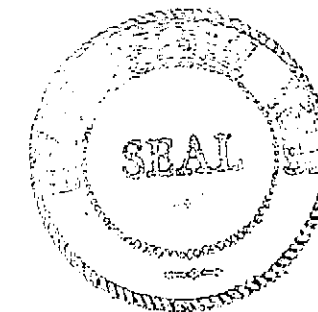
This approval shall be invalid unless the approved plat for such addition is reformed in the office of the

County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 21 day of September, 1998.

Alta  
Mayor, City of Rockwall

Cindy Kindred  
City Secretary, City of Rockwall



FINAL PLAT

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

REPLAT OF PART OF  
LOT 5, CARLISLE PLAZA

JAMES SMITH SURVEY, ABST. NO. 200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TOM BORGERS

P.O. BOX 657, KAUFMAN, TEXAS 75142 (972) 932-3422

SCALE	DATE	JOB No.
	3/24/98	9826