



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

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

**ROCKWALL CENTRAL SHOPPING CENTER**  
**JOSEPH CADLE SURVEY-ABST. NO. 65**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEX.**

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

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

BEGINNING at an iron rod on the West line of State Hwy. 205 and at the East corner of I.H. 30/205 Plaza, Phase 1, an addition to the City of Rockwall, recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas;  
THENCE: South 29° 44' 58" East a distance of 179.59 feet along the Southwest line of State Hwy. 205 to an iron rod found on the North line of a Gulf Station tract;  
THENCE: South 60° 17' 45" West a distance of 124.55 feet along the Northwest line of said tract to a concrete monument found at the Northwest corner of said Gulf Station tract;  
THENCE: South 22° 16' 37" East a distance of 178.24 feet along the West line of said Gulf Station tract to a concrete monument found for a corner;  
THENCE: South 55° 44' 38" West a distance of 64.09 feet to an iron rod set for a corner;  
THENCE: South 35° 06' 42" East a distance of 260.30 feet to an iron rod found for a corner on the Northwest line of I.H. 30;  
THENCE: South 13° 06' 16" West a distance of 79.80 feet with said line of I.H. 30 to an iron rod set at the East corner of a tract of land conveyed to John A. Albritton from Folsom Investments, Inc., by deed recorded in Volume 140, Page 144, Deed Records, Rockwall County, Texas;  
THENCE: North 76° 53' 44" West a distance of 20.00 feet with the Northeast line of said Albritton tract to an iron rod at an angle point in said line;  
THENCE: North 44° 30' 14" West a distance of 96.11 feet to an iron rod found at the North corner of said Albritton tract;  
THENCE: South 45° 27' 16" West a distance of 140.00 feet to an iron rod set at the West corner of said Albritton tract;  
THENCE: South 44° 33' 42" East a distance of 166.24 feet to an iron rod found at the South corner of said Albritton tract, said corner being on the Northwest line of I.H. 30;  
THENCE: South 28° 35' 17" West a distance of 26.24 feet with said Northwest line to an iron rod found for a corner;  
THENCE: North 44° 32' 01" West a distance of 411.45 feet to an iron rod found for a corner;  
THENCE: South 45° 23' 15" West a distance of 127.52 feet to an iron rod set for a corner;  
THENCE: North 29° 54' 06" West a distance of 805.40 feet to an iron rod found for a corner;  
THENCE: North 60° 04' 01" East a distance of 93.02 feet to an iron rod set for a corner;  
THENCE: North 29° 54' 06" West a distance of 121.13 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane, said point being on a circular curve to the left having a central angle of 1° 06' 02", a radius of 1679.47 feet, and a chord that bears North 39° 20' 52" East a distance of 32.26 feet;  
THENCE: Along said curve in a Northeasterly direction with said line of Yellowjacket Lane an arc distance of 32.26 feet to an iron rod found for a corner on the Southwest line of a tract of land conveyed to Rockwall Bank National Association, by deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas;  
THENCE: South 29° 54' 06" East a distance of 172.40 feet with the Southwest line of said Bank tract to an iron rod found at the West corner of said Bank tract and on the Northwest line of the previously mentioned I.H. 30/205 Plaza Addition;  
THENCE: South 60° 04' 01" West a distance of 98.02 feet with said Northwest line to an iron rod found at the West corner of said addition;  
THENCE: South 29° 54' 06" East a distance of 350.00 feet along the Southwest line of said addition to an iron rod found for a corner;  
THENCE: North 60° 04' 01" East a distance of 600.08 feet along the Southeast line of said addition to the Point of Beginning and Containing 6.787 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Folsom Investments, Inc., & Wal-Mart Properties, Inc., are the owners of said tract, does hereby adopt this plat designating the hereinabove described property as ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block or the street or streets on which property abuts, including the actual installation of streets with the required base base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at Dallas, Texas, this 6 day of May, 1985.

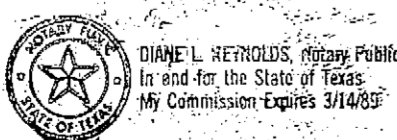
FOLSOM INVESTMENTS, INC.  
By: Robert S. Folsom  
Robert S. Folsom, President

WAL-MART PROPERTIES, INC.  
By: ALPK

STATE OF TEXAS  
COUNTY OF Dallas

This instrument was acknowledged before me on the 6 day of May, 1985, by Robert S. Folsom, the President of Folsom Investments, Inc., a Texas Corporation, on behalf of said corporation.

Diane Reynolds  
Notary Public  
Commission expires \_\_\_\_\_



This instrument was acknowledged before me on the 8th day of May, 1985, by Thomas P. Seay, the Vice President of Wal-Mart Properties, Inc., a Delaware corporation, on behalf of said corporation.

Kay Kimberlin  
Notary Public  
Commission expires 1/31/92

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 Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 2nd day of May, 1985, by Harold L. Evans.

Reita G. Smith  
Notary Public  
Commission expires 4-20-88

RECOMMENDED FOR FINAL APPROVAL

William E. ...  
City Manager

Date: 4/25/85

Thomas E. ...  
Chairman, Planning and Zoning Commission

APPROVED

Date: 4/25/85

I hereby certify that the above and foregoing plat of ROCKWALL CENTRAL SHOPPING CENTER, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of May, 1985.

...  
Mayor, City of Rockwall

Julie ...  
City Secretary, City of Rockwall



Filed 5/17/85  
B-231,232

FINAL PLAT

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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
NONE	12-10-84	84288

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