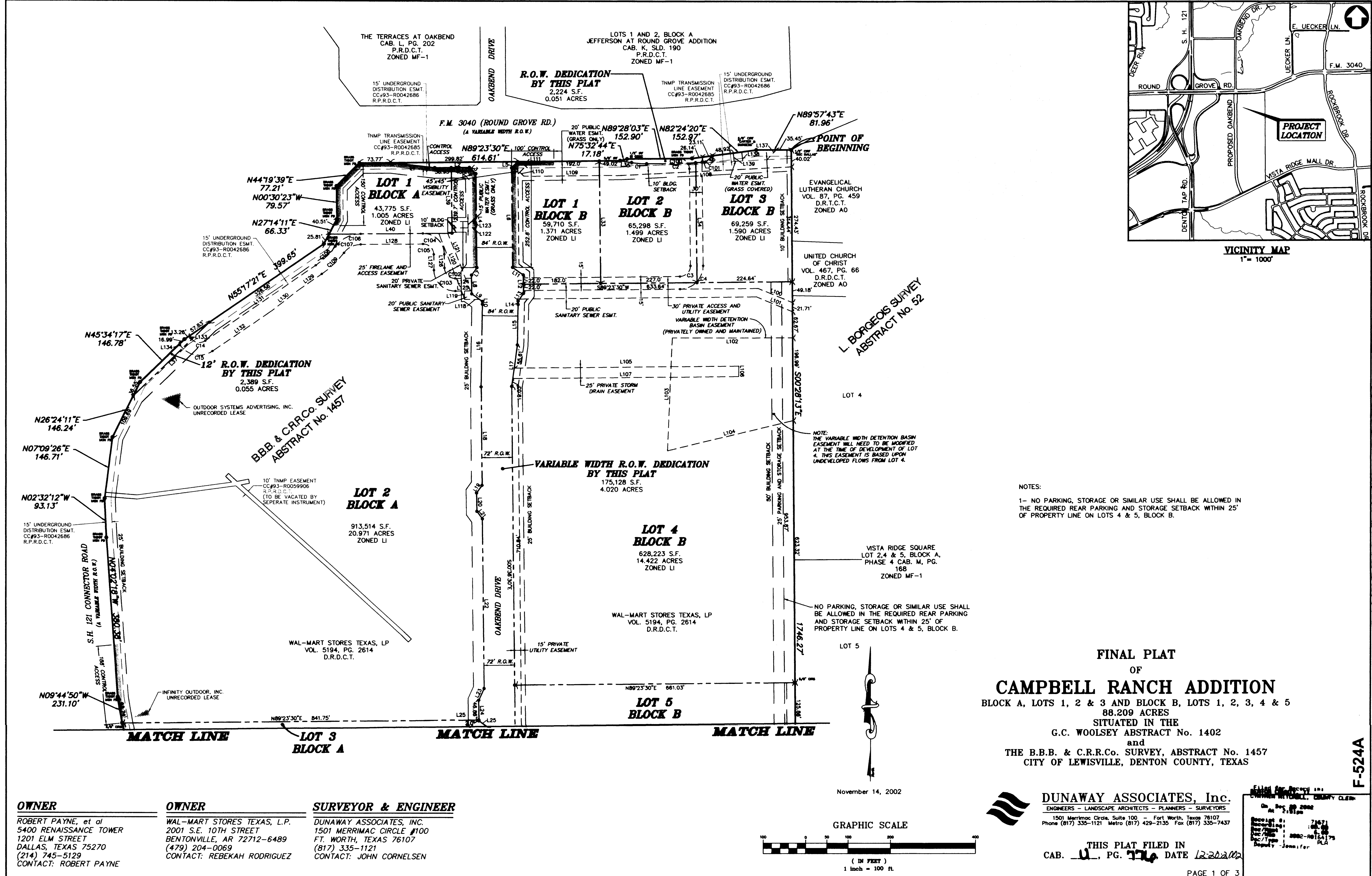


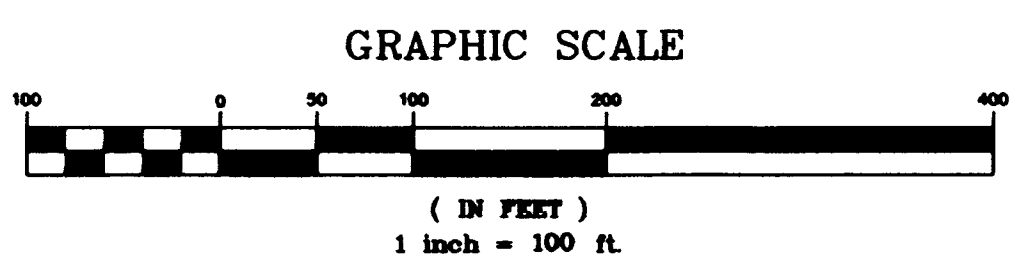
I:\Design\012001162\Project\mCity\Final-Plat-DA\SURVEY.dwg, Final Plat Sheet 1, 12/11/2002 08:28:55 AM, r:\ANSI.D - 22 x 34 in. (landscape), 1:1, Dunaway Associates, Inc.



NOTES:
1- NO PARKING, STORAGE OR SIMILAR USE SHALL BE ALLOWED IN THE REQUIRED REAR PARKING AND STORAGE SETBACK WITHIN 25' OF PROPERTY LINE ON LOTS 4 & 5, BLOCK B.

FINAL PLAT
OF
CAMPBELL RANCH ADDITION
BLOCK A, LOTS 1, 2 & 3 AND BLOCK B, LOTS 1, 2, 3, 4 & 5
88.209 ACRES
SITUATED IN THE
G.C. WOOLSEY ABSTRACT No. 1402
and
THE B.B.B. & C.R.R.Co. SURVEY, ABSTRACT No. 1457
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER ROBERT PAYNE, et al 5400 RENAISSANCE TOWER 1201 ELM STREET DALLAS, TEXAS 75270 (214) 745-5129 CONTACT: ROBERT PAYNE	OWNER WAL-MART STORES TEXAS, L.P. 2001 S.E. 10TH STREET BENTONVILLE, AR 72712-6489 (479) 204-0069 CONTACT: REBEKAH RODRIGUEZ	SURVEYOR & ENGINEER DUNAWAY ASSOCIATES, INC. 1501 MERRIMAC CIRCLE #100 FT. WORTH, TEXAS 76107 (817) 335-1121 CONTACT: JOHN CORNELSEN
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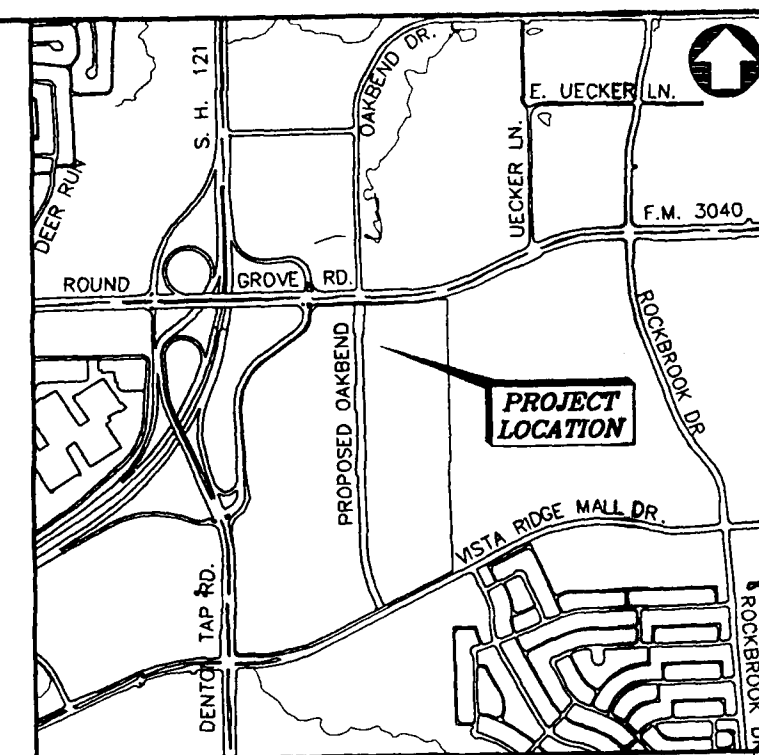


DUNAWAY ASSOCIATES, Inc.
ENGINEERS - LANDSCAPE ARCHITECTS - PLANNERS - SURVEYORS
1501 Merrimac Circle, Suite 100 - Fort Worth, Texas 76107
Phone (817) 335-1121 Metro (817) 429-2135 Fax (817) 335-7437

THIS PLAT FILED IN
CAB. U, PG. 776 DATE 12-20-2002

CAMPBELL RANCH ADDITION- FINAL PLAT

F-524A



E-524B

PAGE 2 OF 3

STATE OF TEXAS &
COUNTY OF DENTON &

WHEREAS, WAL-MART STORES TEXAS, LP., a Texas limited partnership; ROBERT B. PAYNE, PAYNE-JOHNSTON MANAGEMENT, INC., a Texas corporation; GEORGE S. HILAND & COMPANY NUMBER THREE, a partnership; JOHN P. BAXTER, TRUSTEE OF THE MARY VIRGINIA HILAND TESTAMENTARY TRUST; PATRICK J. FLEMING, THE PAYNE FAMILY PARTNERSHIP, LTD., Texas limited partnership; GHOST PINE LIMITED PARTNERSHIP, a Texas limited partnership; ROBERT B. PAYNE, JR.; SUSAN PAYNE MADOLE; MARSHALL B. PAYNE; SUSAN PAYNE MADOLE, TRUSTEE OF THE BRYAN ROSS MADOLE TRUST, THE REBECCA ELIZABETH MADOLE TRUST and THE ROBERT FRANKLIN MADOLE TRUST U/A DATED DECEMBER 1, 1986; and ROBERT B. PAYNE, JR., TRUSTEE OF THE MARSHALL BENTON PAYNE TRUST, THE WILLIAM ROBERT PAYNE TRUST and the LAURA LYMAN TRUST U/A DATED DECEMBER 1, 1986, are the owners of a 88.209 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 1457, and the Gilbert C. Woolsey Survey, Abstract No. 1402 in the City of Lewisville, Denton County, Texas and being part of the 170 Acres Tract described in deed to Vista Ridge Mall Drive, Inc. recorded in volume 1243, Page 87, Deed Records, Denton County, Texas embracing all of the 43.43 acre tract described in the deed to Wal-Mart Stores Texas, LP. recorded in Volume 5194, Page 2614, of said deed records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "DEC Dates" found for the northwest corner of a tract described in deed to Evangel Lutheran Church recorded in Volume 87, Page 459, Deed Records, Denton County, Texas, and being in the south right-of-way line of Round Grove Road (also known as F.M. 3040, a variable width right-of-way described in the deed to the State of Texas recorded in volume 1243, Page 87, Deed Records, Denton County, Texas);

THENCE South 00°28'13" East, along the east line of said 170 Acres Tract, a distance of 1746.27 feet to a point for the southernmost southwest corner of said B.B.B. & C.R.R. Co. Survey and being in the north line of said Woolsey Survey;

THENCE South 00°02'01" West, continuing along the east line of said 170 Acres Tract, a distance of 365.21 feet to a 5/8" iron rod found in the north right-of-way line of Vista Ridge Mall Drive (variable width right-of-way described by plot recorded in Cabinet O, Page 192, Plot Records, Denton County, Texas);

THENCE along the north right-of-way line of said Vista Ridge Mall Drive, the following eight (8) courses and distances:

South 83°22'08" West, a distance of 1126.70 feet to a 5/8" iron rod with yellow plastic cap stamped "Dunaway Assoc. Inc." set (hereinafter called a "B" iron rod set) at the beginning of a curve to the right having a radius of 987.50 feet, a central angle of 15°50'04" and a long chord bearing and distance of South 71°17'04" West, 272.04 feet;

Along said curve to the right, an arc length of 272.91 feet to a 5/8" iron rod set;

South 78°16'00" West, a distance of 39.60 feet to a 5/8" iron rod set at the beginning of a non-tangent curve to the right having a radius of 1350.50 feet, a central angle of 05°59'43" and a long chord bearing and distance of South 79°57'25" West, 141.25 feet;

Along said non-tangent curve to the right, an arc length of 141.31 feet to a 5/8" iron rod set at the beginning of a compound curve to the right having a radius of 237.50, a central angle of 15°08'48" and a long chord bearing and distance of North 89°28'21" West, 62.60 feet;

Along said compound curve to the right, an arc length of 62.78 feet to a 5/8" iron rod set at the beginning of a reverse curve to the left having a radius of 262.50 feet, a central angle of 10°26'44" and a long chord bearing and distance of South 87°18'18" East, 47.79 feet;

Along said reverse curve to the left, an arc length of 47.85 feet to a 5/8" iron rod set at the beginning of a reverse curve to the right having a radius of 1338.50 feet, a central angle of 02°17'13" and a long chord bearing and distance of South 86°47'58" West, 53.42 feet;

Along said reverse curve to the right, an arc length of 53.43 feet to a 5/8" iron rod set;

South 89°49'45" West, distance of 59.30 feet to a 1/2" iron rod found at the south end of a corner clip at the intersection of the north right-of-way line of said Vista Ridge Mall Drive and the east right-of-way line of Denton Tap Road (variable width right-of-way described in deed to the City of Lewisville recorded in County Clerk's File No. 96-R0046830, Real Property Records, Denton County, Texas);

THENCE North 36°55'43" West, along said corner clip, a distance of 28.03 feet to a 5/8" iron rod set at the north end of said corner clip;

THENCE along the east right-of-way line of said Denton Tap Road the following four (4) courses and distances:

North 00°18'57" West, a distance of 42.16 to the beginning of a curve to the left having a radius of 876.50, a central angle of 09°10'00" and a long chord bearing and distance of North 04°53'57" West, 108.11 feet;

Along said curve to the left, an arc length of 108.23 feet to a 5/8" iron rod set;

North 09°28'57" West, a distance of 68.29 feet to a 5/8" iron rod from which a 1/2" iron rod with cap stamped "Haff Assoc. Inc." bears South 00°03'43" East, a distance of 0.86 feet;

North 00°00'36" East, a distance of 68.86 feet to a 5/8" iron rod set at the intersection of the east right-of-way line of said Denton Tap Road and the north right-of-way line of State Highway 121 Connector Road (variable width right-of-way described in deed to the State of Texas recorded in Volume 2513, Page 253, Deed Records, Denton County, Texas)

THENCE along the southeasterly right-of-way line of said State Highway 121 Connector Road, the following twelve (12) courses and distances:

North 24°24'41" East, a distance of 86.75 feet to a 5/8" iron rod set;

North 54°15'12" East, a distance of 89.65 feet to a 5/8" iron rod set;

North 24°10'35" East, a distance of 109.28 feet to a brass TxDOT monument found;

North 09°44'50" West, a distance of 231.10 feet to a brass TxDOT monument found;

North 04°02'18" West, a distance of 300.38 feet to a brass TxDOT monument found;

North 02°32'12" West, a distance of 93.13 feet to a brass TxDOT monument found;

North 07°09'26" East, a distance of 146.71 feet to a brass TxDOT monument found;

North 26°24'11" East, a distance of 148.24 feet to a brass TxDOT monument found;

North 45°34'17" East, a distance of 146.78 feet to a brass TxDOT monument found;

North 55°17'21" East, a distance of 399.65 feet to a brass TxDOT monument found;

North 27°14'11" East, a distance of 88.33 feet to a brass TxDOT monument found;

North 00°30'23" West, a distance of 79.57 feet to a brass TxDOT monument found at the south end of corner clip at the intersection of the southeasterly right-of-way line of said State Highway 121 Connector Road and the south right-of-way line of said Round Grove Road (F.M. 3040);

THENCE North 44°19'39" East, along said corner clip, a distance of 77.21 feet to a brass TxDOT monument found at the north end of said corner clip and being in the south right-of-way line of said Round Grove Road (F.M. 3040);begin

THENCE along the south right-of-way line of said Round Grove Road (F.M. 3040) the following five (5) courses and distances:

North 89°23'30" East, a distance of 614.61 feet to a point for corner from which a 5/8" iron rod found bears North 79°15'36" East, 4.27 feet;

North 75°32'44" East, a distance of 17.18 feet to a point for corner from which a 1/2" iron rod in concrete found bears North 82°52'10" East, 6.50 feet;

North 89°28'03" East, a distance of 152.90 feet to a point for corner from which a brass TxDOT monument bears North 83°13'24" East, 1.06 feet;

North 82°24'20" East, a distance of 152.97 feet to a point from which a 5/8" capped iron rod stamped "Carter & Burgess" bears North 71°53'26" East, 2.01 feet;

North 89°53'43" East, a distance of 81.96 feet to the POINT OF BEGINNING and containing 3,642,405 square feet 88.209 acres.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That WAL-MART STORES TEXAS, LP., a Texas limited partnership; ROBERT B. PAYNE, PAYNE-JOHNSTON MANAGEMENT, INC., a Texas corporation; GEORGE S. HILAND & COMPANY NUMBER THREE, a partnership; JOHN P. BAXTER, TRUSTEE OF THE MARY VIRGINIA HILAND TESTAMENTARY TRUST; PATRICK J. FLEMING, THE PAYNE FAMILY PARTNERSHIP, LTD., Texas limited partnership; GHOST PINE LIMITED PARTNERSHIP, a Texas limited partnership; ROBERT B. PAYNE, JR.; SUSAN PAYNE MADOLE; MARSHALL B. PAYNE; SUSAN PAYNE MADOLE, TRUSTEE OF THE BRYAN ROSS MADOLE TRUST, THE REBECCA ELIZABETH MADOLE TRUST and THE ROBERT FRANKLIN MADOLE TRUST U/A DATED DECEMBER 1, 1986; and ROBERT B. PAYNE, JR., TRUSTEE OF THE MARSHALL BENTON PAYNE TRUST, THE WILLIAM ROBERT PAYNE TRUST and the LAURA LYMAN TRUST U/A DATED DECEMBER 1, 1986, the undersigned authority does hereby adopt this plat designating the herein above described property as CAMPBELL RANCH ADDITION, Lots 1-3, Block A and Lots 1-5, Block B, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Lewisville and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and all public utility shall at all times have the right of ingress and egress to and from on upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing oil or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting, and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in this subdivision shall be sold and developed subject to the building lines shown on the plat.

Barry Sheehan
Barry Sheehan, Assistant Vice-President
For: Wal-Mart Stores Texas, LP.
Lots 1-2, Block A; Lots 1-4, Block B

Robert B. Payne
Robert B. Payne, President of
Payne-Johnston Management, Inc.
Lot 3, Block A; Lot 5, Block B

Robert B. Payne, Jr.
Robert B. Payne, Jr., Trustee of the Bryan Ross Madole Trust,
the Rebecca Elizabeth Madole Trust and the Robert
Franklin Madole Trust U/A Dated December 1, 1986
and on behalf of the following parties:
George S. Hiland & Company Number
Three, a partnership

John P. Baxter, Trustee of the Mary Virginia
Hiland Testamentary Trust

Patrick J. Fleming

The Payne Family Partnership, Ltd.

Ghost Pine Limited Partnership
a Texas limited partnership

Susan Payne Madole

Marshall B. Payne

Susan Payne Madole, Trustee of
The Robert B. Payne, Jr. Children's Trust
U/A dated December 1, 1986

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the CAMPBELL RANCH ADDITION, Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 17th day of December, 2002, and each body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinafter subscribed in the capacity stated.

Witness my hand this 19th day of December 2002.

Marty Hendrix

Marty Hendrix, TRMC/CAC, City Secretary
City of Lewisville, Texas

List: No Variances

All Variances (if any from the General Development Ordinance) Approved by the City Council.

Victor Rhoads 12-17-2002

Victor Rhoads, Chairman Planning & Zoning Commission Date
City of Lewisville, Texas

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2002.

Jeffrey A. Philson
Jeffrey A. Philson
Registered Professional Land Surveyor

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, JEFFREY A. PHILSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, in the capacity of Registered Professional Land Surveyor.

Given under my hand and seal of office on this 11 day of December 2002.
Lee Ann Evans
Notary Public Name Expiration Date

STATE OF ARKANSAS

COUNTY OF BENTON

Be it remembered that on this 13th day of December, 2002, before me a Notary Public in and for the County and State aforesaid, personally appeared KIM ADAMS, Assistant Vice President of WAL-MART STORES TEXAS, LP., a Texas limited partnership, known to me to be the person who executed in such capacity the within instrument of writing on behalf of such partnership, and such person duly acknowledged the execution of the same as the act and deed of said partnership and for the purposes and consideration therein expressed.

In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year last aforesaid.

Kim Adams 2/1/2011
Notary Public in and for the State of Arkansas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Before me, a Notary Public, on this day personally appeared ROBERT B. PAYNE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 11 day of December 2002.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Before me, a Notary Public, on this day personally appeared ROBERT B. PAYNE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and as attorney-in-fact for the parties set forth above.

Given under my hand and seal this 11 day of December 2002.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Be it remembered that on this 11 day of December, 2002, before me a Notary Public in and for the County and State aforesaid, came ROBERT B. PAYNE, President of PAYNE-JOHNSTON MANAGEMENT, INC., a Texas corporation, who is personally known to me to be the person who executed as such officer the within instrument of writing on behalf of such corporation, and such person duly acknowledged the execution of the same as the act and deed of said corporation for the purposes and consideration therein expressed.

In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year last above written.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Before me, a Notary Public, on this day personally appeared ROBERT B. PAYNE, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 11 day of December 2002.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Before me, a Notary Public, on this day personally appeared ROBERT B. PAYNE, JR., TRUSTEE OF THE BRYAN ROSS MADOLE TRUST, THE REBECCA ELIZABETH MADOLE TRUST, AND THE ROBERT FRANKLIN MADOLE TRUST U/A DATED DECEMBER 1, 1986, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same by proper authority in the capacity therein stated and for the purposes and consideration therein expressed.

Given under my hand and seal this 11 day of December 2002.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

STATE OF TEXAS

COUNTY OF Dallas

Before me, a Notary Public, on this day personally appeared ROBERT B. PAYNE, JR., TRUSTEE OF THE MARSHALL BENTON PAYNE TRUST, THE WILLIAM ROBERT PAYNE TRUST and the LAURA LYMAN PAYNE TRUST U/A DATED DECEMBER 1, 1986, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same by proper authority in the capacity therein stated and for the purposes and consideration therein expressed.

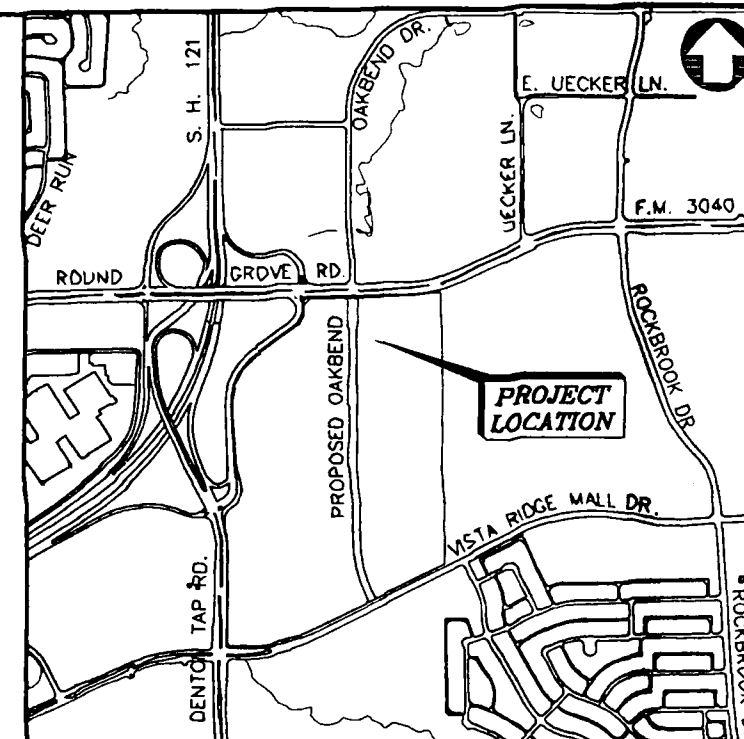
Given under my hand and seal this 11 day of December 2002.

Lee Ann Evans 4/19/06
Notary Public in and for the State of Texas Expiration Date

Lee Ann Evans
Notary Public in and for the State of Texas
My Comm. Exp. 04-19-2006

LINE	LENGTH	BEARING
L1	104.45	S83°37'05"E
L2	82.15	N89°24'38"E
L3	21.22	N45°15'56"W
L4	225.00	S00°36'30"E
L5	31.21	N44°21'30"E
L6	237.74	S00°36'30"E
L7	21.79	S46°00'52"W
L8	44.51	N00°36'30"E
L9	30.81	S54°51'16"E
L10	6.83	S00°36'30"E
L11	30.81	S54°51'16"E
L12	44.00	N00°36'30"W
L13	22.20	N35°13'45"E
L14	7.63	N00°36'30"W
L15	96.36	S00°45'37"W
L16	186.68	N00°45'37"E
L17	99.90	N02°40'39"E
L18	234.10	S00°36'30"E
L19	22.20	S55°13'45"W
L20	44.00	S00°36'30"E
L21	22.20	N36°26'48"W
L22	403.66	S00°36'30"E
L23	31.00	S47°11'08"W
L24	44.66	S00°36'30"E
L25	30.81	N54°51'16"W
L26	82.93	S12°39'08"E
L27	91.16	S26°37'52"E
L28	21.21	S18°22'08"W
L29	23.01	S26°37'52"E
L30	21.21	N71°47'52"W
L31	90.13	S63°22'08"W
L32	93.56	S70°36'30"E
L33	299.74	S00°36'30"E
L34	286.64	S00°36'30"E
L35	27.52	N81°16'52"W
L36	22.69	N48°50'46"E
L37	251.37	N45°34'17"E
L38	157.33	S00°36'30"E
L40	289.98	S89°23'30"W

LINE	LENGTH	BEARING
L100	87.40	S67°35'13"E
L101	91.77	S67°35'13"E
L102	283.61	S89°57'56"W
L103	268.79	S02°19'54"W
L104	364.72	N72°21'37"E
L105	529.14	S89°23'30"W
L106	25.00	S00°36'30"E
L107	532.78	S89°23'30"W
L108	403.00	S87°01'14"W
L109	227.17	S89°23'30"W
L110	34.84	N65°36'30"W
L111	21.21	N65°36'30"W
L112	17.63	S32°48'22"W
L113	697.11	S00°36'30"E
L114	76.65	S63°22'08"W
L115	15.00	S26°37'52"E
L116	183.82	S63°22'08"W
L117	23.44	N26°37'52"W
L118	33.56	S89°23'30"W
L119	20.00	N00°36'30"E
L120	166.90	N21°18'06"W
L121	147.19	N21°18'06"W
L122	68.00	N89°23'30"E
L123	58.20	N89°23'30"E
L124	38.70	S89°23'30"W
L125	35.61	S89°23'30"W
L126	32.69	N00°36'30"W
L127	37.69	N00°36'30"W
L128	146.72	N89°23'30"E
L129	63.27	N45°20'15"E
L130	65.79	S41°59'47"W
L131	116.32	N45°20'15"E
L132	167.41	N45°20'15"E
L133	5.86	N34°39'45"W
L134	2.97	N34°39'45"W
L135	20.00	S89°23'30"W
L136	40.00	N00°36'30"E
L137	30.83	S42°01'14"W
L138	21.42	N06°15'42"E
L139	19.81	N06°15'42"E



VICINITY MAP

1" = 1000'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Chord Direction
C1	749°07"	262.00	35.75	35.72	S85°31'46"E
C2	437°54"	1713.83	138.54	138.51	N88°14'44"E
C3	90°00'00"	25.00	39.27	35.36	N44°23'30"E
C4	90°00'00"	55.00	86.39	77.78	N44°23'30"E
C14	90°00'00"	25.00	39.27	35.36	S79°39'48"E
C15	90°00'00"	55.00	86.39	77.78	S79°39'48"E
C100	78°00'08"	25.00	34.03	31.47	N39°36'30"E
C101	26°03'39"	25.00	11.37	11.27	S12°25'18"W
C102	90°00'00"	25.00	39.27	35.36	S45°36'30"E
C103	90°00'00"	50.00	78.54	70.71	S45°36'30"E
C104	90°00'00"	50.00	78.54	70.71	N45°36'30"E
C105	89°59'59"	25.00	39.27	35.36	N45°36'30"E
C106	52°38'53"	75.00	68.93	68.53	S63°10'45"W
C107	52°38'53"	50.00	45.95	44.35	S63°10'45"W
C108	18°36'18"	200.00	64.94	64.66	N46°02'08"E
C109	18°36'18"	225.00	73.06	72.74	N46°02'08"E