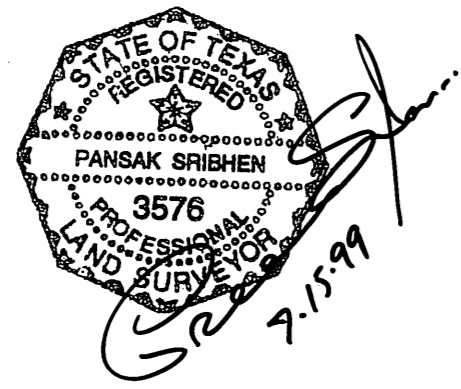
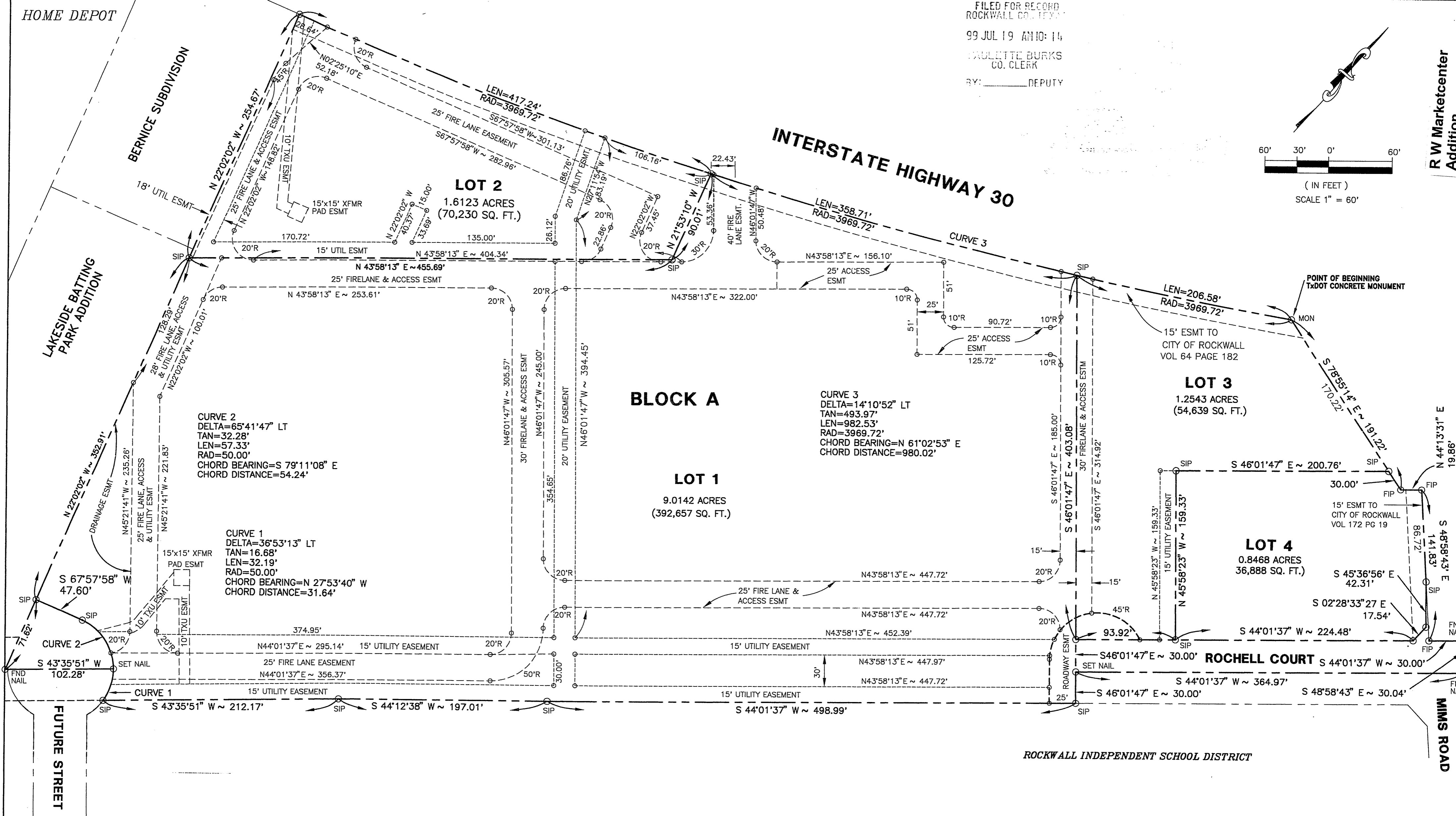


R W Marketcenter
Addition



ASA
ENGINEERING

17400 DALLAS PARKWAY, SUITE 110
DALLAS, TEXAS 75287
(972) 248-9651 FAX (972) 248-9681

OWNER
JERMARK ROCKWALL LTD.

5949 SHERRY LANE, SUITE 700
DALLAS, TEXAS 75225
(214) 265-1414

FINAL PLAT OF
ROCKWALL MARKET CENTER EAST

A 13.08 Acre ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

JAN. 20, 1999

C:\CADD\9823KOL\CURRENT\FIN\PLAT.DWG 7-06-99

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jermarc Rockwall Group, BEING THE OWNER of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land, situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, State of Texas, and being a part of a tract of land described in deed to Mitchell Brown as recorded in Volume 76, Page 264, of the Rockwall County, Deed Records, and also being part of tract of land described in deed to George Brown as recorded in Volume 561, Page 107, of the Rockwall County, Deed Records, this tract being particularly described by metes and bounds as follows;

BEGINNING at the TxDOT right-of-way concrete monument at the Southwest corner of the intersection of Interstate Highway 30 and Mims Road;

THENCE, S 78° 55' 14" E, along the west right-of-way line of Mims Road, for a distant of 191.22 feet to a 1/2" inch iron rod found for a corner;

THENCE, N 44° 13' 31" E for a distant of 19.86 feet to a 1/2" iron rod for a corner;

THENCE, S 48° 58' 43" E, along the west right-of-way line of Mims Road, for a distant of 141.83 feet to a 1/2" inch iron rod found for a corner;

THENCE, N 44° 01' 37" E for a distant of 30.00 feet to a 1/2" iron rod in the centerline of Mims Road for a corner;

THENCE, S 48° 58' 43" E for a distant of 30.04 feet to a 1/2" iron rod in the centerline of Mims Road for a corner;

THENCE, S 44° 01' 37" W for a distant of 364.97 feet to a 1/2" iron rod in the centerline of Rochell Court for a corner;

THENCE, S 46° 01' 47" E for a distant of 30.00 feet to a 1/2" iron rod for a corner;

THENCE, S 44° 01' 37" W for a distant of 498.99 feet to a 1/2" iron rod for an angle point;

THENCE, S 44° 12' 38" W for a distant of 197.01 feet to a 1/2" iron rod for an angle point;

THENCE, S 43° 35' 51" W for a distant of 212.17 feet to a set 1/2" iron rod for a corner;

THENCE along the curve to the left with the central angle of 36° 53' 10", tangent distant of 16.67 feet, chord bearing of N 27° 53' 40" W for a distant of 31.64 feet, and a radius of 50.00 feet, for a curve length of 32.19 feet to a set 1/2" iron rod, on the centerline of existing Tubbs Road, for a corner;

THENCE, S 43° 35' 51" W for a distant of 102.28 feet to a 1/2" iron rod found for a corner;

THENCE, N 22° 02' 02" W for a distant of 697.20 feet, along the east boundary line of Lakeside Bating Park Addition, to a 1/2" iron rod found for a corner;

THENCE along the curve to the left with the central angle of 14° 10' 52", tangent distant of 493.97 feet, chord bearing of N 61° 02' 53" E for a distant of 980.02 feet, and a radius of 3969.72 feet, for a curve length of 982.53 feet to the POINT OF BEGINNING and containing 13.11 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

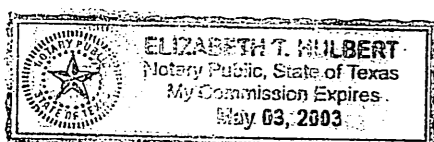
THAT I, Pansak Sribhen, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

Pansak Sribhen, RPLS
Registered Professional Land Surveyor No. 3576



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 15th day of November, 1998.



Elizabeth T. Hulbert
Notary Public in and for the State of Texas
My Commission Expires: 5/3/2003



STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, Managing Partner of the land shown on this plat, and designated herein as the ROCKWALL MARKET CENTER EAST, a 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 Rockwall Market Center East 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;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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, 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

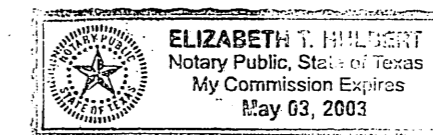
Steve Fulton, Managing Partner
Jermarc Rockwall Group

OWNER
JERMARK ROCKWALL LTD.
5949 SHERRY LANE, SUITE 700
DALLAS, TEXAS 75225
(214) 265-1414

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steve Fulton, 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 the 15th day of November, 1998.



Elizabeth T. Hulbert
Notary Public in and for the State of Texas
My Commission Expires: 5/3/2003

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.

RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission

19 July 99
Dated

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 15th day of November, 1998.

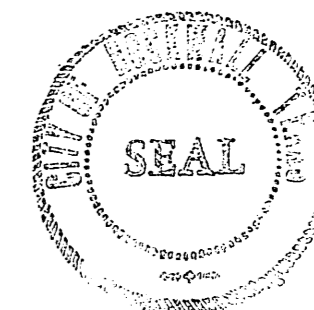
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this the ___ day of November, 1998.

Mayor, City of Rockwall

Cindy Kindred
City Secretary City of Rockwall



FINAL PLAT

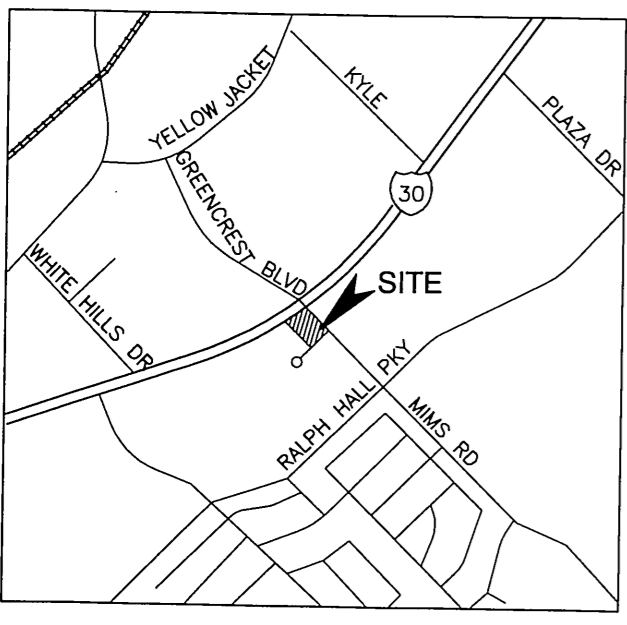
D-189490

ROCKWALL MARKET CENTER EAST
A 13.08 Acre ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

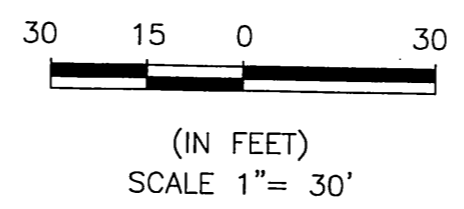
JAN. 20, 1999

31

Rockwall Market Ctr



INTERSTATE HIGHWAY 30
(VARIABLE R.O.W.)

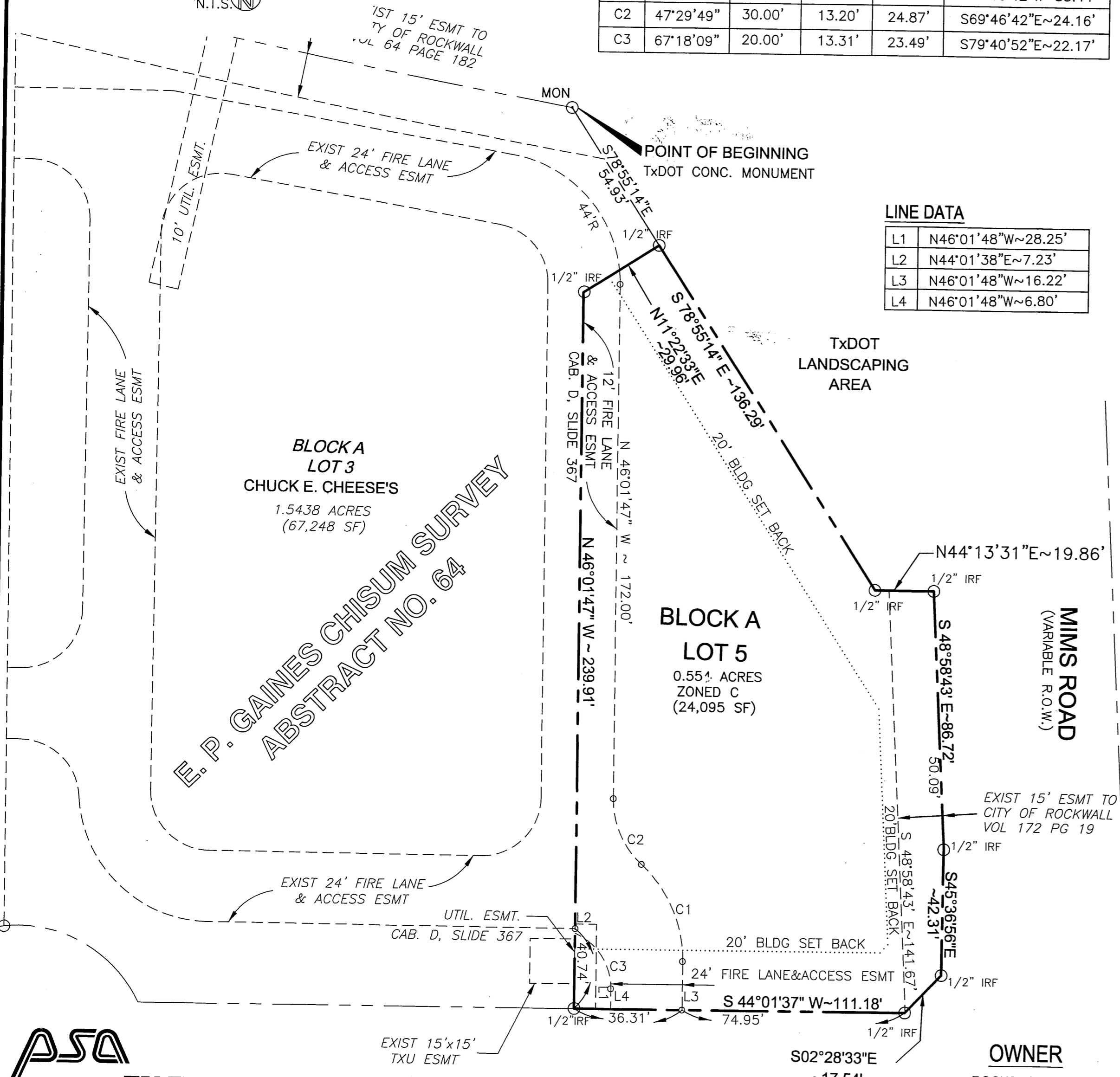


CURVE DATA

NO.	DELTA	R	T	L	CH
C1	47°29'49"	44.00'	19.36'	36.47'	N69°46'42"W~35.44'
C2	47°29'49"	30.00'	13.20'	24.87'	S69°46'42"E~24.16'
C3	67°18'09"	20.00'	13.31'	23.49'	S79°40'52"E~22.17'

LINE DATA

L1	N46°01'48"W~28.25'
L2	N44°01'38"E~7.23'
L3	N46°01'48"W~16.22'
L4	N46°01'48"W~6.80'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, ROCKSNOW, LLC, Being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 4, BLOCK A, Rockwall Market Center East, an Addition to the City of Rockwall County, Texas, according to the Final Plat thereof recorded in cabinet D, Slide 367, of the Plat Records, Rockwall County, Texas, and being more particularly described as follows;

COMMENCING at the TxDOT right-of-way concrete monument at the southwest corner of the intersection of Interstate Highway 30 and Mims Road; thence S 78 ° 55' 14" E for a distant of 54.93 feet to a 1/2" iron rod found, said point also being a POINT OF BEGINNING;

THENCE N 78° 55' 14" E, for a distant of 136.29 feet to a 1/2" iron rod found for a corner;

THENCE N 44° 13' 31" E, for a distant of 19.86 feet to a 1/2" iron rod found for a corner;

THENCE S 48° 58' 43" E, along west right-of-way of Mims Road, for a distant of 86.72 feet to a 1/2" iron rod found for a corner;

THENCE S 45° 36' 56" E, along west right-of-way of Mims Road, for a distant of 42.13 feet to a 1/2" iron rod found for a corner;

THENCE S 02° 28' 33" E, for a distant of 17.54 feet to a 1/2" iron rod found for a corner;

THENCE S 44° 01' 37" W, along north right-of-way of Rochell Court, for a distant of 111.18 feet to a 1/2" iron rod found for a corner;

THENCE N 46° 01' 47" W, 239.91 feet to a 1/2" iron rod found for a corner;

THENCE N 11° 22' 33" E, for a distance of 29.96 feet to a 1/2" iron rod found for the POINT OF BEGINNING and containing 24,144 SF or 0.554 acre of land, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL MARKET CENTER EAST lot 5, block A 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 (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MARKET CENTER EAST lot 5, block A subdivision have been notified and signed this plat.

I (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. I (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 improvement 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

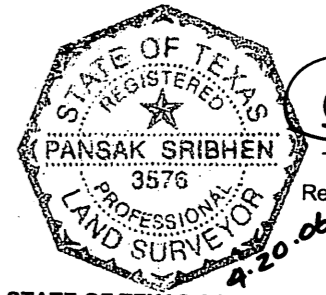
STATE OF TEXAS COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared **TERRI WEBB**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 20th day of April, 2006.
ISAAC WILLIAMS JR.
Notary Public, State of Texas
My Commission Expires July 23, 2008
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

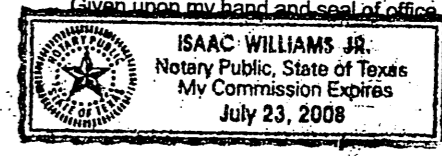
That I, Pansak Sribhen, do hereby certify that I prepared this plat from an act and accurate survey of the land, and that the corner monuments shown there were properly placed under my personal supervision.



Pansak Sribhen
Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared **PANSK SRIBHEN**, 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 20th day of April, 2006.



Isaac Williams Jr.
Isaac Williams Jr.
Notary Public in and for the State of Texas
My Commission Expires July 23, 2008

RECOMMENDED FOR FINAL APPROVAL

Plan [Signature]
Planning And Zoning Commission

4-21-2006
Date

APPROVED

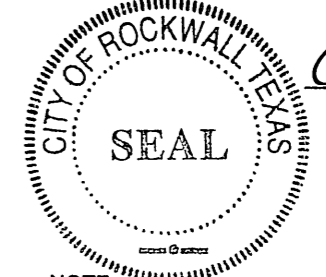
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of April, 2006.

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 eighty (180) 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 21st day of April, 2006.

William R. Basil Mayor, City of Rockwall
Deborah Brooks City Secretary



Chuck Todd 4-21-06
City Engineer

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.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
06 MAY -3 AM 2:10
JAUETTE BURKS
CO. CLERK
DEPUTY

BEING A FINAL REPLAT OF LOT 5 ROCKWALL MARKET CENTER EAST (FORMERLY LOT 4, BLOCK A)

0.554 ACRE TRACT OF LAND, ZONED C
E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APRIL 20, 2006

F346

ZONING INFORMATION:
ZONED: C (COMMERCIAL DISTRICT)

SETBACK LINE:
FRONT: 25' FROM THE FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FACADE AND THE PROPERTY LINE

SIDE:
a) WITHOUT FIRE RETARDANT WALL: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
b) WITH FIRE RETARDANT WALL: 0'
c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

REAR:
a) ABUTTING NONRESIDENTIALLY ZONED PROPERTY, WITH FIRE RETARDANT WALL AND ALLEY SEPARATING: 0'
b) WITHOUT FIRE RETARDANT WALL, OR ALLEY: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

MAXIMUM BUILDING HEIGHT - 240'; ANY STRUCTURE OVER 60' SHALL REQUIRE A SPECIFIC USE PERMIT

CURRENT OWNER OF RECORD:

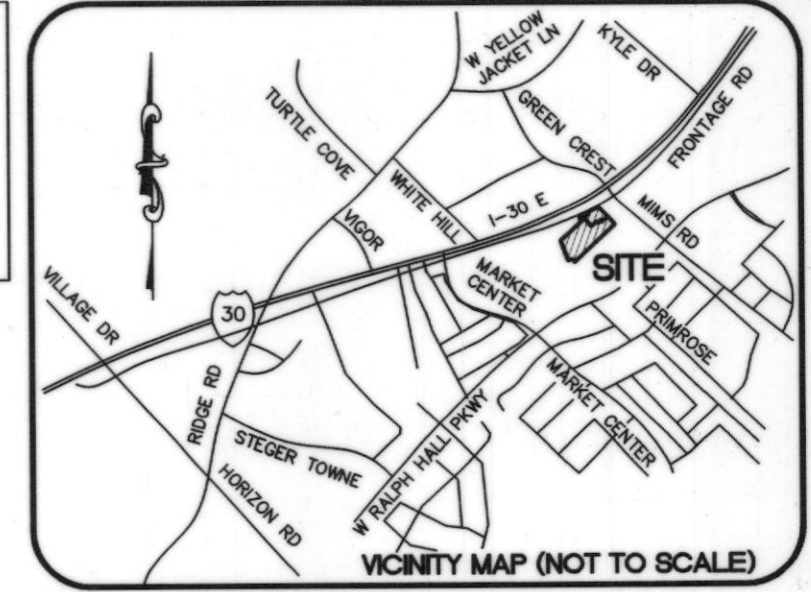
KOHL'S ILLINOIS INC
PO BOX 2148
MILWAUKEE, WI 53201-2148

DEVELOPER:

KOHL'S ILLINOIS INC
PO BOX 2148
MILWAUKEE, WI 53201-2148

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET(5/8" REBAR)
- IPF IRON PIN FOUND
- PT. POINT
- L/A LIMITED ACCESS
- R/W RIGHT-OF-WAY



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 4) ALL IPS ARE MAG NAIL WITH WASHER (6080) UNLESS OTHERWISE NOTED.

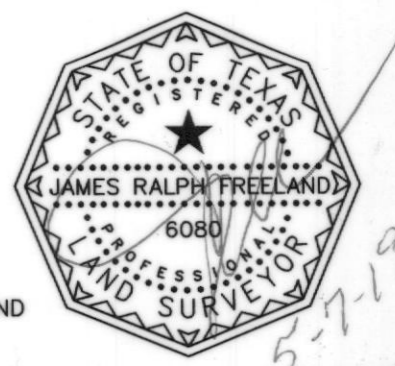
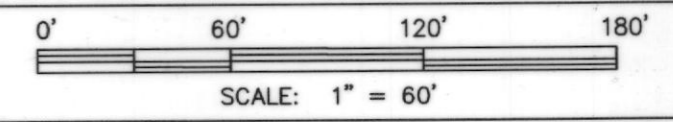
BASIS OF BEARINGS:

BEARINGS BASED ON OPUS SOLUTIONS
"OP1521597723686" & "OP1521681978142"
SPC 4202 TXNC - NAD 83



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD PARTY CHIEF: RH CHECKED: MVA
REF. PLAT BOOK:	D-189
REF. DEED BOOK:	5340-143
TAX MAP :	50234
DATE OF SURVEY:	3-22-18
DATE DRAWN:	11-7-18
DRAWING NO:	69508-SUB C3D
DATE OF LAST REVISION:	4-16-19



BEING A FINAL REPLAT OF LOTS 6 AND 7

ROCKWALL MARKET CENTER EAST (FORMERLY BLOCK A - LOT 6)
A 1629 ACRE (70,956 SF) TRACT AND
A 7.383 ACRE (321,606 SF) TRACT OF LAND
ZONED C
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOVEMBER 7, 2018
LAST REVISED: MARCH 27, 2019

FLOOD INFORMATION:

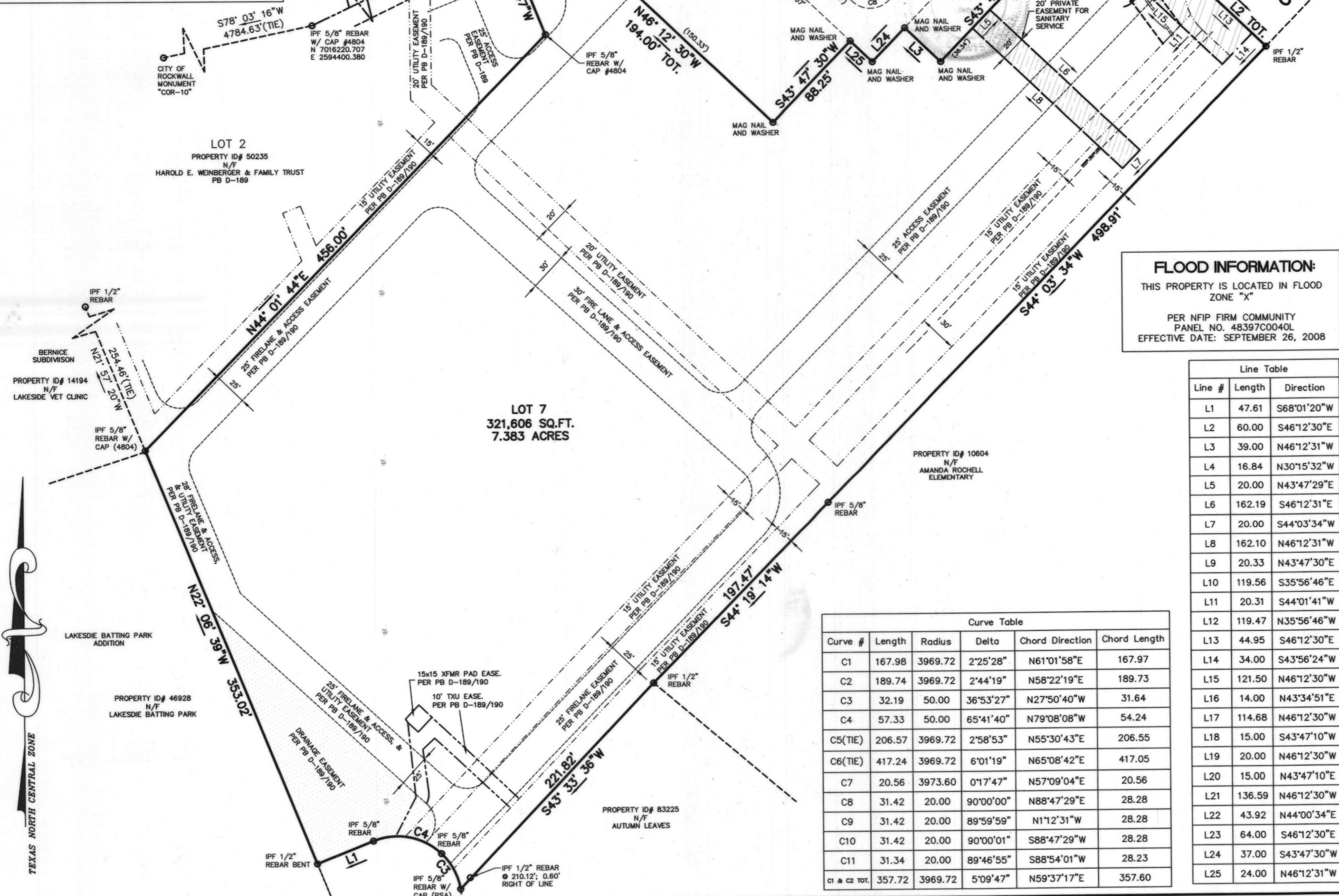
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
PER NFIP FIRM COMMUNITY PANEL NO. 48397C0040L
EFFECTIVE DATE: SEPTEMBER 26, 2008

Line Table

Line #	Length	Direction
L1	47.61	S68°01'20"W
L2	60.00	S46°12'30"E
L3	39.00	N46°12'31"W
L4	16.84	N30°15'32"W
L5	20.00	N43°47'29"E
L6	162.19	S46°12'31"E
L7	20.00	S44°03'34"W
L8	162.10	N46°12'31"W
L9	20.33	N43°47'30"E
L10	119.56	S35°56'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°56'46"W
L13	44.95	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.50	N46°12'30"W
L16	14.00	N43°34'51"E
L17	114.68	N46°12'30"W
L18	15.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	15.00	N43°47'10"E
L21	136.59	N46°12'30"W
L22	43.92	N44°00'34"E
L23	64.00	S46°12'30"E
L24	37.00	S43°47'30"W
L25	24.00	N46°12'31"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'58"E	167.97
C2	189.74	3969.72	2°44'19"	N58°22'19"E	189.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°08'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N55°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	N65°08'42"E	417.05
C7	20.56	3973.60	0°17'47"	N57°09'04"E	20.56
C8	31.42	20.00	90°00'00"	N88°47'29"E	28.28
C9	31.42	20.00	89°59'59"	N1°12'31"W	28.28
C10	31.42	20.00	90°00'01"	S88°47'29"W	28.28
C11	31.34	20.00	89°46'55"	S88°54'01"W	28.23
C1 & C2 TOT.	357.72	3969.72	5°09'47"	N59°37'17"E	357.60



5: \LAND PROJECTS\CRACKER-BARREL ROCKWALL TX 69508.dwg 6/9/2019 2:15:00 PM, \\MAIN\cse\Plot\ac 450

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KOHLS ILLINOIS, INC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING LOT 1 BLOCK A, ROCKWALL MARKET CENTER EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO FINAL PLAT THEREOF RECORDED IN CABINET D, SLIDE 189, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TxDOT RIGHT-OF-WAY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MIMS ROAD; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 206.57 FEET AND A CHORD BEARING AND DISTANCE OF S 55°30'43"W FOR A DISTANCE OF 206.55 FEET TO A MAG NAIL AND WASHER FOUND, BEING THE POINT OF BEGINNING;

THENCE S 46°12'30"E FOR 403.22 FEET TO AN IRON ROD;

THENCE S 44°03'34"W FOR 498.91 FEET TO AN IRON ROD;

THENCE S 44°19'14"W FOR 197.47 FEET TO AN IRON ROD;

THENCE S 43°33'36"W FOR 221.82 FEET TO AN IRON ROD;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.19 FEET AND A BEARING AND DISTANCE OF N 27°50'40" W FOR 31.64 FEET TO AN IRON ROD;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 57.33 FEET AND A BEARING AND DISTANCE OF N 79°08'08" W FOR 54.24 FEET TO AN IRON ROD;

THENCE S 68°01'20"W FOR 47.61 FEET TO AN IRON ROD;

THENCE N 22°06'39"W FOR 353.02 FEET TO AN IRON ROD;

THENCE N 44°01'44"E FOR 456.00 FEET TO AN IRON ROD;

THENCE N 21°57'47"W FOR 89.97 FEET TO AN IRON ROD;

THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30, ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 357.72 FEET AND A CHORD BEARING AND DISTANCE OF N 59°37'17"E FOR 357.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.012 ACRES OR 392,562 SF, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE ON LIEN INTEREST IN THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A; LOT 1 SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (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 SUING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. 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 EASEMENTS 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 ON 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.
3. 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.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROL SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. 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 INSTALLMENT 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
7. 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

PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

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 WITH THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S 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 (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE

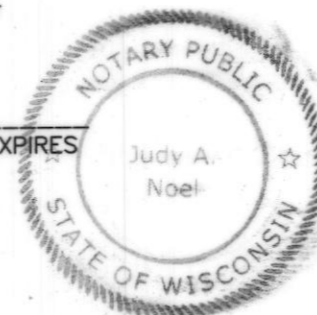
STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Crispentz (PROPERTY OWNER), 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 14 (DAY) OF May 2019 (MONTH/YEAR).

Judy A. Noel (NOTARY PUBLIC)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES Oct 11, 2020
Wisconsin

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST



GENERAL NOTES:

1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREET, 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 OF PERMIT THEREFOR 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 THAT ALL MEN BY THESE PRESENTS:

THAT I, JAMES R. FREELAND, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.

JR 5-7-19
SURVEYOR SIGNATURE REGISTERED PUBLIC SURVEYOR# 6080

STANDARD CITY SIGNATURE BLOCK:

[Signature] 3/26/19
PLANNING & ZONING COMMISSION, CHAIRMAN 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 14 (DAY) OF May 2019 (MONTH/YEAR).

THIS APPROVAL SHALL BE INVALED UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 30th (DAY) OF May, 2019 (MONTH/YEAR).

MAYOR, CITY OF ROCKWALL

Kristy Cole
CITY SECRETARY

Ann Williams, PE
CITY ENGINEER



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/11/2019 08:33:29 AM
\$100.00
2019000009337

COPY



Shelli

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

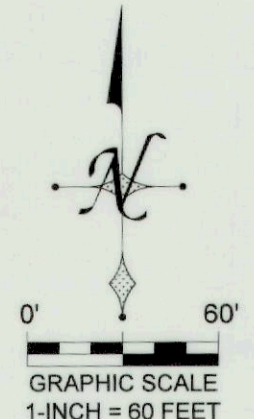
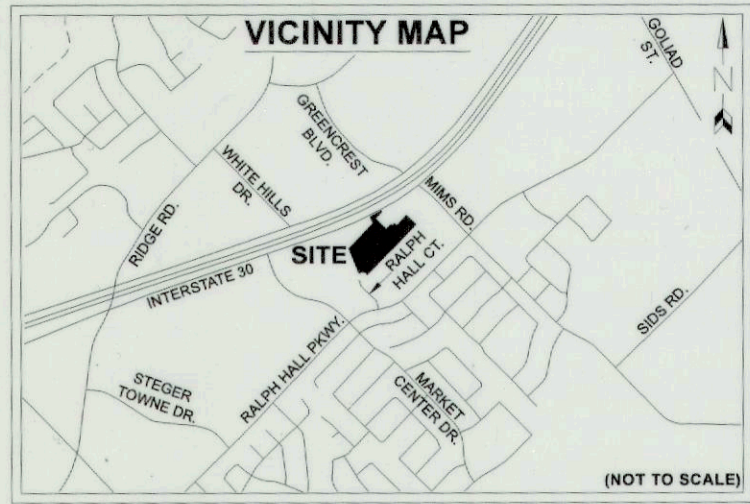
DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	4-16-19				

0' 60' 120' 180'
SCALE: 1" = 60'

PLS: JAMES R. FREELAND
NO: 6080

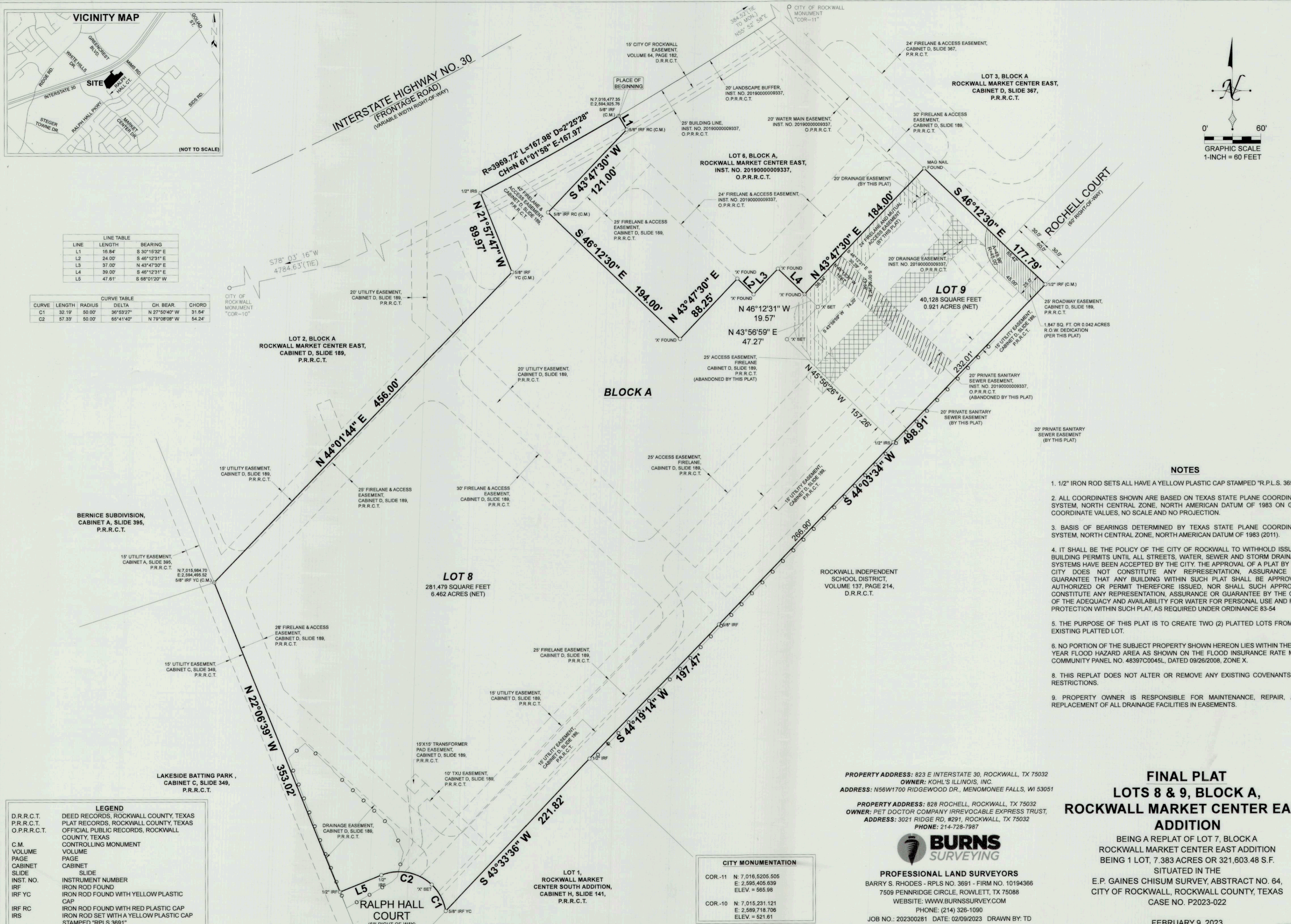
**BEING A
FINAL REPLAT OF LOTS 6 AND 7
ROCKWALL MARKET CENTER EAST
(FORMERLY BLOCK A - LOT 6)
A 1.629 ACRE (70,956 SF) TRACT AND
A 7.383 ACRE (321,606 SF) TRACT OF LAND
ZONED C
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

NOVEMBER 7, 2018
LAST REVISED: MARCH 27, 2019



LINE	LENGTH	BEARING
L1	16.84'	S 30°15'32" E
L2	24.00'	S 46°12'31" E
L3	37.00'	N 43°47'30" E
L4	39.00'	S 46°12'31" E
L5	47.61'	S 68°10'20" W

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CHORD
C1	32.19'	50.00'	36°53'27"	N 27°50'40" W	31.64'
C2	57.33'	50.00'	66°41'40"	N 79°08'08" W	64.24'



NOTES

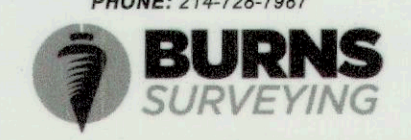
- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED 09/26/2008, ZONE X.
- THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DRAINAGE FACILITIES IN EASEMENTS.

PROPERTY ADDRESS: 823 E INTERSTATE 30, ROCKWALL, TX 75032
 OWNER: KOHL'S ILLINOIS, INC.
 ADDRESS: N56W1700 RIDGEWOOD DR., MENOMONEE FALLS, WI 53051

PROPERTY ADDRESS: 828 ROCHELL, ROCKWALL, TX 75032
 OWNER: PET DOCTOR COMPANY IRREVOCABLE EXPRESS TRUST,
 ADDRESS: 3021 RIDGE RD, #291, ROCKWALL, TX 75032
 PHONE: 214-728-7987

FINAL PLAT
LOTS 8 & 9, BLOCK A,
ROCKWALL MARKET CENTER EAST
ADDITION

BEING A REPLAT OF LOT 7, BLOCK A
 ROCKWALL MARKET CENTER EAST ADDITION
 BEING 1 LOT, 7.383 ACRES OR 321,603.48 S.F.
 SITUATED IN THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P2023-022



PROFESSIONAL LAND SURVEYORS
 BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088
 WEBSITE: WWW.BURNSSURVEYING.COM
 PHONE: (214) 326-1090
 JOB NO.: 202300281 DATE: 02/09/2023 DRAWN BY: TD
 (REVISED 09/20/2023)

CITY MONUMENTATION	
COR-11	N: 7,016,5205.505 E: 2,595,405.639 ELEV. = 565.98
COR-10	N: 7,015,231.121 E: 2,589,718.706 ELEV. = 561.81

LEGEND	
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOLUME	VOLUME
PAGE	PAGE
CABINET	CABINET
SLIDE	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRF RC	IRON ROD FOUND WITH RED PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kohl's Illinois, Inc. and Pet Doctor Company Irrevocable Express Trust, the undersigned owners of the land shown on this plat, and designated herein as the LOTS 8 & 9, BLOCK A, ROCKWALL MARKET CENTER EAST, 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 LOTS 8 & 9, BLOCK A, ROCKWALL MARKET CENTER EAST, 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:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

I further acknowledge that the dedications and/or exaction's 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 assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Robert Keith Webb, Trustee
M. Mark Semisch, Assistant Secretary

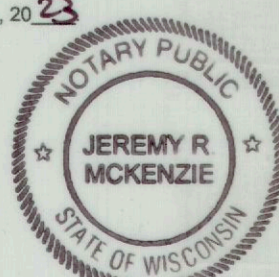


STATE OF TEXAS
COUNTY OF ROCKWALL:
Before me, the undersigned authority, on this day personally appeared Robert Webb known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this 2nd day of October, 2023
Notary Public in and for the State of Texas
My commission expires 5.10.24

STATE OF TEXAS WISCONSIN
COUNTY OF ROCKWALL: WAUKESHA
Before me, the undersigned authority, on this day personally appeared Mark Semisch 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this 10 day of October, 2023
Notary Public in and for the State of Wisconsin
My commission expires is permanent



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Kohl's Illinois, Inc., and Pet Doctor Company Irrevocable Express Trust, being the sole owners of portions of a tract of land located in the E.P. GAINES CHISUM SURVEY, Abstract No. 64, City of Rockwall, Rockwall County, Texas, being Lot 7, Block A, of Rockwall Market Center East, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument No. 2019000009337, Official Public Records, Rockwall County, Texas, a portion of said tract of land being described in deed to Kohl's Illinois, Inc., recorded in Instrument No. 2008-00392109, Official Public Records, Rockwall County, Texas, and a portion of said tract of land being described in deed to Pet Doctor Company Irrevocable Express Trust, as recorded in Instrument No. 20230000010555, Official Public Records, Rockwall County, Texas, and being being described as follows:

- Beginning at a 5/8 inch iron rod found in the Southeast line of Interstate Highway No. 30, at the Northwest corner of Lot 6, Block A, of said Rockwall Market Center East, same being the Northerly Northeast corner of said Lot 7, Block A;
Thence South 30 deg. 15 min. 32 sec. East, along the common line of said Lots 6 and 7, a distance of 16.84 feet to a 5/8 inch iron rod with a red plastic cap found for corner;
Thence South 43 deg. 47 min. 30 sec. West, along said common line, a distance of 121.00 feet to a 5/8 inch iron rod with a red plastic cap found at the West corner of said Lot 6, Block A;
Thence South 46 deg. 12 min. 30 sec. East, along said common line, a distance of 194.00 feet to an 'X' found at the Westerly South corner of said Lot 6, Block A;
Thence North 43 deg. 47 min. 30 sec. East, along said common line, a distance of 88.25 feet to an 'X' found for corner;
Thence South 46 deg. 12 min. 31 sec. East, along said common line, a distance of 24.00 feet to an 'X' found for corner;
Thence North 43 deg. 47 min. 30 sec. East, along said common line, a distance of 37.00 feet to an 'X' found for corner;
Thence South 46 deg. 12 min. 31 sec. East, along said common line, a distance of 39.00 feet to an 'X' found for corner;
Thence North 43 deg. 47 min. 30 sec. East, a distance of 184.00 feet to a Mag nail found in the Southwest line of Lot 3, Block A, of Rockwall Market Center East, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 367, Plat Records, Rockwall County, Texas, at the common Easterly corner of said Lots 6 and 7, Block A;
Thence South 46 deg. 12 min. 30 sec. East, a distance of 177.79 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in deed to Rockwall Independent School District, recorded in Volume 137, Page 214, Deed Records, Rockwall County, Texas, at the South corner of Rochell Court, same being the East corner of said Lot 7, Block A;
Thence South 44 deg. 03 min. 34 sec. West, along said Northwest line, a distance of 498.91 feet to a 5/8 inch iron rod found for corner;
Thence South 44 deg. 19 min. 14 sec. West, a distance of 197.47 feet to a 1/2 inch iron rod found at the West corner of said Rockwall Independent School District tract, same being the North corner of Lot 1, of Rockwall Market Center South Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 141, Plat Records, Rockwall County, Texas;
Thence South 43 deg. 33 min. 36 sec. West, along the Northwest line of said Lot 1, a distance of 221.82 feet to a 5/8 inch iron rod with a yellow plastic cap found in the Northeast line of Ralph Hall Court, at the beginning of a non-tangent curve to the left, having a central angle of 36 deg. 53 min. 27 sec., a radius of 50.00 feet, and a chord bearing and distance of North 27 deg. 50 min. 40 sec. West, 31.64 feet;
Thence Northwesterly along said Northeast line and said curve to the left, an arc distance of 32.19 feet to an 'X' set for corner at the beginning of a curve to the left, having a central angle of 65 deg. 41 min. 40 sec., a radius of 50.00 feet, and a chord bearing and distance of North 79 deg. 08 min. 08 sec. West, 54.24 feet;
Thence Northwesterly, along said curve to the left and North line of said Ralph Hall Court, an arc distance of 57.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;
Thence South 68 deg. 01 min. 20 sec. West, along said North line, a distance of 47.61 feet to a 1/2 inch iron rod found in the Northeast line of Lakeside Batting Park, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 349, Plat Records, Rockwall County, Texas, at the Southwest corner of said Lot 7, Block A;
Thence North 22 deg. 06 min. 39 sec. West, a distance of 353.02 feet to a 5/8 inch iron rod with a yellow plastic cap found at the Northeast corner of said Lakeside Batting Park, same being the Southeast corner of Bernice Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 395, Plat Records, Rockwall County, Texas, same being the Southwest corner of Lot 2, Block A, of said Rockwall Market Center East;
Thence North 44 deg. 01 min. 44 sec. East, a distance of 456.00 feet to a 5/8 inch iron rod with a yellow plastic cap found at the East corner of said Lot 2, Block A;
Thence North 21 deg. 57 min. 47 sec. West, a distance of 89.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the said Southeast line of Interstate Highway No. 30, at the common Northerly corner of said Lots 2 and 7, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02 deg. 25 min. 28 sec., a radius of 3969.72 feet, and a chord bearing and distance of North 61 deg. 01 min. 58 sec. East, 167.97 feet;
Thence Northeasterly, along said curve to the left and said Southeast line, an arc distance of 167.98 feet the PLACE OF BEGINNING and containing 321,606 square feet or 7.383 acres of land.

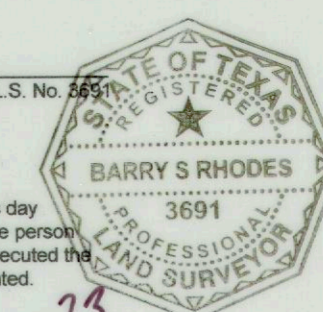
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Barry S. Rhodes

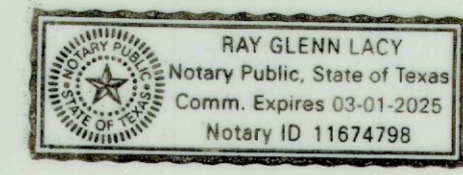
Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of SEPT, 2023

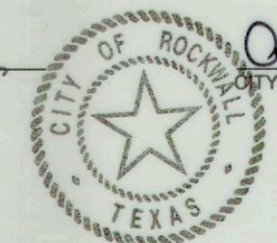
Notary Public in and for the State of Texas
My commission expires 03/01/2025



CERTIFICATE OF APPROVAL

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 2nd day of August, 2023

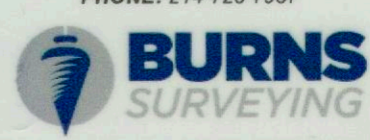
Signatures of Mayor of the City of Rockwall, Planning and Zoning Chairman, City Secretary, and City Engineer.



PROPERTY ADDRESS: 823 E INTERSTATE 30, ROCKWALL, TX 75032
OWNER: KOHL'S ILLINOIS, INC.
ADDRESS: N56W1700 RIDGWOOD DR., MENOMONEE FALLS, WI 53051
PROPERTY ADDRESS: 828 ROCHELL, ROCKWALL, TX 75032
OWNER: PET DOCTOR COMPANY IRREVOCABLE EXPRESS TRUST.
ADDRESS: 3021 RIDGE RD, #291, ROCKWALL, TX 75032
PHONE: 214-726-7987

FINAL PLAT
LOTS 8 & 9, BLOCK A,
ROCKWALL MARKET CENTER EAST
ADDITION

BEING A REPLAT OF LOT 7, BLOCK A
ROCKWALL MARKET CENTER EAST ADDITION
BEING 1 LOT, 7.383 ACRES OR 321,603.48 S.F.
SITUATED IN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2023-022



PROFESSIONAL LAND SURVEYORS
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202300281 DATE: 02/09/2023 DRAWN BY: TD
(REVISED 09/20/2023)

THE STATE OF TEXAS
COUNTY OF ROCKWALL
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.
2024000016946 PLAT
03/30/2024 02:50:46 PM Total Fees: \$98.00
Jennifer Fogg, County Clerk
Rockwall County, TX