

LEGEND

ROW	RIGHT OF WAY
IRS	IRON ROD SET
THD	TEXAS HIGHWAY DEPARTMENT
DRRCT	DEED RECORD OF ROCKWALL COUNTY TEXAS
VOL	VOLUME
PG	PAGE
MON	MONUMENT
FND	FOUND
FM	FARM TO MARKET

FILED FOR RECORD
ROCKWALL CO. TEXAS
97 OCT 20 PM 12:45
PAULETTE BURKS
CO. CLERK
BY: CD DEPUTY

FINAL PLAT
ECKERD ADDITION
LOT 1, BLOCK A
BEING 2.543 ACRES
OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 1997

OWNER:
CNL RETAIL DEVELOPMENT, INC
400 EAST SOUTH STREET
SUITE 500
ORLANDO, FLORIDA 32801
(800) 522-3863
MATT WILLIAMS

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
12000 FORD ROAD, SUITE 180
DALLAS, TEXAS 75234
(972) 488-3880
WM. BENNETT RATLIFF, P.E.

SURVEYOR:
BRITAIN & CRAWFORD
3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
(817) 926-0211
JAMES L. BRITAIN, R.P.L.S.

D-61#62

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CNL Retail Development Inc., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 2.543 acres of land located in the EDWARD TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, and being a portion of Lots 1,2,3, and 1A, of the Isaac Brown's Land Partition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Volume 1, Page 57 of the Deed Records of Rockwall County, Texas, and also a portion of Lot 2B, Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Volume 1, Page 10 of the Deed Records of Rockwall County, Texas. Said 2.543 acres being more particularly described by metes and bounds, as follows:

- BEGINNING at a 1/2" iron rod set, at the West corner of said Lot 3, of the Isaac Brown's Land Partition;
- THENCE N 45° 07' 02" E 192.29 feet, along the Northwest boundary line of said Lot 3, to a 1/2" iron rod set, in the New Southwest right-of-way line of Horizon Road (a 65 foot wide right-of-way);
- THENCE S 45° 00' 00" E 278.42 feet, severing said Lots 1,2, and 3 of the Isaac Brown's Land Partition, and running along the Southwest right-of-way line of said Horizon Road, to a 1/2" iron rod set, at the intersection of the New West right-of-way line of FM Road No. 740;
- THENCE along the New West right-of-way line of said FM Road No. 740 as follows:
 - S 14° 05' 14" E 84.62 feet, to a 1/2" iron rod set;
 - S 16° 42' 13" W 121.47 feet, to a concrete Texas Highway Department right-of-way monument found;
 - S 26° 37' 54" W 44.12 feet, to a concrete Texas Highway Department right-of-way monument found, in the Northeast boundary line of the Tract of land conveyed to Hammer Properties, by the deed recorded in Volume 569, Page 35 of the Deed Records of Rockwall County, Texas;
- THENCE N 45° 00' 00" W 98.30 feet, along the Northeast boundary line of said Hammer Properties Tract to a 1/2" iron rod set, at the South corner of aforesaid Lot 1 of the Isaac Brown's Land Partition, being the East corner of said Lot 1A of said Partition;
- THENCE S 44° 23' 41" W 120.00 feet, along the Southeast boundary line of said Lot 1A, to a 1/2" iron rod set at the South corner of said Lot 1A;
- THENCE N 45° 00' 00" W 326.11 feet, along the Southwest boundary line of said Lot 1A, to a 1/2" iron rod set;
- THENCE N 45° 07' 02" E 120.00 feet, severing said Lot 1A, to THE PLACE OF BEGINNING, containing 2.543 acres (110,780 square feet) 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 herein as the Eckerd Addition subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Eckerd Addition subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 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 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 and 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.

I 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; I my successors and assign hereby waive any claim damage, or cause of actin that I may have as a result of the dedication of exactions made herein.

Bob Bourne
Bob Bourne, President
CNL Retail Development, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, on this day personally appeared Robert A. Bourne, 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 24 day of September, 1997.

Mary Lee Stallings
Notary Public in and for the State of Florida My Commission Expires:

Mary Lee Stallings
My Commission CC470285
Expires July 05, 1998

Jane R. Hunt
Colonial Bank

Jack R. Hunt
Name
Assistant V.P. Title *9-26-97* Date

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, on this day personally appeared Jack R. Hunt, Asst Vice Pres., 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 26th day of September, 1997.

Janyce A. Fortier
Notary Public in and for the State of Florida

My *JANYCE A. FORTIER* Expires:
MY COMMISSION # *CC 434304*
EXPIRES: *April 13, 1999*
Renewed Thru Notary Public Underwrite

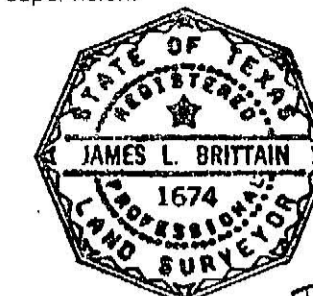
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES L. BRITTAIN, 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.

James L. Brittain
JAMES L. BRITTAIN
Registered Professional Land Surveyor No. 1674



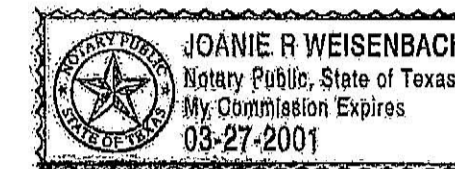
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared James L. Brittain, 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 23rd day of September, 1997.

Joanie R. Weisenbach
Notary Public in and for the State of Texas

3-27-2001
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Paul J. Johnson
Planning And Zoning Commission

Oct 17, 1997
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of September, 1997.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 17 day of October, 1997.

John W. Williams
Mayor, City of Rockwall

Cindy Kindred
City Secretary of Rockwall



FINAL PLAT ECKERD ADDITION

LOT 1, BLOCK A

BEING 2.543 ACRES

OUT OF THE

EDWARD TEAL SURVEY, ABSTRACT No. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEPTEMBER 1997

OWNER:
CNL RETAIL DEVELOPMENT, INC
400 EAST SOUTH STREET
SUITE 500
ORLANDO, FLORIDA 32801
(800) 522-3863
MATT WILLIAMS

ENGINEER:
J.C. JONES & CARTER, INC.
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12000 FORD ROAD, SUITE 180
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0 61862

Eckerd Addition