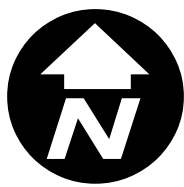
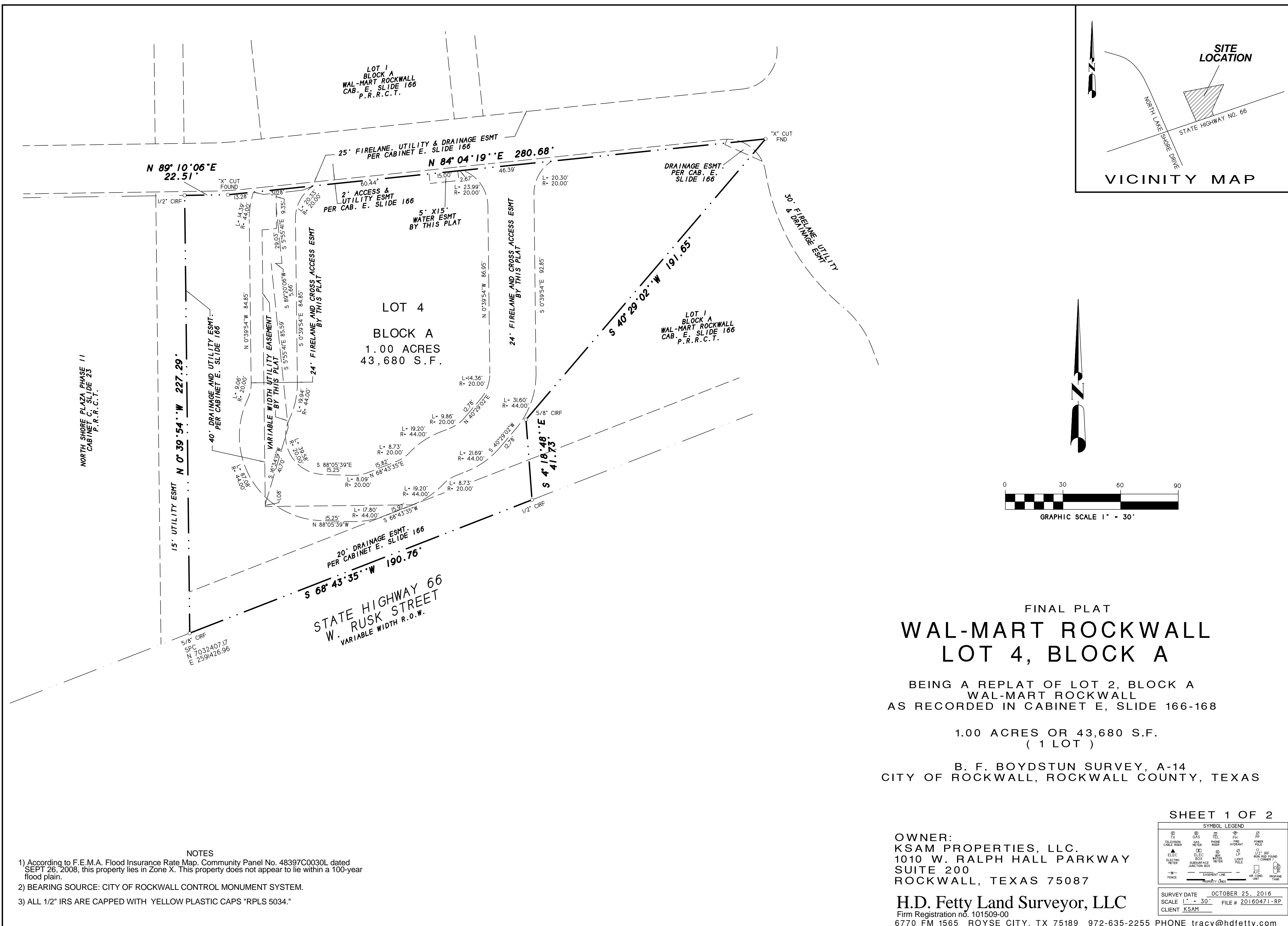


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KSAM PROPERTIES, LLC., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 2, Block A, WAL-MART ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Slide 166 of Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the northwest right-of-way line of SH 66 W. Rusk Street, and being at the southwest corner of Lot 2, Block A and the southeast corner of North Shore Plaza Phase II, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 23 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 39 min. 54 sec. W. along the west boundary line of said Lot 2 and the east boundary line of said Addition, a distance of 227.29 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 04 min. 19 sec. E. a distance of 280.68 feet to a "X" found chiseled in concrete for corner at the northeast corner of said Lot 2;

THENCE S. 40 deg. 29 min. 02 sec. W. a distance of 191.65 feet to a 5/8" iron rod found for corner;

THENCE S. 04 deg. 18 min. 48 sec. E. a distance of 41.73 feet to a 1/2" iron rod found for corner in the north right-of-way line of SH 66 W. Rusk Street;

THENCE S. 68 deg. 43 min. 35 sec. W. along said right-of-way line, a distance of 190.76 feet to the POINT OF BEGINNING and containing 43,680 square feet or 1.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as WAL-MART ROCKWALL LOT 4, BLOCK A, an 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 expressed. I further certify that all other parties who have a mortgage or lien interest in WAL-MART ROCKWALL, LOT 4, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

KEVIN SMART
FOR KSAM PROPERTIES, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN SMART 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 _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of WAL-MART ROCKWALL, LOT 4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
WAL-MART ROCKWALL
LOT 4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART ROCKWALL
AS RECORDED IN CABINET E, SLIDE 166-168

1.00 ACRES OR 43,680 S.F.
(1 LOT)

B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
TV TELEVISION CABLE RISER	GAS METER	TEL RISER	FH FIRE HYDRANT	PP POWER POLE					
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WATER METER	LP LIGHT POLE						
FENCE		EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK				
Property Lines									
SURVEY DATE <u>OCTOBER 25, 2016</u>									
SCALE <u>1" = 30'</u> FILE # <u>20160471-RP</u>									
CLIENT <u>KSAM</u>									

OWNER:
KSAM PROPERTIES, LLC.
1010 W. RALPH HALL PARKWAY
SUITE 200
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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, as required under Ordinance 83-54.

	Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Wednesday, October 26, 2016 11:07 am.						
Start	1001	REF		4830.62800	5096.22755	0.00
IN		S 68°43'35" W	190.76			
	1002	REF		4761.41606	4918.46624	0.00
IN		N 0°39'54" W	227.29			
	1003	REF		4988.69075	4915.82827	0.00
IN		N 89°10'06" E	22.51			
	1004	REF		4989.01748	4938.33590	0.00
IN		N 84°04'19" E	280.68			
	1005	REF		5018.00600	5217.51492	0.00
IN		S 40°29'02" W	191.65			
	1006	REF		4872.23905	5093.08906	0.00
IN		S 4°18'48" E	41.73			
	1001	REF		4830.62800	5096.22755	0.00

Area = 43680.44 Sq. Feet or 1.00 Acres