

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **SHAFFER PLAZA IV, LTD.**, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land located in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being all of Lot 1, Block A, of the WAL-MART SUPERCENTER ADDITION, as shown on a plat recorded in Cabinet C, Slide 305 & 306, of the Plat Records of Rockwall County, Texas, and being more completely described as follows:

BEGINNING at a 1/2 inch Iron Rod (found) on the northwest right of way line of Interstate Highway No. 30 (I-30) and the southwest right of way line of Greencrest Blvd. for the easternmost southeast corner of the above referenced Lot 1;

THENCE South 05 deg. 12 min. 26 sec. West with the said right of way line of I-30 a distance of 18.25 feet to a 1/2 inch Iron Rod (found) for an angle break in same, said iron rod being at the beginning of a curve to the right;

THENCE in a southeasterly direction with the said northwest right of way line of I-30 and the south line of said Lot 1, along said curve to the right (said curve having a Central Angle of 08 deg. 24 min. 53 sec., a Radius of 3,665.14 feet, a Tangent of 269.62 feet and a Chord which bears South 59 deg. 14 min. 43 sec. West - 537.79 feet) an arc distance of 538.28 feet to a 1/2 inch Iron Rod (set) for the southwest corner of said Lot 1 and the southeast corner of Lot 2;

THENCE North 23 deg. 31 min. 21 sec. West with the west line of said Lot 1 and an east line of said Lot 2 a distance of 130.17 feet to a Nail in concrete pavement (set) for an angle break;

THENCE North 36 deg. 28 min. 39 sec. East with the above referenced common line a distance of 65.82 feet to a Nail in concrete pavement (set) for an angle break in same;

THENCE North 23 deg. 31 min. 21 sec. West with the above referenced common line a distance of 298.23 feet to a Nail in concrete pavement (set) for the northwest corner of said Lot 1 and an interior corner of said Lot 2;

THENCE North 40 deg. 28 min. 39 sec. East with the northwest line of said Lot 1 and a southeast line of said Lot 2 a distance of 120.50 feet to a 1/2 inch Iron Rod (set) for the northeast corner of Lot 1 on the aforementioned southwest right of way line of Greencrest Blvd.;

THENCE in a southeasterly direction with the said right of way line and with the northeast line of said Lot 1, along a curve to the left (said curve having a Central Angle of 07 deg. 11 min. 41 sec., a Radius of 1,563.00 feet, a Tangent of 98.28 feet and a Chord which bears South 54 deg. 31 min. 53 sec. East - 196.14 feet) an arc length of 196.27 feet to a 1/2 inch Iron Rod (found) at the beginning of another curve to the left;

THENCE in a southeasterly direction, continuing with the said right of way line and with the northeast line of said Lot 1, along said curve to the right (said curve having a Central Angle of 24 deg. 00 min. 00 sec., a Radius of 485.00 feet, a Tangent of 103.09 feet and a Chord which bears South 70 deg. 07 min. 44 sec. East - 201.67 feet) an arc length of 203.16 feet to a 1/2 inch Iron Rod (set) at the beginning of a curve to the right;

THENCE in a southeasterly direction, continuing with the said right of way line and with the northeast line of said Lot 1, along said curve to the right (said curve having a Central Angle of 24 deg. 40 min. 10 sec., a Radius of 419.07 feet, a Tangent of 91.64 feet and a Chord which bears South 69 deg. 47 min. 38 sec. East - 179.05 feet) an arc length of 180.44 feet to the POINT OF BEGINNING, containing 3.402 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

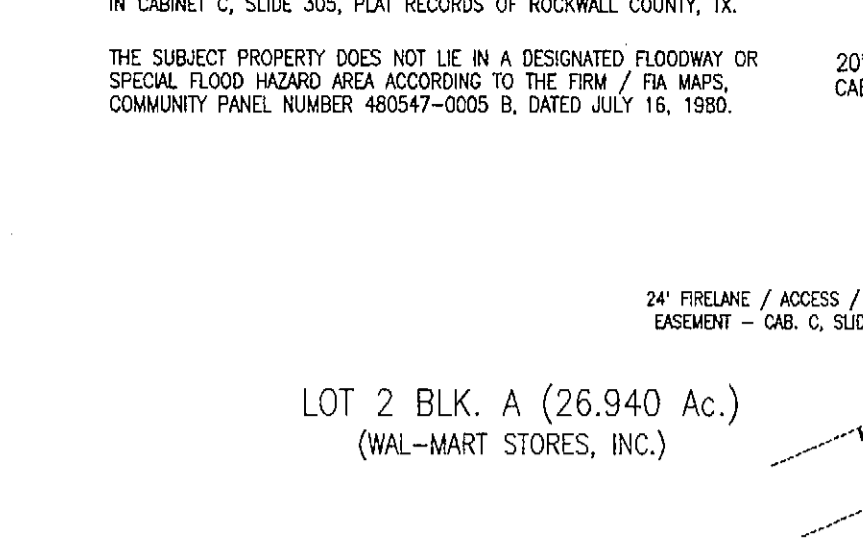
I (we), the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOT 1, BLOCK A OF THE WAL-MART SUPERCENTER ADDITION in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements thereon shown for the purposes and considerations therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A OF THE WAL-MART SUPERCENTER ADDITION have been notified and have 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 placed upon, over, or across the utility easements described herein.
- Any public utility shall have the right to remove and keep removed all or any 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 systems 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 systems 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 its 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 this lot 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 the property abuts, including the 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

BEARING BASIS: PLAT OF WAL-MART SUPERCENTER ADDITION RECORDED IN CABINET C, SLIDE 305, PLAT RECORDS OF ROCKWALL COUNTY, TX.

THE SUBJECT PROPERTY DOES NOT LIE IN A DESIGNATED FLOODWAY OR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM / FIA MAPS, COMMUNITY PANEL NUMBER 480547-0005 B, DATED JULY 16, 1980.



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 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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the City Secretary supported by the 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 dedications or exactions made herein.

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 27 day of January, 1997.

JENNIFER ZHENG
Notary Public, State of Texas
My Commission Expires 12-20-99

C.I.O.S. by **Kent Reynolds**
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 30th day of January, 1997.

Patricia E. Taylor
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
I, Joe W. Clark, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments were properly placed under my supervision.

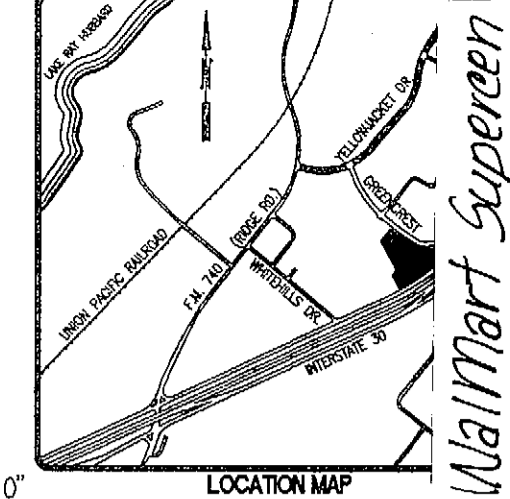
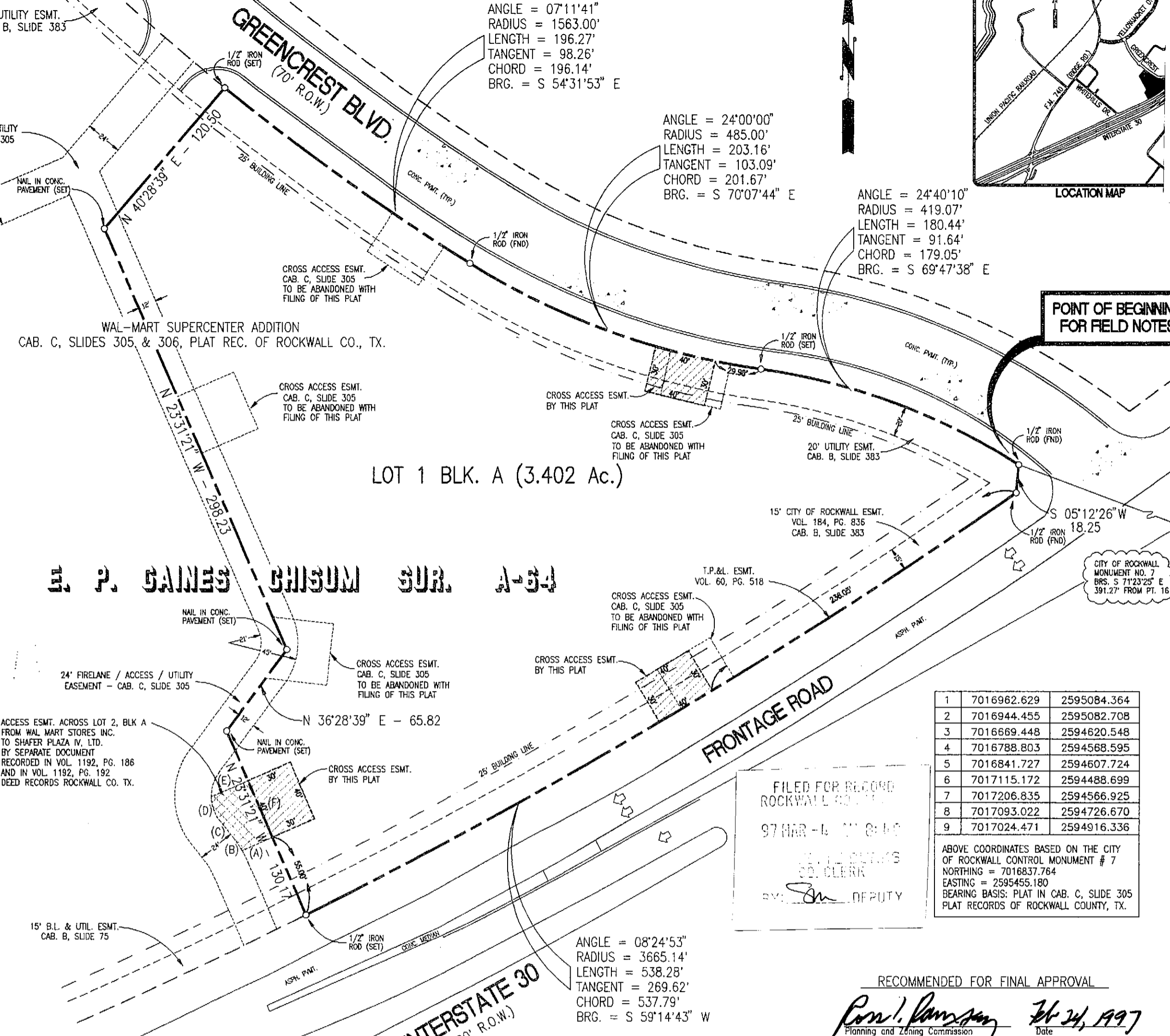
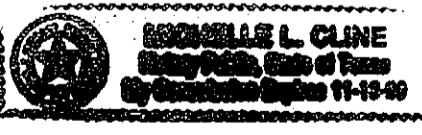
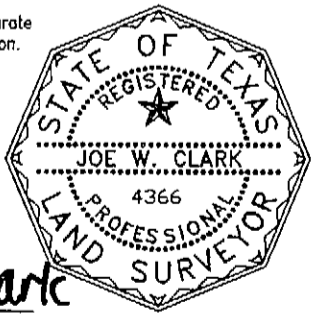
Joe W. Clark
Joe W. Clark, Texas R.P.L.S. No. 4366

STATE OF TEXAS
COUNTY OF SMITH

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

Given upon my hand and seal of office this 23rd day of January, 1997.

Michelle J. Cline
Notary Public in and for the State of Texas
My Commission expires: 11-13-99



ANGLE = 24°00'00"
RADIUS = 485.00'
LENGTH = 203.16'
TANGENT = 103.09'
CHORD = 201.67'
BRG. = S 70°07'44" E

POINT OF BEGINNING FOR FIELD NOTES

LOT 1 BLK. A (3.402 Ac.)

E. P. GAINES CHISUM SUR. A-34

1	7016962.629	2595084.364
2	7016944.455	2595082.708
3	7016669.448	2594620.548
4	7016788.803	2594568.595
5	7016841.727	2594607.724
6	7017115.172	2594488.699
7	7017206.835	2594566.925
8	7017093.022	2594726.670
9	7017024.471	2594916.336

ABOVE COORDINATES BASED ON THE CITY OF ROCKWALL CONTROL MONUMENT # 7
NORTHING = 7016837.764
EASTING = 2595455.180
BEARING BASIS: PLAT IN CAB. C, SLIDE 305
PLAT RECORDS OF ROCKWALL COUNTY, TX.

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
97 MAR - 16 11:08 AM
COUNTY CLERK
DEPUTY

RECOMMENDED FOR FINAL APPROVAL

Ron L. Ramsey **Feb 24, 1997**
Planning and Zoning Commission 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 16 day of December, 1996

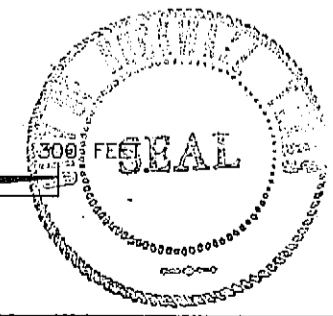
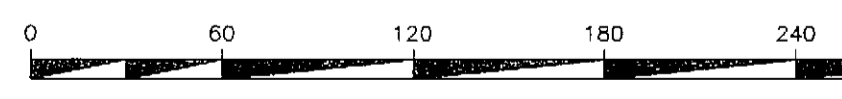
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this the 27th day of February, 1997
Mayor, City of Rockwall **City Secretary, City of Rockwall**

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 will 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.

GRAPHIC SCALE



SHEET NO.	DATE
	01/10/97
JOB NO.	
96-176	
ACEI DRAWING NO.	
JWC-C:\DWG-CVL\96176FP	



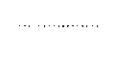

SHAFFER PROPERTY COMPANY

REPLAT
LOT 1, BLK. A (3.402 ACRES)
WAL-MART SUPERCENTER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS - SURVEYORS
6320 Copeland Road - Tyler, Texas 75703 - (903) 561-8919

PROJECT MGR.	BGS
PROJECT TECH.	JWC
CHECKED BY	

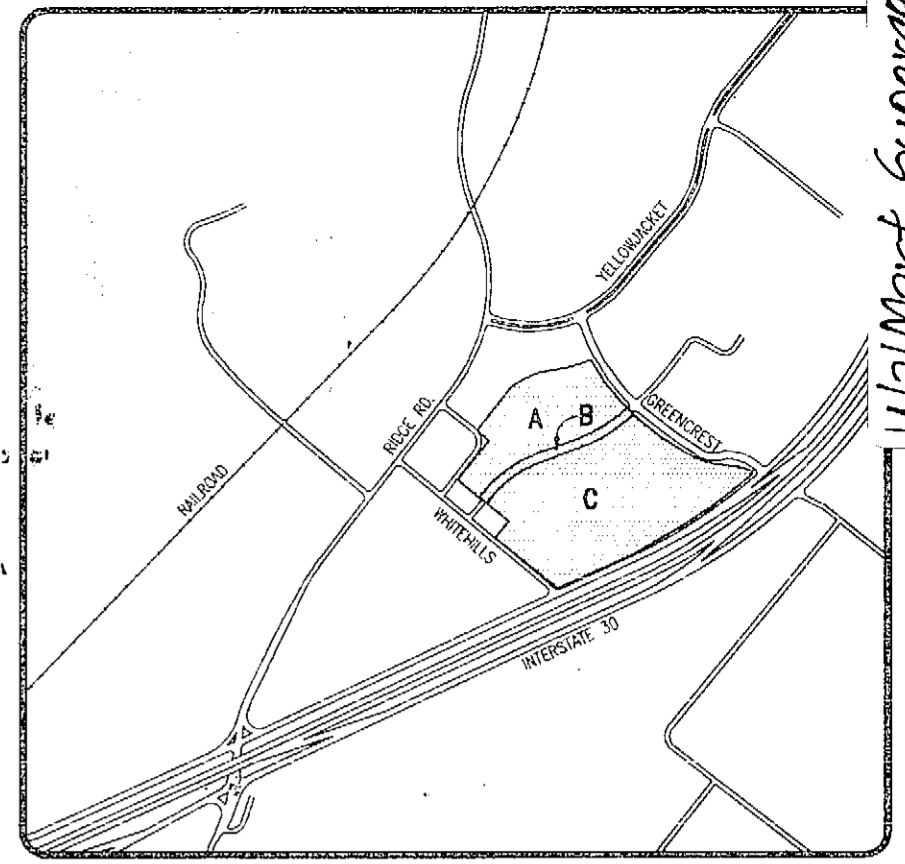
LEGEND

-  EXIST. ESMT. TO BE ABANDONED WITH FILING OF THIS PLAT
-  PROPOSED CROSS ACCESS ESMT.
-  PROPOSED FIRE LANE / ACCESS / UTILITY ESMT. (24' WIDE UNLESS OTHERWISE NOTED)
-  TRACT CORNER COORDINATE POINT NO. (SEE SHT. 2 FOR COORDINATE LIST)

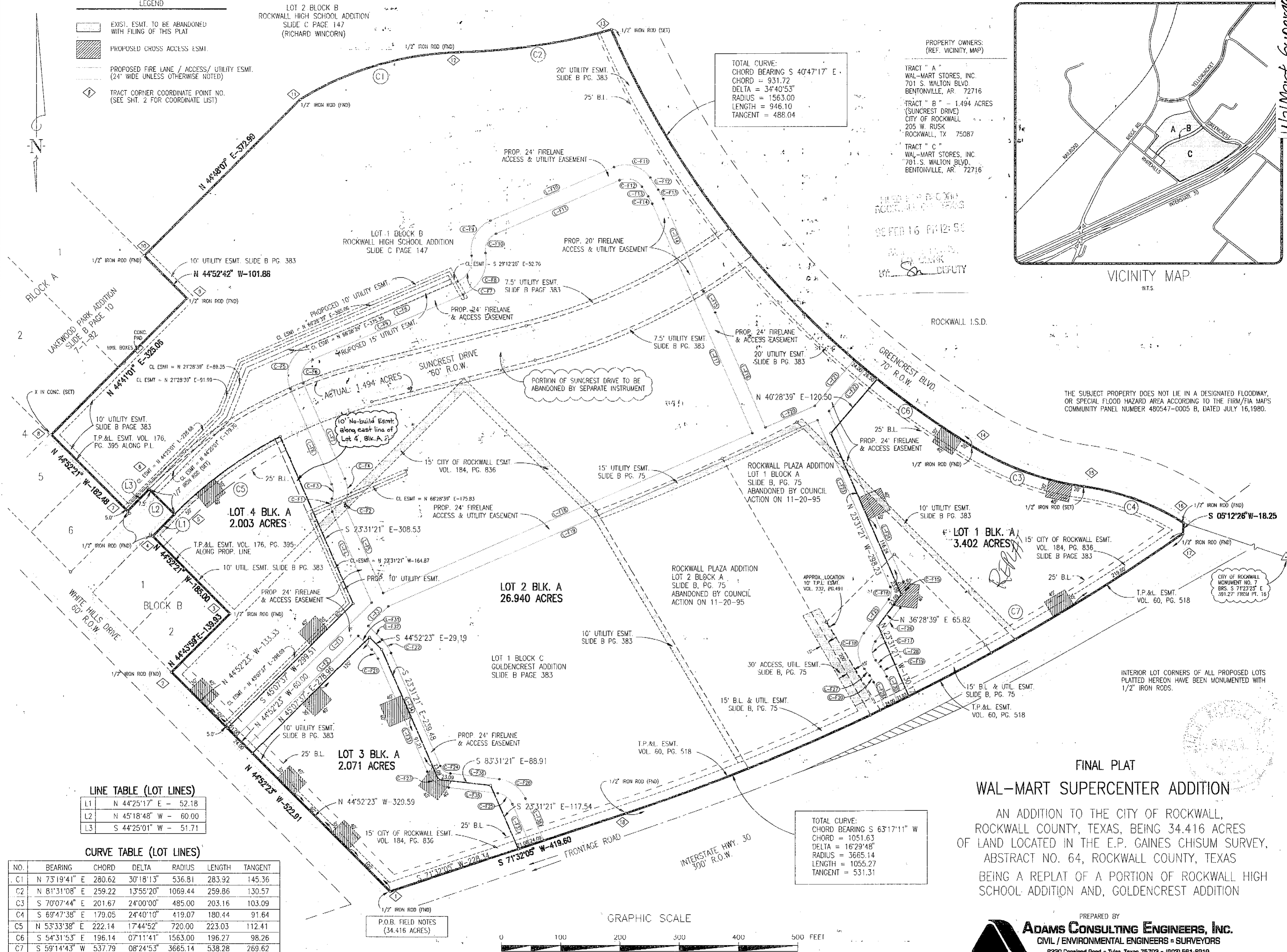
LOT 2 BLOCK B
ROCKWALL HIGH SCHOOL ADDITION
SLIDE C PAGE 147
(RICHARD WINCORN)

TOTAL CURVE:
CHORD BEARING S 40°47'17" E
CHORD = 931.72
DELTA = 34°40'53"
RADIUS = 1563.00
LENGTH = 946.10
TANGENT = 488.04

PROPERTY OWNERS:
(REF. VICINITY MAP)
TRACT "A"
WAL-MART STORES, INC.
701 S. WALTON BLVD.
BENTONVILLE, AR. 72716
TRACT "B" - 1.494 ACRES
(SUNCREST DRIVE)
CITY OF ROCKWALL
205 W. RUSK
ROCKWALL, TX 75087
TRACT "C"
WAL-MART STORES, INC.
701 S. WALTON BLVD.
BENTONVILLE, AR. 72716



VICINITY MAP
H.T.S.



THE SUBJECT PROPERTY DOES NOT LIE IN A DESIGNATED FLOODWAY, OR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM/FIA MAP'S COMMUNITY PANEL NUMBER 480547-0005 B, DATED JULY 16, 1980.

LINE TABLE (LOT LINES)

L1	N 44°25'17" E	52.18
L2	N 45°18'48" W	60.00
L3	S 44°25'01" W	51.71

CURVE TABLE (LOT LINES)

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TANGENT
C1	N 73°19'41" E	280.62	30°18'13"	536.81	283.92	145.36
C2	N 81°31'08" E	259.22	13°55'20"	1069.44	259.86	130.57
C3	S 70°07'44" E	201.67	24°00'00"	485.00	203.16	103.09
C4	S 69°47'38" E	179.05	24°40'10"	419.07	180.44	91.64
C5	N 53°33'38" E	222.14	17°44'52"	720.00	223.03	112.41
C6	S 54°31'53" E	196.14	07°11'41"	1563.00	196.27	98.26
C7	S 59°14'43" W	537.79	08°24'53"	3665.14	538.28	269.62

*** NOTE: SEE SHEET 2 FOR FIRELANE LINE & CURVE TABLES ***

TOTAL CURVE:
CHORD BEARING S 63°17'11" W
CHORD = 1051.63
DELTA = 16°29'48"
RADIUS = 3665.14
LENGTH = 1055.27
TANGENT = 531.31

FINAL PLAT
WAL-MART SUPERCENTER ADDITION

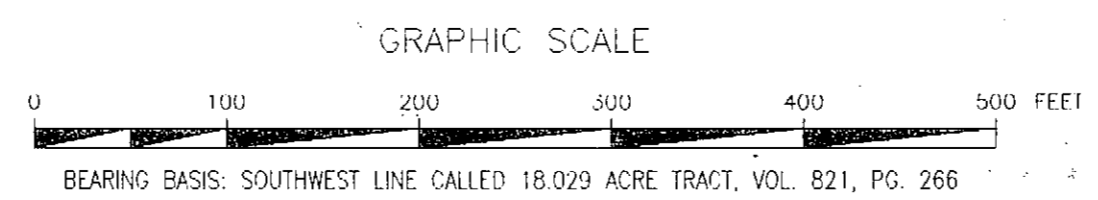
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 34.416 ACRES OF LAND LOCATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS BEING A REPLAT OF A PORTION OF ROCKWALL HIGH SCHOOL ADDITION AND, GOLDENCREST ADDITION

PREPARED BY
ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS - SURVEYORS
8320 Copeland Road - Tyler, Texas 75703 - (800) 561-5918

SHEET 1 OF 2

Tab. C, Pg. 305

DATE: 11-09-95
JOB # 93-11W
REVISED DATE: 12-21-95



WalMart Supercenter

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3 OF BLOCK A OF THE WAL-MART SUPERCENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE MAP THEREOF RECORDED IN CABINET C, SLIDE 305 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF U.S. INTERSTATE HIGHWAY 30 (A 300' RIGHT-OF-WAY) WITH THE NORTHEAST RIGHT-OF-WAY OF WHITE HILLS DRIVE (A 60' RIGHT-OF-WAY), ALSO BEING THE MOST SOUTHERLY CORNER OF BLOCK A OF SAID WAL-MART SUPERCENTER ADDITION,

THENCE: N 44°52'23" W, ALONG THE NORTHEASTERLY LINE OF WHITE HILLS DRIVE, A DISTANCE OF 329.59 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER SAME BEING A CORNER FOR LOT 2 OF SAID WAL-MART SUPERCENTER ADDITION;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5):

- (1) N 45°07'37" E, A DISTANCE OF 278.96 FEET TO A "PK" NAIL FOUND FOR CORNER;
(2) S 44°25'23" E, A DISTANCE OF 29.19 FEET TO A "PK" NAIL FOUND FOR CORNER;
(3) S 23°31'21" E, A DISTANCE OF 239.48 FEET TO A "PK" NAIL FOUND FOR CORNER;
(4) S 83°31'21" E, A DISTANCE OF 88.91 FEET TO A "PK" NAIL FOUND FOR CORNER;
(5) S 23°31'21" E, A DISTANCE OF 117.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING ON THE NORTHERLY LINE OF I.H. 30;

THENCE: S 71°32'05" W, ALONG SAID NORTHERLY LINE OF I.H. 30, A DISTANCE OF 228.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0714 ACRES OR 90,230 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS THE WAL-MART SUPERCENTER ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE WAL-MART SUPERCENTER ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS REPLAT.

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:

- 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 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

FILED FOR RECORD
ROCKWALL CO. TEXAS

00 FEB -1 AM 10:52

LAULETTE BURKS
CO. CLERK

BY: _____ DEPUTY

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.

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 COMPART 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.

Shafer P. Ivata
SHAHER PLAZA IV, LTD

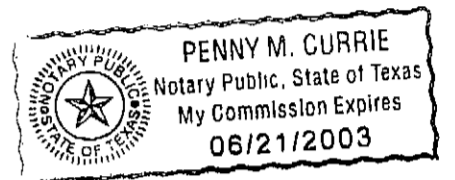
STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAHER PLAZA IV, GENERAL PARTNER OF LIMITED PARTNERSHIP, L.P., 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 14th DAY OF December 1999.

Penny M. Currie
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

10-21-03
EXPIRATION DATE



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, LAWRENCE A. CATES, 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.

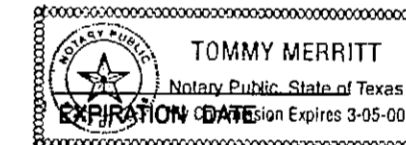


Lawrence A. Cates
REGISTERED PROFESSIONAL SURVEYOR NO. 3717

STATE OF TEXAS }
COUNTY OF DALLAS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF Dec, 1999. BY LAWRENCE A. CATES.

Tom Merritt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL

Carl Jackson
PLANNING AND ZONING COMMISSION

1-11-00
DATE

APPROVED

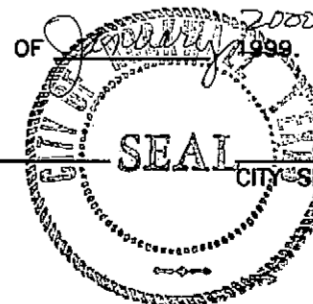
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 15 DAY OF Nov, 1999.

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 SUBDIVISIONS REGULATIONS OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS, THIS 3rd DAY OF January 2000, 1999.

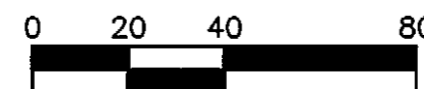
Scott L. Self
MAYOR, CITY OF ROCKWALL



Belinda Page
CITY SECRETARY, CITY OF ROCKWALL

ENGINEER:
LAWRENCE A. CATES & ASSOCIATES, INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
CONTACT: LARRY CATES
(972) 385-2272
FAX: (972) 980-1627

OWNER:
SHAHER PLAZA IV, LTD
4514 COLE ST. STE 1201
DALLAS, TEXAS 75205
(214) 361-7778



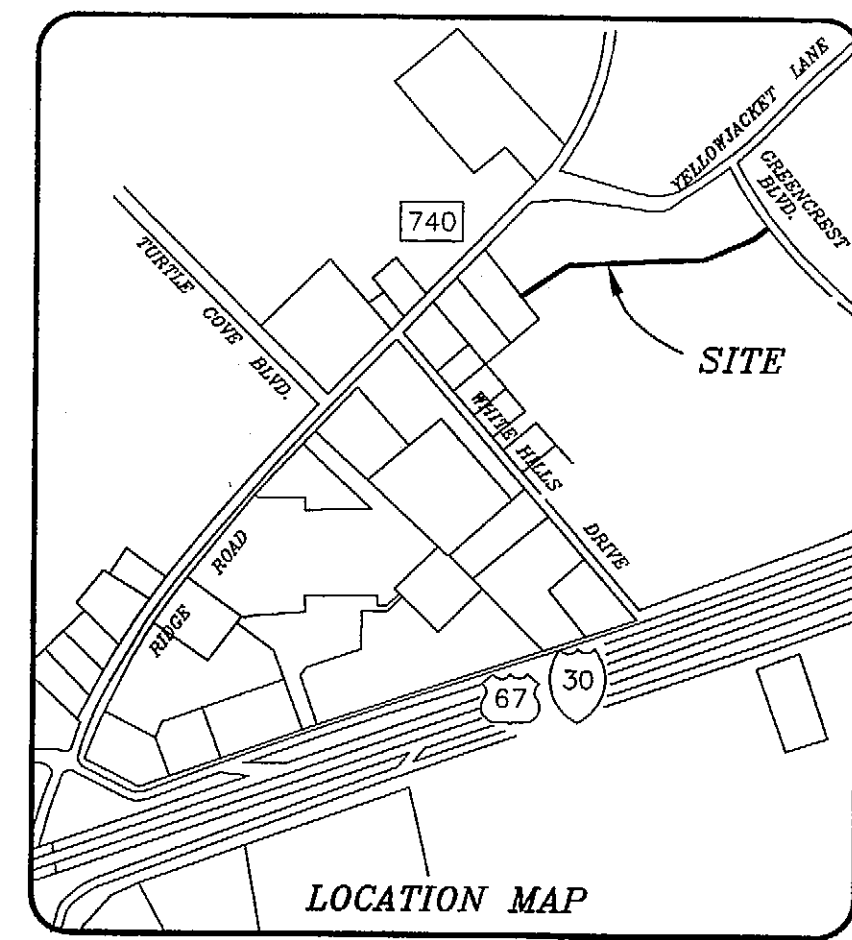
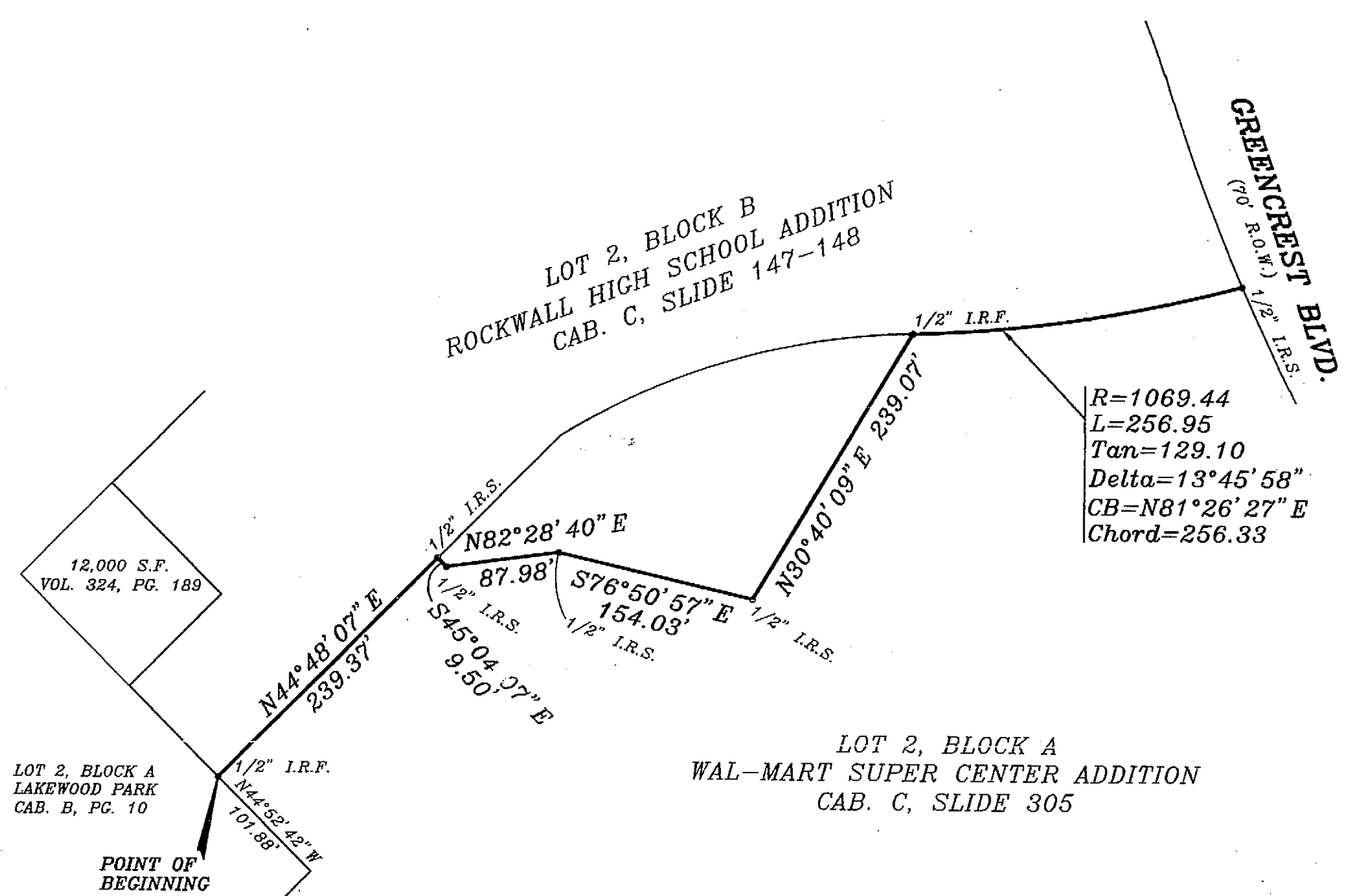
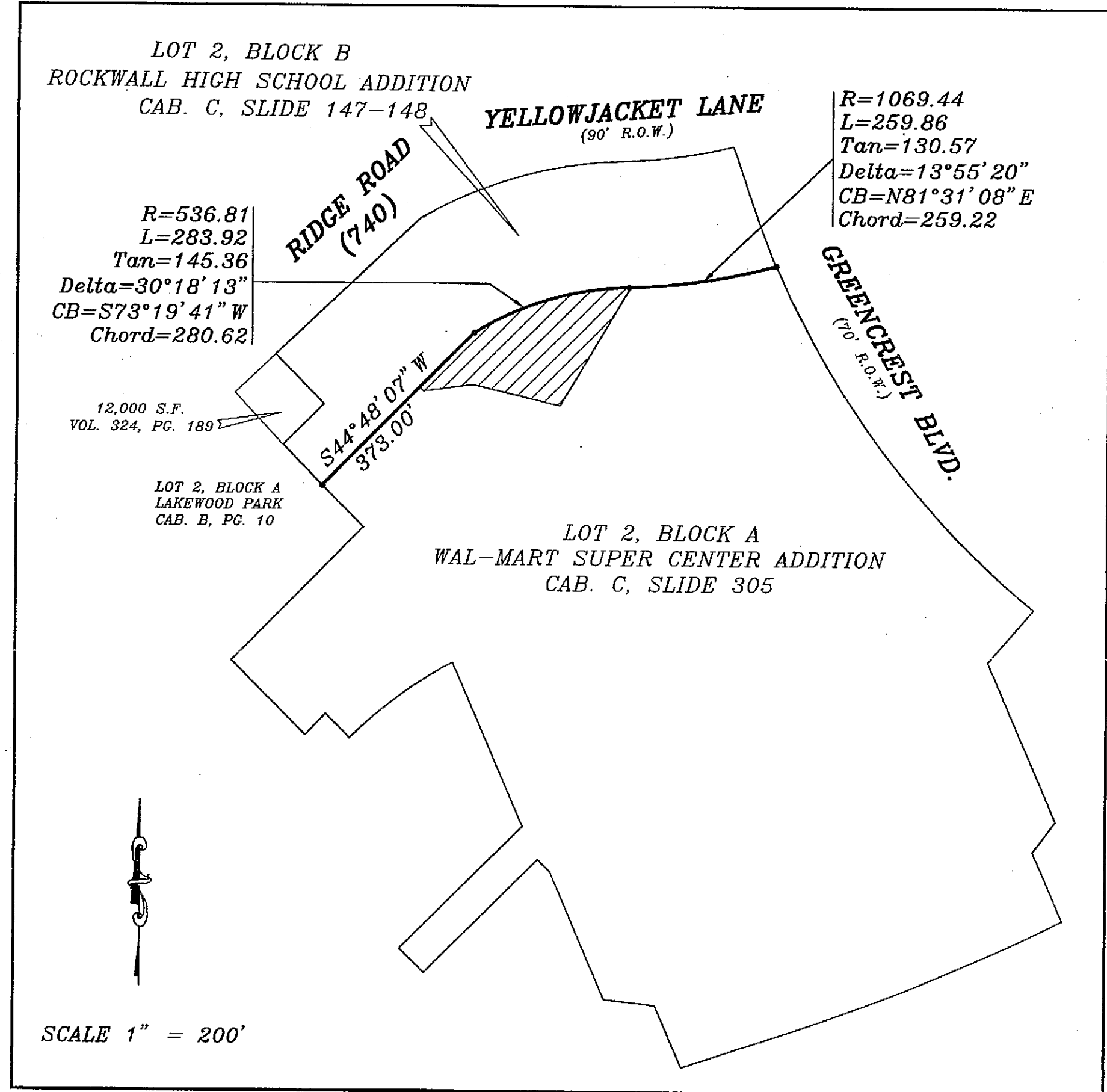
REPLAT OF LOT 3 BEING LOT 3A & 3B, BLOCK A WAL-MART SUPERCENTER ADDITION LOCATED IN THE CITY OF ROCKWALL, TEXAS BEING OUT OF THE E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64 ROCKWALL COUNTY, TEXAS

APRIL 21, 1999

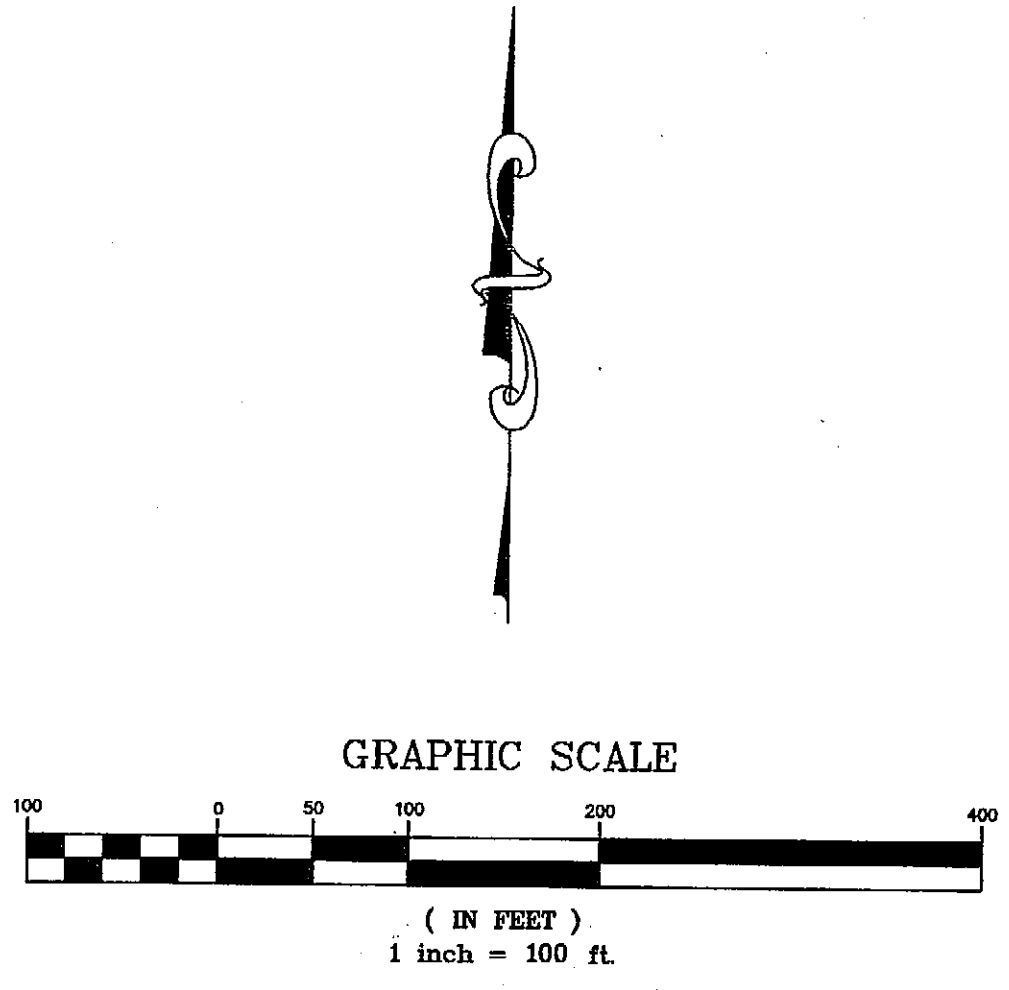
SHEET 2 OF 2

26

Walmart Supercenter



FILED FOR RECORD
ROCKWALL COUNTY CLERK
03 AUG 11 AM 9:12
PAULETTE BURKETT
CO. CLERK
DEPUTY



1
2

AMENDED PLAT **E 333-334**
OF ONLY THE NORTH BOUNDARY LINE OF

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 570355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75370. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	6/25/03	9880

LOT 2, BLOCK A
WAL-MART SUPERCENTER ADDITION
E.P. GAINES CHISUM SURVEY, ABST. NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHEREAS:
WAL-MART STORES, INC. CREATED A PLAT OF WAL-MART SUPER CENTER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, FILED IN CABINET C, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;
AND WHEREAS:
SAID OWNER WISHES TO AMEND THE MOST NORTHERN BOUNDARY LINE OF LOT 2, BLOCK A OF SAID ADDITION;
AND WHEREAS:
MAKING SUCH CHANGES DOES NOT AFFECT ANY PART OF THE REMAINDER OF THE LOT.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT THE FOLLOWING DESCRIBED COURSES AND DISTANCES REPLACE THE PLATTED BOUNDARY LINE FROM LOT 2, BLOCK A, LAKEWOOD PARK TO GREENCREST BOULEVARD.

BEGINNING AT A 1/2" IRON ROD FOUND AT A COMMON CORNER OF SAID LOT 2, BLOCK B, ROCKWALL HIGH SCHOOL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN CABINET C, SLIDES 147 AND 148, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND SAID LOT 2, BLOCK A, SAID POINT BEING LOCATED 101.88 FEET, N44°52'42"W FROM THE SOUTHEAST CORNER OF LAKEWOOD PARK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN CABINET B, SLIDE 10, PLAT RECORDS, ROCKWALL COUNTY, TEXAS:

THENCE: N44°48'07"E, WITH SAID COMMON LINE, A DISTANCE OF 239.37 FEET TO A 1/2" IRON ROD SET FOR A CORNER;

THENCE: LEAVING SAID COMMON LINE AND TRAVERSING A PART OF SAID LOT 2, BLOCK A:
S45°04'07"E A DISTANCE OF 9.50 FEET TO A 1/2" IRON ROD SET FOR A CORNER;
N82°28'40"E, A DISTANCE OF 87.98 FEET TO A 1/2" IRON ROD SET FOR A CORNER;
S76°50'57"E, A DISTANCE OF 154.03 FEET TO A 1/2" IRON ROD SET FOR A CORNER;
N30°40'09"E, A DISTANCE OF 239.07 FEET TO A 1/2" IRON ROD FOUND ON SAID COMMON LINE BETWEEN SAID LOT 2, BLOCK B, AND SAID LOT 2, BLOCK A, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°45'58", A RADIUS OF 1069.44 FEET, AND A CHORD WHICH BEARS N81°26'27"E A DISTANCE OF 256.33 FEET.

THENCE: ALONG THE ARC OF SAID CURVE AND SAID COMMON LINE BETWEEN LOT 2, BLOCK B AND LOT 2, BLOCK A, AN ARC DISTANCE OF 256.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF GREENCREST BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, OF SAID ROCKWALL HIGH SCHOOL ADDITION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK B, AND FURTHER BEING THE END OF THIS AMENDMENT.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner of the land shown on this plat, and designated as an AMENDED PLAT of WAL-MART SUPERCENTER ADDITION, an addition to the City of Rockwall recorded Cabinet C, Slide 305, Plat Records, 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 for 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:
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.
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.

WITNESS BY HAND AT Bentonville, Arkansas
THIS 21st DAY, OF July, 2003

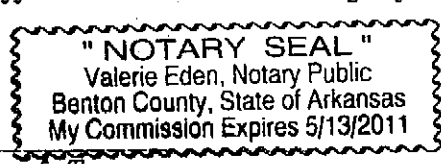
WALMART REALTY CO.

Carole J. Baker *fy*

STATE OF ~~TEXAS~~ Arkansas
COUNTY OF ~~ROCKWALL~~ Benton

Before me, the undersigned authority, on this day personally appeared Carole J. Baker known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 21st day of July, 2003



Valerie Eden
Notary Public in and for the State of ~~Texas~~ Arkansas My Commission Expires: May 13, 2011

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, the adequacy 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, 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

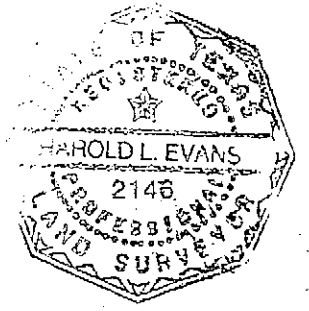
APPROVED

I hereby certify that the above foregoing plat of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 21th day of AUGUST, 2003.

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

Robert Lewis
Director of Planning

Chuck Todd 8-8-03
City Engineer



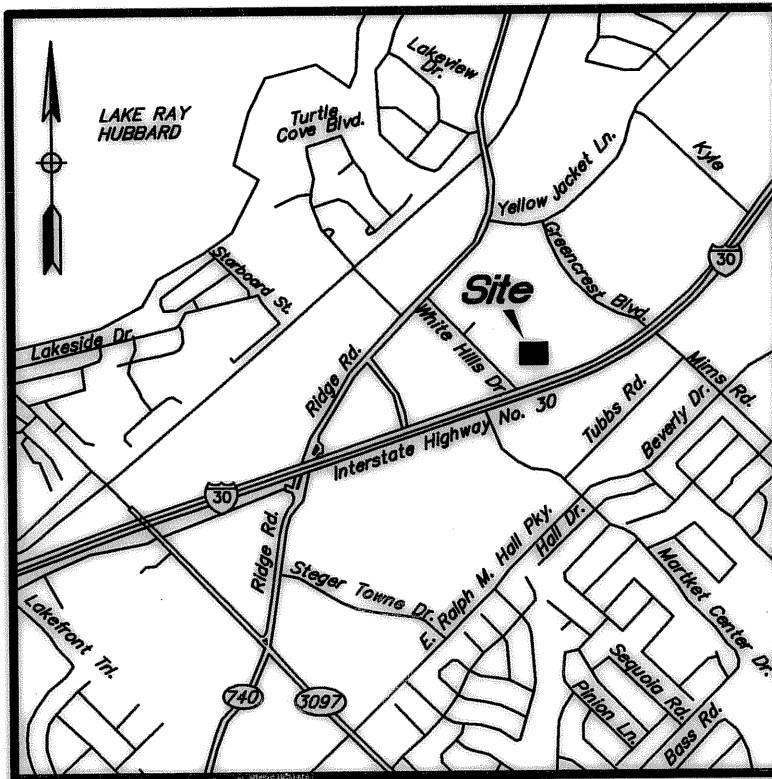
2
2

AMENDED PLAT
OF ONLY THE NORTH BOUNDARY LINE OF

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 570355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75370. (214) 328-8133

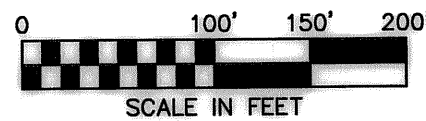
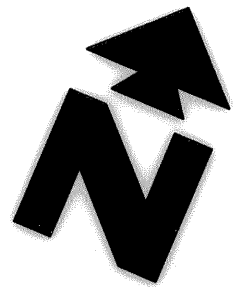
SCALE	DATE	JOB No.
	6/25/03	9880

LOT 2, BLOCK A
WAL-MART SUPERCENTER ADDITION
E.P. GAINES CHISUM SURVEY, ABST. NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Vicinity Map

Not to Scale

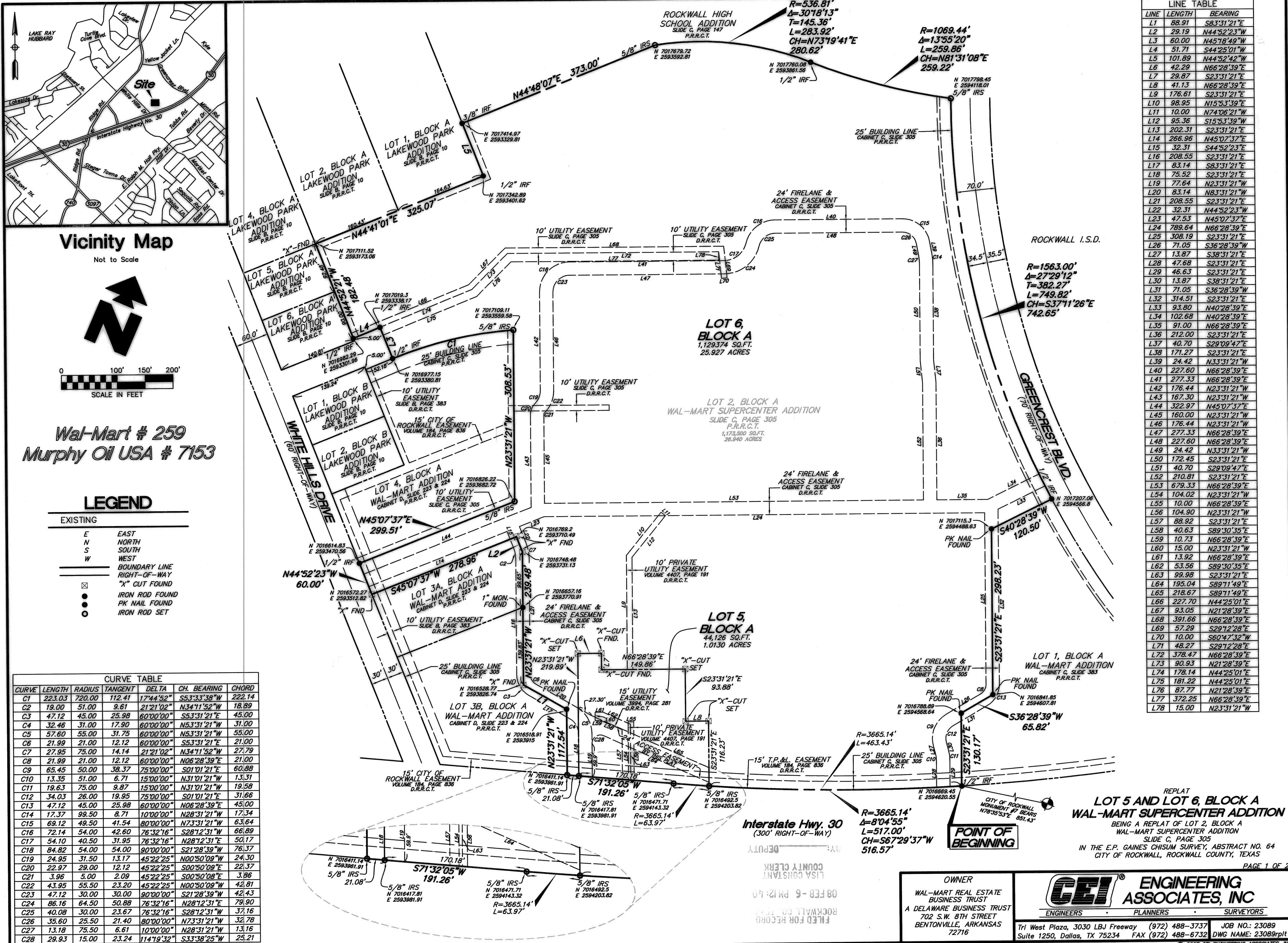


Wal-Mart # 259
Murphy Oil USA # 7153

LEGEND

EXISTING	
E	EAST
N	NORTH
S	SOUTH
W	WEST
---	BOUNDARY LINE
---	RIGHT-OF-WAY
X	"X" CUT FOUND
⊗	IRON ROD FOUND
●	PK NAIL FOUND
○	IRON ROD SET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEARING	CHORD
C1	223.03	720.00	112.41	17°44'52"	S53°33'38"W	222.14
C2	19.00	51.00	9.61	21°21'02"	N34°11'52"W	18.89
C3	47.12	45.00	25.98	60°00'00"	S53°31'21"E	45.00
C4	32.46	31.00	17.90	60°00'00"	N53°31'21"W	31.00
C5	57.60	55.00	31.75	60°00'00"	N53°31'21"W	55.00
C6	21.99	21.00	12.12	60°00'00"	S53°31'21"E	21.00
C7	27.95	75.00	14.14	21°21'02"	N34°11'52"W	27.79
C8	21.99	21.00	12.12	60°00'00"	N06°28'39"E	21.00
C9	65.45	50.00	38.37	75°00'00"	S01°01'21"E	60.88
C10	13.35	51.00	6.71	15°00'00"	N31°01'21"W	13.31
C11	19.63	75.00	9.87	15°00'00"	N31°01'21"W	19.58
C12	34.03	26.00	19.95	75°00'00"	S01°01'21"E	31.66
C13	47.12	45.00	25.98	60°00'00"	N06°28'39"E	45.00
C14	17.37	99.50	8.71	10°00'00"	N28°31'21"W	17.34
C15	69.12	49.50	41.54	80°00'00"	N73°31'21"W	63.64
C16	72.14	54.00	42.60	76°32'16"	S28°12'31"E	66.89
C17	54.10	40.50	31.95	76°32'16"	N28°12'31"E	50.17
C18	84.82	54.00	54.00	90°00'00"	S21°28'39"W	76.37
C19	24.95	31.50	13.17	45°22'25"	N00°50'09"W	24.30
C20	22.97	29.00	12.12	45°22'25"	S00°50'09"E	22.37
C21	3.96	5.00	2.09	45°22'25"	S00°50'08"E	3.86
C22	43.95	55.50	23.20	45°22'25"	N00°50'09"W	42.81
C23	47.12	30.00	30.00	90°00'00"	S21°28'39"W	42.43
C24	86.16	64.50	50.88	76°32'16"	N28°12'31"E	79.90
C25	40.08	30.00	23.67	76°32'16"	S28°12'31"W	37.16
C26	35.60	25.50	21.40	80°00'00"	N73°31'21"W	32.78
C27	13.18	75.50	6.61	10°00'00"	N28°31'21"W	13.16
C28	29.93	15.00	23.24	114°19'32"	S33°38'25"W	25.21



LINE TABLE		
LINE	LENGTH	BEARING
L1	88.91	S83°31'21"E
L2	29.19	N44°52'23"W
L3	60.00	N45°18'49"W
L4	51.71	S44°25'01"W
L5	101.89	N44°52'42"W
L6	42.29	N66°28'39"E
L7	29.87	S23°31'21"E
L8	41.13	N66°28'39"E
L9	176.61	S23°31'21"E
L10	98.95	N15°53'39"E
L11	10.00	N74°06'21"W
L12	95.36	S15°53'39"W
L13	202.31	S23°31'21"E
L14	266.96	N45°07'37"E
L15	32.31	S44°52'23"E
L16	208.55	S23°31'21"E
L17	83.14	S83°31'21"E
L18	75.52	S23°31'21"E
L19	77.64	N23°31'21"W
L20	83.14	N83°31'21"W
L21	208.55	S23°31'21"E
L22	32.31	N44°52'23"W
L23	47.53	N45°07'37"E
L24	789.64	N66°28'39"E
L25	308.19	S23°31'21"E
L26	71.05	S36°28'39"W
L27	13.87	S38°31'21"E
L28	47.68	S23°31'21"E
L29	46.63	S23°31'21"E
L30	13.87	S38°31'21"E
L31	71.05	S36°28'39"W
L32	314.51	S23°31'21"E
L33	93.80	N40°28'39"E
L34	102.68	N40°28'39"E
L35	91.00	N66°28'39"E
L36	212.00	S23°31'21"E
L37	40.70	S29°09'47"E
L38	171.27	S23°31'21"E
L39	24.42	N33°31'21"W
L40	227.60	N66°28'39"E
L41	277.33	N66°28'39"E
L42	176.44	N23°31'21"W
L43	167.30	N23°31'21"W
L44	322.97	N45°07'37"E
L45	160.00	N23°31'21"W
L46	176.44	N23°31'21"W
L47	277.33	N66°28'39"E
L48	227.60	N66°28'39"E
L49	24.42	N33°31'21"W
L50	172.45	S23°31'21"E
L51	40.70	S29°09'47"E
L52	210.81	S23°31'21"E
L53	679.33	N66°28'39"E
L54	104.02	N23°31'21"W
L55	10.00	N66°28'39"E
L56	104.90	N23°31'21"W
L57	88.92	S23°31'21"E
L58	40.63	S89°30'35"E
L59	10.73	N66°28'39"E
L60	15.00	N23°31'21"W
L61	13.92	N66°28'39"E
L62	53.56	S89°30'35"E
L63	99.98	S23°31'21"E
L64	195.04	S89°11'49"E
L65	218.67	S89°11'49"E
L66	227.70	N44°25'01"E
L67	93.05	N21°28'39"E
L68	391.66	N66°28'39"E
L69	57.29	S29°12'28"E
L70	10.00	S80°47'32"W
L71	48.27	S29°12'28"E
L72	378.47	N66°28'39"E
L73	90.93	N21°28'39"E
L74	178.14	N44°25'01"E
L75	181.22	N44°25'01"E
L76	87.77	N21°28'39"E
L77	372.25	N66°28'39"E
L78	15.00	N23°31'21"W

REPLAT
**LOT 5 AND LOT 6, BLOCK A
WAL-MART SUPERCENTER ADDITION**
BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART SUPERCENTER ADDITION
SLIDE C, PAGE 305
IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
WAL-MART REAL ESTATE
BUSINESS TRUST
A DELAWARE BUSINESS TRUST
702 S.W. 8TH STREET
BENTONVILLE, ARKANSAS
72716

ENGINEERING ASSOCIATES, INC
ENGINEERS PLANNERS SURVEYORS
Tri West Plaza, 3030 LBJ Freeway (972) 488-3737
Suite 1250, Dallas, TX 75234 FAX (972) 488-6732
JOB NO.: 23089
DWG NAME: 23089rpt

CEI

G253

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Wal-Mart Real Estate Business Trust, a Delaware Business Trust, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 26.940 acre tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block A of Wal-Mart Supercenter Addition, recorded in Slide C, Page 305 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the northerly right-of-way line of Interstate Highway 30 (a 300' right-of-way), same being the southwest corner of Lot 1, Block A of said Wal-Mart Supercenter Addition for the beginning of a non-tangent curve to the right having a radius of 3,665.14 feet, a central angle of 08 degrees 04 minutes 55 seconds, and a chord that bears South 67 degrees 29 minutes 37 seconds East, a distance of 516.57 feet;

THENCE along said northerly right-of-way line of Interstate Highway 30 and along said curve to the right, an arc distance of 517.00 feet to a 5/8 inch iron rod set;

THENCE South 71 degrees 32 minutes 05 seconds West, continuing along said northerly right-of-way line of Interstate Highway 30 a distance of 191.26 feet to a 5/8 inch iron rod set;

THENCE North 23 degrees 31 minutes 21 seconds West, departing said northerly right-of-way line of Interstate Highway 30 a distance of 117.54 feet to a PK nail found;

THENCE North 83 degrees 31 minutes 21 seconds West, a distance of 88.91 feet to an "X" cut found;

THENCE North 23 degrees 31 minutes 21 seconds West, a distance of 239.48 feet to an "X" cut found;

THENCE North 44 degrees 52 minutes 23 seconds West, a distance of 29.19 feet to an "X" cut found;

THENCE South 45 degrees 07 minutes 37 seconds West, to the northeasterly right-of-way line of White Hills Drive (a 60' right-of-way), a distance of 278.96 feet to an "X" cut found;

THENCE North 44 degrees 52 minutes 23 seconds West, along said northeasterly right-of-way line of White Hills Drive, a distance of 60.00 feet to a 1/2 inch iron rod found;

THENCE North 45 degrees 07 minutes 37 seconds East, departing said northeasterly right-of-way line of White Hills Drive, a distance of 299.51 feet to a 5/8 inch iron rod set;

THENCE North 23 degrees 31 minutes 21 seconds West, a distance of 308.53 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 720.00 feet, a central angle of 17 degrees 44 minutes 52 seconds, and a chord that bears South 53 degrees 33 minutes 38 seconds West, a distance of 222.14 feet;

THENCE along said curve to the left, an arc distance of 223.03 feet to a 1/2 inch iron rod found;

THENCE North 45 degrees 18 minutes 49 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod found;

THENCE South 44 degrees 25 minutes 01 seconds West, a distance of 51.71 feet to a 1/2 inch iron rod found;

THENCE North 44 degrees 52 minutes 21 seconds West, a distance of 182.48 feet to an "X" cut found;

THENCE North 44 degrees 41 minutes 01 seconds East, a distance of 325.07 feet to a 1/2 inch iron rod found;

THENCE North 44 degrees 52 minutes 42 seconds West, a distance of 101.89 feet to a 3/8 inch iron rod found;

THENCE North 44 degrees 48 minutes 07 seconds East, a distance of 373.00 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 18 minutes 13 seconds, and a chord that bears North 73 degrees 19 minutes 41 seconds East, a distance of 280.62 feet;

THENCE along said curve to the right, an arc distance of 283.92 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 1,069.44 feet, a central angle of 13 degrees 55 minutes 20 seconds, and a chord that bears North 81 degrees 31 minutes 08 seconds East, a distance of 259.22 feet;

THENCE along said curve to the left, an arc distance of 259.86 feet to a 5/8 inch iron rod set on the westerly right-of-way line of Green Crest Boulevard (a 70' right-of-way) for the beginning of a non-tangent curve to the left having a radius of 1,563.00 feet, a central angle of 27 degrees 29 minutes 12 seconds, and a chord that bears South 37 degrees 11 minutes 26 seconds East, a distance of 742.65 feet;

THENCE along said westerly right-of-way line of Green Crest Boulevard and along said curve to the left, an arc distance of 749.82 feet to a 1/2 inch iron rod found;

THENCE South 40 degrees 28 minutes 39 seconds West, departing said westerly right-of-way line of Green Crest Boulevard, a distance of 120.50 feet to a PK nail found;

THENCE South 23 degrees 31 minutes 21 seconds East, a distance of 298.23 feet to a PK nail found;

THENCE South 36 degrees 28 minutes 39 seconds West, a distance of 65.82 feet to a PK nail found;

THENCE South 23 degrees 31 minutes 21 seconds East, a distance of 130.17 feet to the POINT OF BEGINNING;

Said property contains a computed area of 1,173,500 square feet or 26.940 acres of land.

NOW, THEREOF, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the LOT 2A AND LOT 2B, BLOCK A WAL-MART SUPERCENTER 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. We further certify that all other parties who have a mortgage or lien interest in the LOT 2A AND LOT 2B, BLOCK A WAL-MART SUPERCENTER ADDITION subdivision 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;

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 building, 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 addition to or removing all or part of their respective system without the necessity of, at any time, procuring the permissions 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 from storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provided 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 alley, 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 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 the City of Rockwell.

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; 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 exaction's made herein.

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

By: [Signature]

Name: Angela

Title: Draw

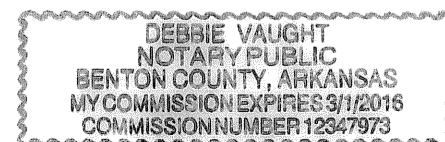
STATE OF TEXAS
COUNTY OF ROCKWALL Benton

Before me, the undersigned authority, on this day personally appeared Roy Covert, 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 18 day of Jan, 2008.

Debbie Vaughn
Notary Public in and for the State of Texas AR. Benton, Co.

03/01/2016
My Commission Expires



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown 1/16/08
Bob O. Brown
Registered Professional Land Surveyor No. 1744
State of Texas



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Bob O. Brown, 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 considerations therein stated.

Given under my hand and seal of office this ___ day of _____, 2008

N/A
Notary Public

My commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

CW Bucher
Planning and Zoning Commission

1-23-08
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 20th day of January, 2008.

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) day from said date of final approval.

WITNESS OUR HANDS, this 25th day of January, 2008.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary

Chuck Todd 2-5-08
City Engineer



GENERAL NOTES

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 480547 0005 C, dated June 16, 1992. The property appears to lie within Zone "X" and no portion of this property lies within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

2. Areas indicated hereon are the results of calculations from reported positions and are subject to the minimum standards of surveying precision

3. Basis of Bearings: The bearings shown hereon are based on the platted bearing of the northerly right-of-way line of Interstate Highway 30 (South 71 degrees 32 minutes 05 seconds West) per WAL-MART SUPERCENTER ADDITION, recorded in Slide C, Page 305, Plat Records of Rockwall County, Texas.

REPLAT

**LOT 5 AND LOT 6, BLOCK A
WAL-MART SUPERCENTER ADDITION**

BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART SUPERCENTER ADDITION
SLIDE C, PAGE 305
IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 2 OF 2

OWNER
WAL-MART REAL ESTATE
BUSINESS TRUST
A DELAWARE BUSINESS TRUST
702 S.W. 8TH STREET
BENTONVILLE, ARKANSAS
72716

CEI ENGINEERING
ASSOCIATES, INC
ENGINEERS PLANNERS SURVEYORS

Tri West Plaza, 3030 LBJ Freeway (972) 488-3737
Suite 1250, Dallas, TX 75234 FAX (972) 488-6732

JOB NO.: 23089
DWG NAME: 23089rplt

G254

**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

OWNER:
**WAL-MART REAL ESTATE
BUSINESS TRUST**
VOL. 1653, PG. 144,
D.R.R.C.T.

**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

**LOT 5, BLOCK A
WAL-MART SUPERCENTER ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

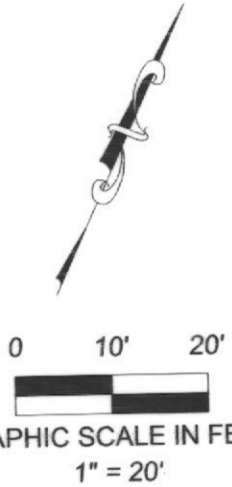
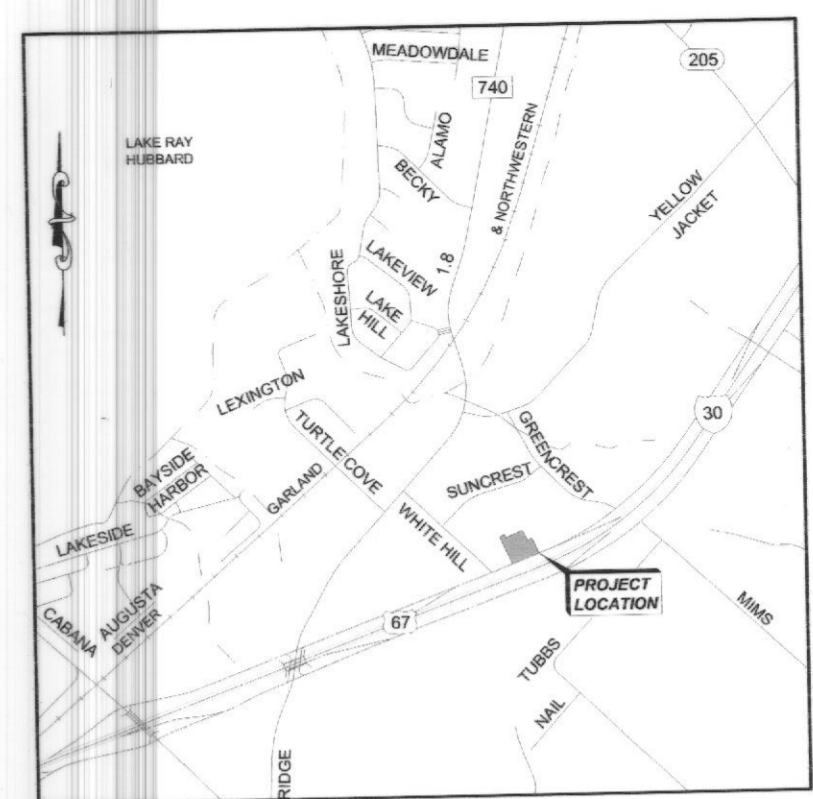
**INSET
(N.T.S.)**

**LOT 7
BLOCK A
1.0131 ACRES**
(44,130 SQ. FT.)

OWNER:
**WAL-MART REAL ESTATE
BUSINESS TRUST**
VOL. 1653, PG. 144,
D.R.R.C.T.

*** LEGEND ***

- CIRF IRON ROD FOUND WITH CAP
- CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER" SET
- XCF "X" CUT IN CONCRETE FOUND
- XCS "X" CUT IN CONCRETE SET
- (CM) CONTROLLING MONUMENT
- VOL VOLUME
- PG. PAGE
- R.C.C.I. NO. ROCKWALL COUNTY CLERK'S INSTRUMENT NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- L = 5.00' ARC LENGTH OF 5.00'
- CHB CHORD BEARING
- CL CHORD LENGTH
- ESMT. EASEMENT
- EX. EXISTING



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S70°25'57"W	21.08'
L2	N65°19'46"E	42.27'
L3	S24°40'28"E	29.88'
L4	N65°22'09"E	41.16'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	3,665.14'	63.97'	N69°55'57"E	63.97'
C2	20.00'	39.92'	S32°30'54"W	33.62'
C3	15.00'	29.94'	S32°32'17"W	25.21'
C4	20.00'	22.91'	S57°29'06"E	21.68'

POINT OF BEGINNING
XCF (CM)

INTERSTATE HIGHWAY 30
(CALLED 300' WIDE RIGHT-OF-WAY)

**NOTE: SEE SHEET 2 OF 2 FOR
OWNER'S CERTIFICATE,
OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE,
CITY SIGNATURE BLOCK, AND
GENERAL NOTES.**

OWNER
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

ENGINEER/APPLICANT
GreenbergFarrow
153 CORDAVILLE ROAD, SUITE 120
SOUTHBOROUGH, MA 01772
(508) 229-0032
ATTN: GREGG BURNETT
JOB NO. 20150471

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056



FINAL PLAT
**LOT 7, BLOCK A
WAL-MART
SUPERCENTER ADDITION**
BEING A REPLAT OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION,
BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY,
ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
1 LOT ~ 1.0131 ACRES
CASE NO. P2018-016
MAY ~ 2018

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS MURPHY OIL USA, INC., is the sole owner of a 1.0131 acre tract of land located in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said 1.0131 acre tract of land being all of LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Page 253, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said 1.0131 acre tract of land also being all of that certain tract of land conveyed to MURPHY OIL USA, INC., by deed thereof filed for record in Instrument No. 20080000398905 Deed Records, Rockwall County, Texas, said 1.0131 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found (Controlling Monument) at the southwest lot corner of said lot 5, same being a southeast lot corner of Lot 6, of said Block A, said "X" cut found also being on the northwest right-of-way line of Interstate Highway No. 35 (being a called 300 feet wide right-of-way), said "X" cut found being North 70°25'27" East, a distance of 21.08 feet from the southeast lot corner of Lot 3B, Block A, Wal-Mart Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 223 and 224, P.R.R.C.T.;

THENCE along the common lot lines of said Lot 5 and 6 the following courses and distances:

- North 24°40'14" West, a distance of 219.79 feet to an "X" cut in concrete set;
North 65°19'46" East, a distance of 42.27 feet to an "X" cut in concrete found (Controlling Monument);
South 24°40'28" East, a distance of 29.88 feet to an "X" cut in concrete found;
North 65°18'20" East, a distance of 149.87 feet to an "X" cut in concrete found (Controlling Monument);
South 24°41'37" East, a distance of 93.90 feet to an "X" cut in concrete found;
North 65°22'09" East, a distance of 41.16 feet to an "X" cut in concrete set;
South 24°37'51" East, a distance of 116.32 feet to a 5/8 inch iron rod with a cap stamped "CEI" found (Controlling Monument) at the southeast lot corner of said Lot 5, same being a south lot corner of said Lot 6, said iron rod found also being on the said existing northwest right-of-way line of Interstate Highway No. 30, and being at the beginning of a non-tangent curve to the right having a radius of 3,665.14 feet;

THENCE along the southeast lot line of said Lot 5 and along the said existing right-of-way line, with said curve to the right, an arc length of 63.97 feet, and across a chord which bears South 69°55'57" West, a chord length of 63.97 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set;

THENCE South 70°25'57" West, continuing along the said lot line and the said right-of-way line, a distance of 170.17 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0131 acres (44,130 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the WAL-MART SUPERCENTER ADDITION 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 express. We further certify that all other parties who have a mortgage or lien interest in the WAL-MART SUPERCENTER 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:

- 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 the 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 structures 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 const of such improvements, as determined by the city's engineer and/or 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.

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

MURPHY OIL USA, INC.

[Signature] 6/15/18
Duly Authorized Agent Date
John Johnson
Director, Stone Development
Printed Name and Title

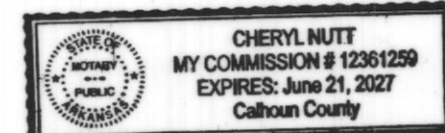
STATE OF ARKANSAS §

COUNTY OF BENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15th day of June, 2018.

[Signature]
Cheryl Nutt
Notary Public, State of Arkansas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground June 25, 2015.

[Signature] 6-14-18
Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900



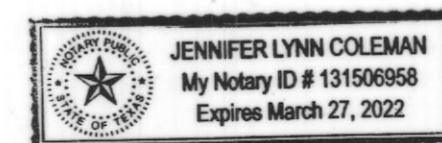
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14th day of JUNE, 2018.

[Signature]
Notary Public, State of Texas



- 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 or personal use and fire protection within such plat, as required under Ordinance 83-54.
The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,016,549.94 and E: 2,594,041.75, using a combined scale factor of 1.000145957600, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48397C0040 L; map revised September 26, 2008, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This plat was prepared with the benefit of a copy of an Abstractor's Report prepared by Fidelity National Title Group, having a File Number of 20644 / CS4712001756-15 TAK, covering a time frame of 05/21/2008 through 04/17/2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in said Abstractor's Report. No other research for matters of record not listed in said Abstractor's Report was performed by Spooner & Associates, Inc.
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
The property owner of Lot 7 is responsible for the maintenance, repair and replacement of all drainage systems.

CITY SIGNATURE BLOCK

[Signature] 5/29/2018
Planning & Zoning Commission, Chairman Date

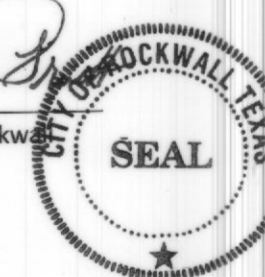
APPROVED:

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 4 day of June, 2018.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this the 27th day of June, 2018.

[Signatures]
Mayor, City of Rockwall; City Secretary; City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/03/2018 09:21:38 AM
\$100.00
20180000013885

COPY



[Signature]

J 380
FINAL PLAT

LOT 7, BLOCK A
WAL-MART

SUPERCENTER ADDITION
BEING A REPLAT OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION.
BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY,
ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES
CASE NO. P2018-016
MAY ~ 2018

OWNER

MURPHY USA logo and address: 200 PEACH STREET, EL DORADO, AR 71730, 870-875-7636, ATTN: JOHN CORRIGAN

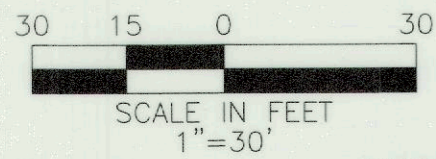
ENGINEER/APPLICANT

GreenbergFarrow logo and address: 153 CORDAVILLE ROAD, SUITE 120, SOUTHBOROUGH, MA 01772, (508) 229-0032, ATTN: GREGG BURNETT, JOB NO. 20150471

SURVEYOR:

SPOONER & ASSOCIATES logo and address: 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039, (817) 685-9448, WWW.SPOONERSURVEYORS.COM, TBPLS FIRM NO. 10054900 S&A 15-056

Walmart Addition
Lot 7, Block A
Final Plat



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to abandon a portion of an existing easement.

FLOOD NOTES

No portion of the subject property within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0040L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

$L=223.03'$, $R=720.00'$
 $\Delta=17^{\circ}44'52''$
 $N52^{\circ}23'31''E \sim 222.13'$

LOT 1, BLOCK B
 ROCKWALL HIGH SCHOOL ADDITION
 CAB. C, PG. 147
 P.R.R.C.T.

APPROXIMATE LOCATION OF
 ACCESS EASEMENT
 INST. NO. 20210000018836
 O.P.R.R.C.T.

APPROXIMATE LOCATION OF
 SUNCREST DRIVE THAT WAS CALLED
 TO BE ABANDONED BY SEP. INST.
 IN CAB C, PG. 305, P.R.R.C.T.

7.5' UTILITY EASEMENT
 SLIDE B, PG. 383
 P.R.R.C.T.

1/2" IRON ROD
 W/CAP "JBI"
 FOUND (C.M.)
 GRID NORTHING =
 7016896.7408
 GRID EASTING =
 2593341.5916

THE TWO SHORT, L.P.
 VOL. 1862, PG. 13
 P.R.R.C.T.

LAKEWOOD PARK ADDITION
 LOT 2, BLOCK B
 SLIDE B, PG. 10
 P.R.R.C.T.

T.P.&L. EASEMENT VOL. 176, PG. 395
 P.R.R.C.T.

605 WHITE HILLS LLC
 VOL. 7127, PG. 76
 P.R.R.C.T.

LAKEWOOD PARK ADDITION
 LOT 3, BLOCK B
 SLIDE B, PG. 10
 P.R.R.C.T.

1/2" IRON ROD
 FOUND BEARS
 $S14^{\circ}26'21''W$
 0.23FT.

25' BUILDING LINE
 CAB. C, PG. 305
 P.R.R.C.T.

30'x40' CROSS ACCESS EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

APPROXIMATE LOCATION OF
 ACCESS EASEMENT
 INST. NO. 20210000018836
 O.P.R.R.C.T.

1/2" IRON ROD
 FOUND (C.M.)
 GRID NORTHING =
 7016574.4290
 GRID EASTING =
 2513474.2830

POINT OF BEGINNING

25' BUILDING LINE
 CAB. C, PAGE 305,
 P.R.R.C.T.

30'x40' CROSS ACCESS EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

10' NO BUILD EASEMENT
 CAB. C, PAGE 305
 P.R.R.C.T.

24' FIRELANE,
 ACCESS AND UTILITY
 EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

10' UTILITY EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

LOT 8, BLOCK A
 87,260 SF
 2.003 Acres

TRAVELERS PLAZA LLC
 INSTRUMENT NO.
 20230000013141
 P.R.R.C.T.
 FINAL PLAT
 WAL-MART SUPERCENTER ADDITION
 LOT 4, BLOCK A
 CAB. C, PG. 305
 P.R.R.C.T.

$S46^{\circ}33'33''E$
 15.00'

PORTION OF 15' CITY
 OF ROCKWALL EASEMENT
 VOL. 184, PG. 836
 P.R.R.C.T.
 ** ABANDONED BY
 THIS PLAT **

FINAL PLAT
 WAL-MART SUPERCENTER ADDITION
 LOT 2, BLOCK A
 CAB. C, PG. 305
 P.R.R.C.T.

WAL-MART REAL ESTATE
 BUSINESS TRUST
 VOL. 1653, PG. 144
 P.R.R.C.T.

10' UTILITY EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

15' CITY OF ROCKWALL EASEMENT
 VOL. 184, PG. 836
 P.R.R.C.T.

1/2" IRON ROD
 W/CAP "CEI"
 FOUND

APPROXIMATE LOCATION OF
 ACCESS EASEMENT
 INST. NO. 20210000018836
 O.P.R.R.C.T.

30'x40' CROSS ACCESS EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

FINAL PLAT
 WAL-MART SUPERCENTER ADDITION
 LOT 2, BLOCK A
 CAB. C, PG. 305
 P.R.R.C.T.

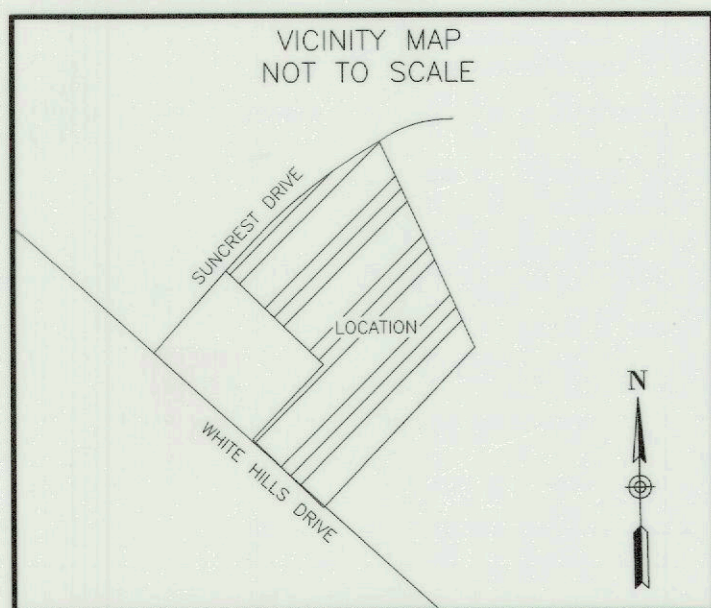
WAL-MART REAL ESTATE
 BUSINESS TRUST
 VOL. 1653, PG. 144
 P.R.R.C.T.

24' FIRELANE,
 ACCESS AND UTILITY
 EASEMENT
 CAB. C, PG. 305
 P.R.R.C.T.

10' UTILITY EASEMENT
 SLIDE B, PG. 383
 P.R.R.C.T.

SUNCREST DRIVE
 (60' RIGHT-OF-WAY)

WHITE HILLS DRIVE
 (60' RIGHT-OF-WAY)



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
 W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: December 7, 2023

Project No.: TR-157-23

OWNER/DEVELOPER
 Travelers Plaza, LLC
 1324 Somerset Court
 Rockwall, Texas 75032

ENGINEER
 Triangle Engineering
 1782 W McDermott Drive
 Allen, Texas 75013

**REPLAT
 LOT 8, BLOCK A
 WAL-MART
 SUPERCENTER
 ADDITION**

BEING A REPLAT OF
 LOT 4, BLOCK A
 WALMART SUPERCENTER ADDITION
 2.003 ACRES OR 87,250 SQUARE FEET
 SITUATED IN THE E.P. GAINS CHISUM SURVEY
 ABSTRACT NO. 64
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 2.003 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract Number 64, City of Rockwall, Rockwall County, Texas, and same being all of Lot 4, Block A, of Wal-Mart Supercenter Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 305, Public Records, Rockwall County, Texas (P.R.R.C.T.), and same being all of a tract of land described to Traveler's Plaza, LLC, by the Deed recorded in Instrument Number 2023000013141, P.R.R.C.T., and same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most westerly corner of Lot 2, Block A, of said Wal-Mart Supercenter Addition, and being a point on the northeasterly right-of-way boundary line of White Hills Drive (60' right-of-way);

THENCE North 46 degrees 02 minutes 30 seconds West along the northeasterly right-of-way boundary line of said White Hills Drive, a distance of 133.33 feet to a point for corner, from which a 1/2" iron rod found bears South 14 degrees 26 minutes 21 seconds West a distance of 0.23 feet, and same being the most southerly corner of Lot 2, Block B, of Lakewood Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 10, P.R.R.C.T.;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

North 43 degrees 33 minutes 43 seconds East a distance of 139.93 feet to a point for corner, from which a 1/2" iron rod found bears South 29 degrees 21 minutes 28 seconds East a distance of 0.26 feet;

North 46 degrees 02 minutes 28 seconds West a distance of 184.99 feet to a 1/2" iron rod found with a cap stamped "JBI" for the most northerly corner of said Lot 2, and same being a point on the southeasterly right-of-way boundary line of Suncrest Drive (60' right-of-way);

THENCE along a common boundary line of said Lot 4, and the southeasterly right-of-way boundary line of said Suncrest Drive, the following courses and distances:

North 43 degrees 15 minutes 10 seconds East a distance of 52.18 feet to a 1/2" iron rod found for corner, and same being the beginning of a curve to the right with a central angle of 17 degrees 44 minutes 52 seconds, and a radius of 720.00 feet whose chord bears North 52 degrees 23 minutes 31 seconds East a chord distance of 222.13 feet;

Along said curve and arc distance of 223.03 feet to a point for corner, from which a 5/8" iron rod found bears North 32 degrees 54 minutes 38 seconds East a distance of 0.33 feet;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

South 24 degrees 41 minutes 28 seconds East a distance of 308.53 feet to a 1/2" iron rod found with a cap stamped "CEI" for corner;

South 43 degrees 57 minutes 30 seconds West a distance of 299.51 feet to the POINT OF BEGINNING containing 2.003 acres (87,260 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Travelers Plaza, LLC do hereby adopt this plat designating the herein as the Wal-Mart Supercenter Addition subdivision to the City, 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 consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Wal-Mart Supercenter Addition 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:

1. No building 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, 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 or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 and storm sewers all according to the specifications of the City of Rockwall.

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 as 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 to 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.

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.

Witness, my hand at 1782 W. McDermott, Allen, TX, This 22nd day of July, 2024.

Signature - Travelers Plaza, LLC Representative

Michael Eido

Printed Name

resident, 07-22-24

Title / Date

STATE OF TEXAS §
COUNTY OF Collin §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Eido, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of July, 2024.

Dylan Pumphrey
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

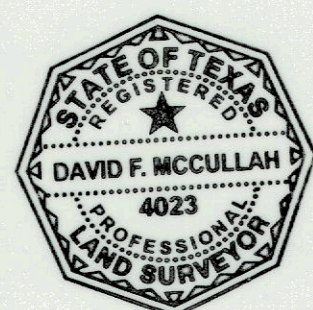
KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: 7-3-2024

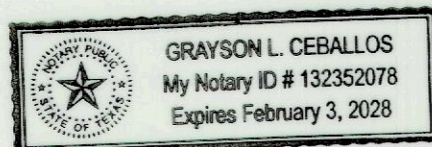


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, 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 this 3rd day of July, 2024.

David F. McCullah
Notary Public in and for the State of Texas



SUBDIVISION STATEMENT

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulations of Subdivisions and property Development of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.

PUBLIC IMPROVEMENT STATEMENT

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

DRAINAGE AND DETENTION EASEMENTS

The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

FIRE LANES

All Fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

STREET APPURTENANCES

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by Home Owners Association.

CERTIFICATE OF APPROVAL:

Approved:

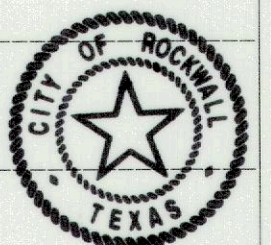
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the 12th day of July, 2024.

[Signature]
Mayor, City of Rockwall

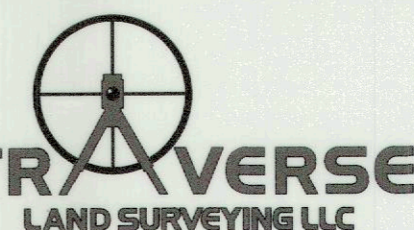
[Signature]
Planning and Zoning Commission Chairman

[Signature], P.E.
City Engineer

[Signature]
City Secretary



Filed and Recorded
Official Public Records
Jennifer Fagg, County Clerk
Rockwall County, Texas
08/29/2024 04:20:59 PM
\$98.00
2024000015148



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: December 7, 2023

Project No.: TR-157-23

OWNER/DEVELOPER
Travelers Plaza, LLC
1324 Somerset Court
Rockwall, Texas 75032

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

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