

**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 Altterra 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 shown hereon lies 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.

LAKWOOD 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.

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

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

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

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.

$N46^{\circ}02'28''W$  184.99'

$N43^{\circ}15'10''E$   
 52.18'

$N43^{\circ}33'43''E$  139.95'

$N46^{\circ}02'30''W$  133.33'

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

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

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

1/2" IRON ROD  
 W/CAP "GEI"  
 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.

APPROXIMATE LOCATION OF  
 ACCESS EASEMENT  
 INST. NO. 20210000018836  
 O.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.

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

**ENGINEER**  
 Triangle Engineering  
 1782 W McDermott Drive  
 Allen, Texas 75013

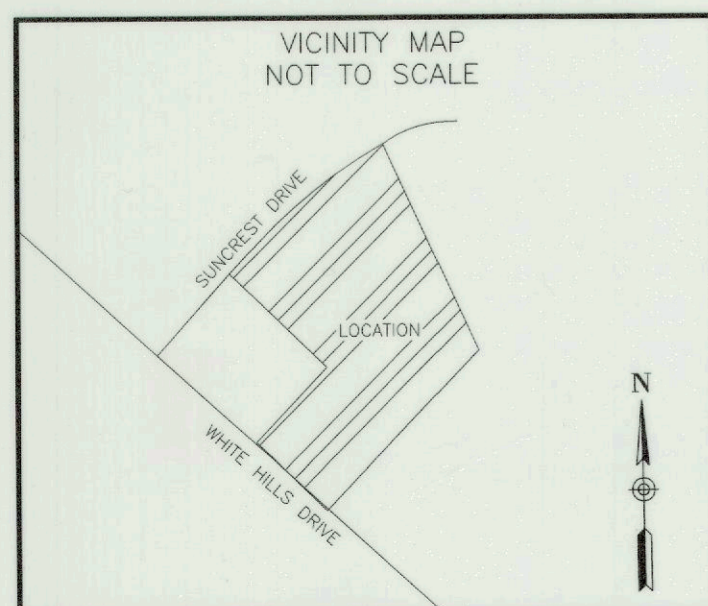
Surveying | Construction Staking | Platting

Date: December 7, 2023

Project No.: TR-157-23

**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



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

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 20230000013141, 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 22<sup>nd</sup> day of July, 2024.

[Signature]  
Signature - Travelers Plaza, LLC Representative

Michael Eido  
Printed Name

President, 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 22<sup>nd</sup> day of July, 2024.

[Signature]  
Notary Public in and for the State of Texas



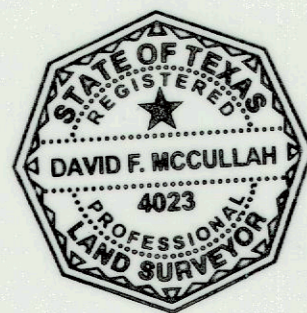
SURVEYOR'S CERTIFICATION

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

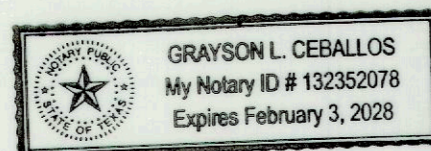


STATE OF TEXAS §  
COUNTY OF DALLAS §

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 3<sup>rd</sup> day of July, 2024.

[Signature]  
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:

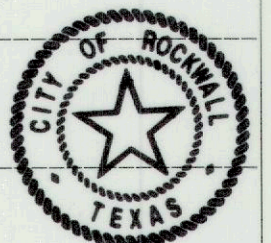
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the 13<sup>th</sup> day of July, 2024.

[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 Fogg, County Clerk  
Rockwall County, Texas  
08/29/2024 04:20:59 PM  
\$98.00  
20240000015148



[Signature]



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
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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  
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WAL-MART  
SUPERCENTER  
ADDITION

BEING A REPLAT OF  
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