

I.H. 30 SOUTH
ROCKWALL JOINT VENTURE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S49°10'10"E	403.54	8°48'00"	2630.00	403.94	202.37
C2	S39°16'43"W	154.29	11°30'00"	770.00	154.55	77.53
C3	S35°20'03"W	58.60	3°36'38"	930.00	58.61	29.31
C4	S41°37'36"E	288.39	6°17'09"	2630.00	288.53	144.41
C5	S46°01'36"E	690.47	15°05'09"	2630.00	692.47	348.25
C6	S41°39'33"E	284.72	6°21'03"	2570.00	284.86	142.58
C7	S34°48'04"E	119.05	20°04'01"	341.66	119.66	60.45
C8	S46°01'36"E	674.72	15°05'09"	2570.00	676.67	340.30
C9	S41°39'33"E	291.37	6°21'03"	2630.00	291.52	145.91
C10	S34°48'04"E	98.14	20°04'01"	281.66	98.65	49.83
C11	S52°20'03"W	487.51	30°23'22"	930.00	493.27	252.58
C12	S56°20'50"W	267.14	22°21'48"	688.78	268.84	136.15
C13	S39°16'43"W	166.31	11°30'00"	830.00	166.59	83.58
C14	S50°31'43"W	508.73	34°00'00"	870.00	516.27	265.99
C15	S54°03'03"W	231.31	17°46'15"	748.78	232.24	117.06
C16	S46°01'36"E	682.59	15°05'09"	2600.00	684.57	344.28
C17	S41°39'33"E	288.04	6°21'03"	2600.00	288.19	144.24
C18	S34°48'04"E	108.60	20°04'01"	311.66	109.15	55.14
C19	S39°16'43"W	160.30	11°30'00"	800.00	160.57	80.56
C20	S50°31'43"W	526.27	34°00'00"	900.00	534.07	275.16
C21	S56°20'50"W	278.77	22°21'48"	718.78	280.55	142.08
C22	S66°22'50"W	28.80	2°17'46"	718.78	28.81	14.40
C23	S55°11'56"W	250.46	20°04'01"	718.78	251.74	127.17
C24	S50°31'43"W	543.81	34°00'00"	930.00	551.87	284.33

FINAL PLAT
ROCKWALL BUSINESS PARK EAST PHASE THREE,
 A PLAT, & A REPLAT OF PART OF
ROCKWALL BUSINESS PARK EAST

1 OF 10

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

AN ADDITION TO THE CITY OF ROCKWALL
OUT OF THE J.D. MCFARLAND SURVEY ~ A. 145
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100'
 DATE: 5-13-85
 JOB NO.: 8176

PAUL E. MULCAHY & BILLIE LOPEZ-LADD
 OWNERS
 P.O. Box 839
 ROCKWALL, TEXAS 75087
 PHONE 226-2335

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEMtex Development No. 50A, Inc., 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 James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Steger, Jr., recorded in Volume 87, Page 148, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a R.O.W. marker, found, at the intersection of the easterly line of FM 740 (Ridge Road, 80 foot R.O.W.) and the corner clip from the easterly line of FM 3097 (100 foot R.O.W.);

THENCE North 08°10'58" East, 220.00 feet to a 1/2 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE North 08°10'58" East, with said easterly line a distance of 263.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 81°49'02" East, a distance of 343.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 08°10'58" West, a distance of 46.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 81°49'02" East, a distance of 160.00 feet to a 1/2 inch iron rod, set for corner;

THENCE North 08°10'58" East, a distance of 20.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 81°49'02" East, a distance of 147.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 08°10'58" West, a distance of 227.00 feet to a 1/2 inch iron rod, set for corner;

THENCE North 81°49'02" West, a distance of 147.00 feet to a 1/2 inch iron rod, set for corner;

THENCE North 08°10'58" East, a distance of 20.00 feet to a 1/2 inch iron rod, set for corner;

THENCE North 81°49'02" West, a distance of 160.00 feet to a 1/2 inch iron rod, set for corner;

THENCE South 08°10'58" West, a distance of 30.00 feet to a 1/2 inch iron rod, set for corner;

THENCE North 81°49'02" West, a distance of 343.00 feet to the POINT OF BEGINNING and containing 3.5238 acres (153,498 S.F.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEMtex Development No. 50A, Inc., being the Owner, does hereby adopt this plat designating the hereinabove described property as STEGER RETAIL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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. No building 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 or 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 drainage 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 such time as the developer 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 sewers, and alleys, all according to the specifications of the City of Rockwall.

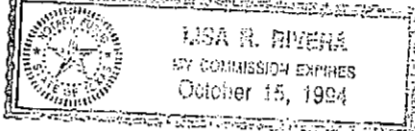
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Dallas, Texas, this 18th day of April, 1991.

BY [Signature]
James E. Martin
President

STATE OF TEXAS
COUNTY OF
This instrument was acknowledged before me on the 18th day of April, 1991 by James E. Martin (on behalf of the owner) of the above described property.

[Signature]
Notary Public
My Commission Expires



[Signature]
RECOMMENDED FOR FINAL APPROVAL
Chairman, Planning and Zoning Commission

7/11/91
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 1st day of April, 1991.

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 1st day of July, 1991.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary
City of Rockwall



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

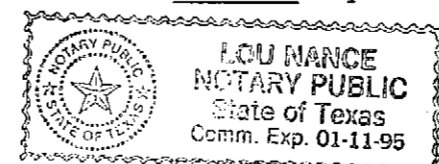
THAT I, Ed Ammerman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

[Signature]
Ed Ammerman
Registered Professional Land Surveyor No. 4195
Date: 4-18-91



STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the 18th day of April by Ed Ammerman.

[Signature]
Notary Public
My Commission Expires 1-11-95



APPROV.		REVISION		DATE		No.	
Client: JEMtex Development No. 50A, Inc. 1303 Walnut Hill Lane Irving, Texas 75038 (214) 550-8221				Owner: Estate of O.L. Steger, Jr. & Emily Sue Whitehead C/O Lakeside National Bank P.O. Box 9 Rockwall, Texas 75087			
Final Plat Steger Retail Addition City of Rockwall Rockwall County, Texas							
Scale: 1"=60'	Date: 3-29-91	Designed By: AMMERMAN	Drawn By: JFC	Checked By: AMMERMAN	File: 6416BNDY.DWG	Project No.: 06416.02(55)	
SHEET							
2							
OF							
2							

Winkelmann & Associates, Inc.
Steger Retail Add
12400 HILLCREST #1
DALLAS, TEXAS

C-115
C-116