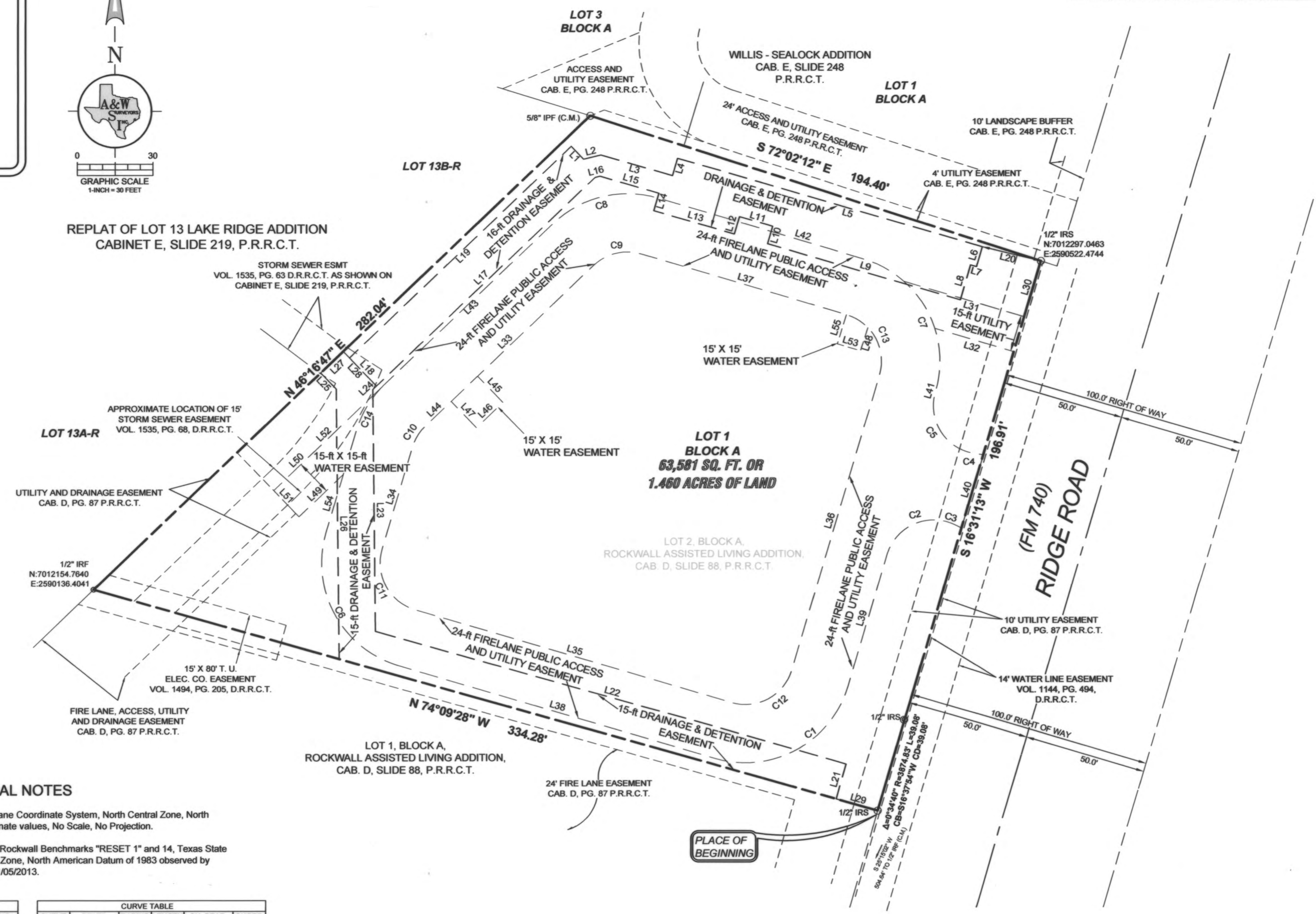


REPLAT OF LOT 13 LAKE RIDGE ADDITION
CABINET E, SLIDE 219, P.R.R.C.T.



GENERAL NOTES

- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- Basis of bearing determined by City of Rockwall Benchmarks "RESET 1" and 14, Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 observed by GPS using GeoNet RTK, observed on 11/05/2013.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	7.32	S44°48'17"E	L29	17.67	N75°14'31"W
L2	7.26	N75°11'50"E	L30	23.97	S15°26'10"W
L3	30.57	S74°48'17"E	L31	51.56	S74°33'50"E
L4	7.50	N15°11'43"E	L32	33.90	S74°33'50"E
L5	130.36	S74°48'17"E	L33	95.45	S45°11'44"W
L6	8.51	S15°11'43"W	L34	43.74	S15°28'17"W
L7	2.50	N74°48'17"W	L35	135.26	S74°34'22"E
L8	15.00	S15°11'43"W	L36	126.55	N15°27'53"E
L9	82.53	N74°48'17"W	L37	87.93	N74°32'44"W
L10	7.50	N15°11'43"E	L38	135.76	S74°34'22"E
L11	14.17	N74°48'17"W	L39	57.02	N15°27'53"E
L12	7.50	S15°11'43"W	L40	31.52	N15°25'30"E
L13	34.50	N74°48'17"W	L41	1.17	N15°27'53"E
L14	7.50	N15°11'43"E	L42	87.93	N74°32'44"W
L15	25.13	N74°48'17"W	L43	96.53	S45°11'44"W
L16	2.06	S75°11'43"W	L44	14.62	N45°11'44"E
L17	124.05	S45°11'44"W	L45	15.00	S44°48'16"E
L18	16.01	N44°48'17"W	L46	15.00	S45°11'44"W
L19	125.86	N45°11'43"E	L47	15.00	N44°48'16"W
L20	24.70	N77°22'28"W	L48	10.01	N16°08'55"E
L21	15.00	N14°45'29"E	L49	25.22	S45°06'14"W
L22	200.69	N75°14'31"W	L50	0.04	S45°06'14"W
L23	99.52	N01°40'08"W	L51	15.00	N44°53'20"W
L24	2.13	N45°11'44"E	L52	61.79	N45°06'14"E
L25	9.21	S44°48'16"E	L53	10.00	S74°34'30"E
L26	111.09	S01°40'08"E	L54	43.74	S15°28'17"W
L27	12.83	N45°11'44"E	L55	12.62	S16°08'55"W
L28	19.73	N44°48'17"W			

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	89°58'51"	44.00'	69.10'	N61°32'22"E	62.21'
C2	86°55'34"	20.00'	30.34'	S61°37'42"W	27.52'
C3	13°00'18"	30.02'	6.81'	N68°58'15"W	6.80'
C4	12°42'38"	30.02'	6.66'	S79°51'42"E	6.65'
C5	85°53'40"	20.00'	29.98'	S29°28'39"E	27.25'
C6	90°02'40"	44.00'	69.15'	S28°27'59"E	62.25'
C7	90°00'31"	44.00'	69.12'	N28°27'37"W	62.23'
C8	60°15'32"	44.00'	46.28'	S76°24'33"W	44.17'
C9	60°15'32"	20.00'	21.03'	S76°24'33"W	20.08'
C10	29°43'26"	20.00'	10.38'	S31°25'04"W	10.26'
C11	90°02'40"	20.00'	31.43'	S28°27'59"E	28.30'
C12	89°59'23"	20.00'	31.41'	N61°32'38"E	28.28'
C13	90°00'37"	20.00'	31.42'	N28°27'41"W	28.28'
C14	29°43'26"	44.00'	22.63'	S31°25'04"W	22.57'

LEGEND	
D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	iron rod with a yellow plastic cap stamped "RPLS 5310" set
F.A.U.E.	firelane, access, and utility easement

PLACE OF BEGINNING



Job No. 13-1550 DATE PREPARED: 03/27/2014 Drawn by: 024

PAGE 1 OF 2
 Owner: AJ SQUARED LLC
 ~ 271 Rabbit Ridge, Heath, TX 75087 ~
A & W SURVEYORS, INC.
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

I-118
 REPLAT
AJ SQUARED ADDITION
LOT 1, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 ROCKWALL ASSISTED LIVING ADDITION
 1.460 ACRES OF LAND
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P2014-032

AJ SQUARED ADDITION LOT 1, BLOCK A REPLAT

DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

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 plat, and designated herein as the AJ SQUARED 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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.

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; 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.

Signature of Owner

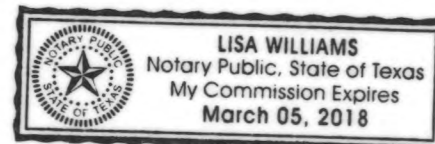
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ketan Parekh 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 20 day of November, 2014.

Lisa Williams
Notary Public in and for the State of Texas

March 5, 2018
My Commission Expires:



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, AJ SQUARED LLC, is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 1460, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block A, ROCKWALL ASSISTED LIVING ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 88, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northwest line of Ridge Road, a variable width right-of-way, at the common East corner of Lots 1 and 2, of said Block A;

Thence North 74 deg. 09 min. 28 sec. West, a distance of 334.28 feet to a 1/2-inch iron rod found for corner in the Southwest line of Lot 13A-R, of REPLAT OF LOT 13 LAKE RIDGE ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 219, Plat Records, Rockwall County, Texas, and being at the West corner of said Lots 1 and 2;

Thence North 46 deg. 16 min. 47 sec. East, a distance of 282.04 feet to a 5/8-inch iron pipe found for corner in the Southwest line of WILLIS - SEALOCK ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 248, Plat Records, Rockwall County, Texas;

Thence South 72 deg. 02 min. 12 sec. East, along the said Southwest line, a distance of 194.40 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said Northwest line of Ridge Road;

Thence South 16 deg. 31 min. 13 sec. West, along said Northwest line, a distance of 196.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 00 deg. 34 min. 40 sec., a radius of 3874.83 feet, and a chord bearing and distance of South 16 deg. 37 min. 54 sec. West, 39.08 feet;

Thence Southeasterly, along said curve to the left, and said Northwest line, an arc distance of 39.08 feet to the PLACE OF BEGINNING and containing 63,581 square feet or 1.460 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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.

John S. Turner
John S. Turner R.P.L.S. 5310
Registered Professional Land Surveyor



RECOMMENDED FOR FINAL APPROVAL

10/28/2014
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 November, 2014.

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.

WITNESS OUR HANDS, this 26th day of November, 2014.

Paul Sweet
Mayor, City of Rockwall

Brittany Ashberry
City Secretary

Christy Felton, P.E.
City Engineer



Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
12/12/2014 11:02:01 AM
\$100.00
20140000017900



Owner: AJ SQUARED LLC
~ 271 Rabbit Ridge, Heath, TX 75087 ~

A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job No. 13-1550 DATE PREPARED: 03/27/2014 Drawn by: 024
"A professional company operating in your best interest"

I-119
PAGE 2 OF 2
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AJ SQUARED ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK A
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AJ SQUARED ADDITION
LOT 1, BLOCK A
REPLAT