



P2016-008- CHILDREN'S LIGHTHOUSE
 REPLAT - LOCATION MAP = [icon]

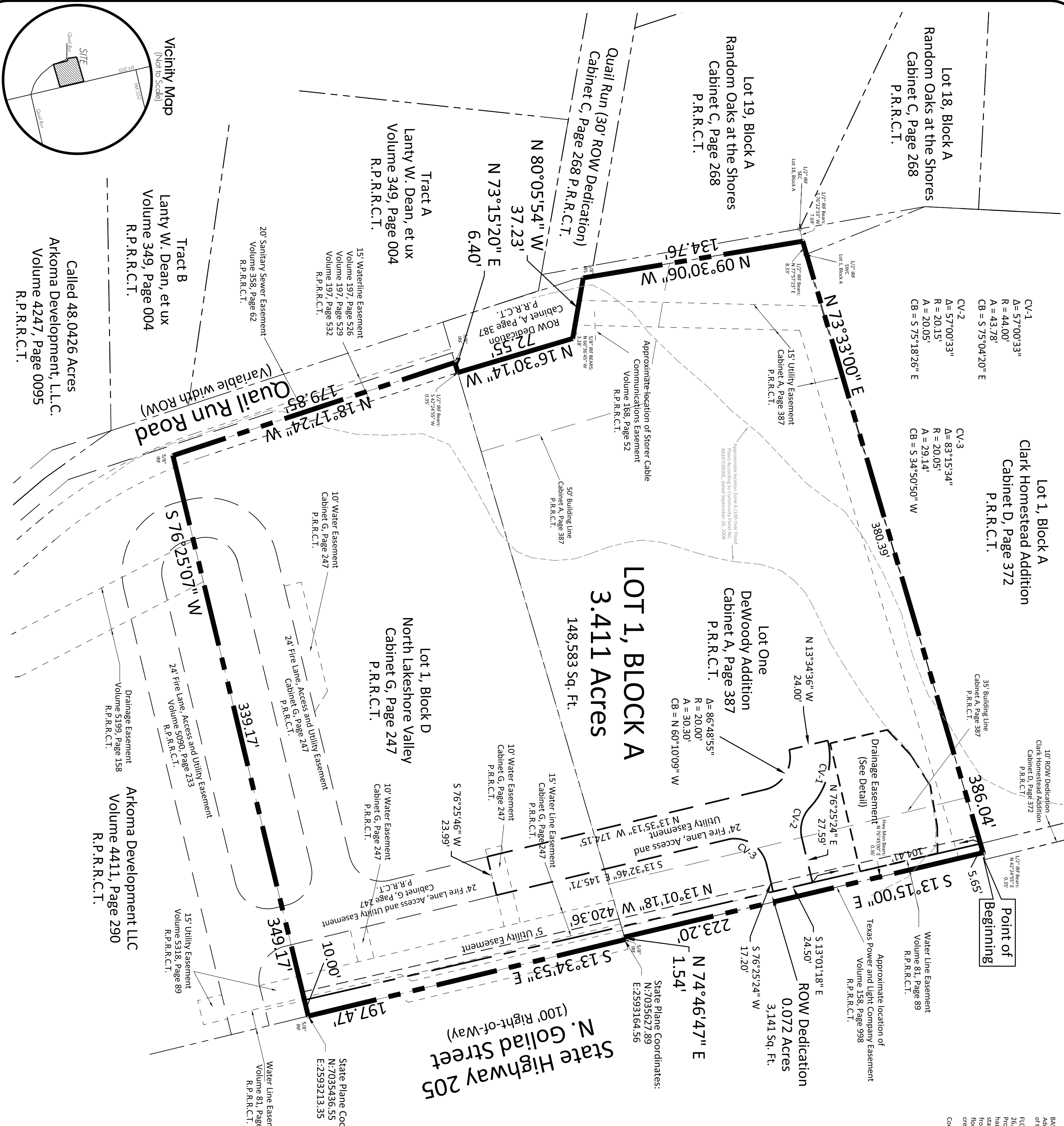


City of Rockwall

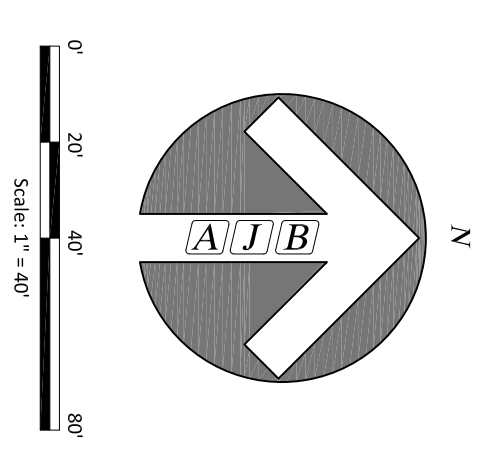
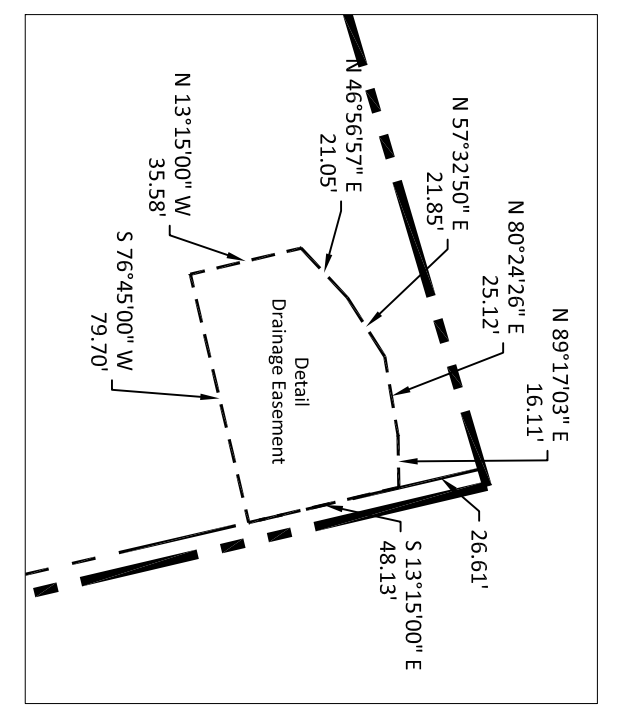
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





NOTES:
 BASIS OF BEARINGS: Bearings shown hereon are based on the data of Lot One of platbooky addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 387 of the Plat Records Rockwall County, Texas.
FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map a portion of this property is within Flood Zone "AE", which is a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood damage can result from causes or natural causes. This statement shall not create liability on the part of the Surveyor.
 Coordinates are based on the City of Rockwall surface coordinates.



LEGEND
 --- Iron Rod Found
 --- IRIS
 --- Deed Records Rockwall County, Texas
 --- DIRECT
 --- Plat Records Rockwall County, Texas
 --- PRRECT
 --- Real Property Records Rockwall County, Texas
 --- OFFRRICT
 --- Official Public Records Rockwall County, Texas

ILLUSTRATIVE PURPOSES ONLY
 HAS NOT BEEN APPROVED.
 Case No. _____

REPLAT
CHILDRENS LIGHTHOUSE
LOT 1, BLOCK A

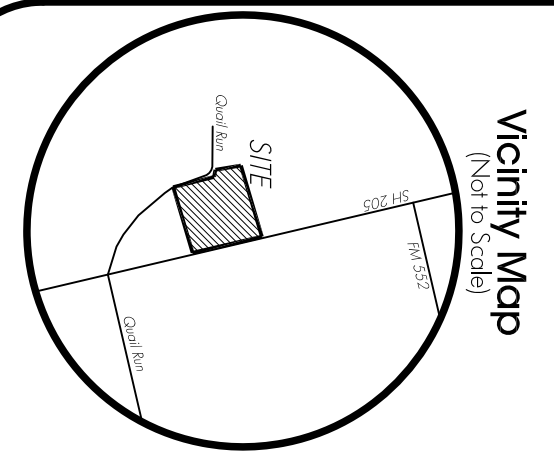
1 LOT - 3.483 ACRES
 SAMUEL KING SURVEY, ABSTRACT NO. 131
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: M REA PROPERTIES 2 LLC
 1234 TRALEE LN
 GARLAND, TEXAS 75044
 Engineer: JMK ENGINEERING
 4128 BEACON ST.
 FLOWER MOUND, TEXAS 75028

Scale: 1" = 40'
 Date: October 14, 2015
 Technician: Spreading/Eliam
 Drawn By: Spreading/Eliam
 Checked By: A.J. Bedford
 P.C.: C/ver/Spreading
 File: DDB-Golad PFP 2015-10-13
 Job No.: 603-001
 GF No. _____
 301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0275, www.ajbedfordgroup.com

Sheet: 1
 Of: 2

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors
 T8915 REG#1018200



Vicinity Map
 (North to Scale)

Called 48.0426 Acres
 Arkoma Development, L.L.C.
 Volume 4247, Page 0095
 R.P.R.R.C.T.

Tract A
 Lanty W. Dean, et ux
 Volume 349, Page 004
 R.P.R.R.C.T.

Tract B
 Lanty W. Dean, et ux
 Volume 349, Page 004
 R.P.R.R.C.T.

Lot 1, Block D
 North Lakeshore Valley
 Cabinet G, Page 247
 P.R.R.C.T.

Lot One
 DeWoody Addition
 Cabinet A, Page 387
 P.R.R.C.T.

Arkoma Development LLC
 Volume 4411, Page 290
 R.P.R.R.C.T.

Arkoma Development L.L.C.
 Volume 4247, Page 0095
 R.P.R.R.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, M REA PROPERTIES 2 LLC, the undersigned owner of the land shown on this plat, and designated herein as the CHILDRENS LIGHTHOUSE 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 therein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the CHILDRENS LIGHTHOUSE 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 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. We, my (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.

M REA PROPERTIES 2 LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2016

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, M REA PROPERTIES 2 LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 3.483 acres tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being all of Lot One of DeWoods Addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 387 of the Plat Records, Rockwall County, Texas (PRRCLT) and Lot 1, Block D of North Lakeshore Valley an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 247 (PRRCLT) and being more particularly described as follows:

Beginning at a point for corner in the west right of way line of State Highway No. 205 (North Goliad Street a 100 feet wide right of way from which a 1/2 inch iron rod found bears, NORTH 42°24'55" EAST a distance of 0.35 feet;

THENCE along the west line of said State Highway No. 205 (North Goliad Street), SOUTH 13°15'00" East a distance of 223.20 feet to a point for corner;

THENCE NORTH 74°46'47" EAST a distance of 1.54 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 1, Block D;

THENCE continuing along the west line of said State Highway No. 205 (North Goliad Street), SOUTH 13°34'53" EAST a distance of 197.47 feet to a 5/8 inch iron rod found for corner at the southeast corner of said Lot 1, Block D and the northeast corner of a tract of land described in a deed to Arkoma Development LLC recorded in Volume 4411, Page 290, Real Property Records Rockwall County, Texas (RRPRCLT);

THENCE along the common line of said Lot 1, Block D and Arkoma Development LLC tract, SOUTH 76°25'07" WEST a distance of 349.17 feet to a 5/8 inch iron rod found for corner in the east line of Quail Run Road a variable width right of way;

THENCE along the east line of said Quail Run Road and the west line of said Lot 1, Block D, west line of said LNORTH 18°17'24" WEST a distance of 179.85 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 73°15'20" EAST a distance of 6.40 feet to a point for corner from which a 1/2 inch iron rod bears SOUTH 42°24'55" WEST a distance of 0.35 feet and being in the east right of way line of Quail Run Road a variable width right of way;

THENCE along the east line of said Quail Run Road and the west line of said Lot One, NORTH 16°30'14" WEST a distance of 72.55 feet to a point from which a 5/8 inch iron rod found bears NORTH 66°36'45" WEST a distance of 3.28 feet and being in the north line of said Quail Run Road;

THENCE along the north line of said Quail Run Road, NORTH 80°05'54" WEST a distance of 37.23 feet to a 5/8 inch iron rod set for corner;

THENCE along the west line of said Lot One, NORTH 09°30'06" WEST a distance of 134.76 feet to a point for corner from which a 1/2 inch iron rod found bears SOUTH 76°22'22" WEST a distance of 7.69 feet and another 1/2 inch iron rod found bears NORTH 77°57'23" EAST a distance of 8.33 feet;

THENCE along the north line of said Lot One, NORTH 73°33'00" EAST a distance of 386.04 feet to the POINT OF BEGINNING;

CONTAINING 3.483 acres or 151,724 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 _____, 2016

Notary Public in and for the State of Texas

ILLUSTRATIVE PURPOSES ONLY
HAS NOT BEEN APPROVED.
Case No. _____

REPLAT
CHILDRENS LIGHTHOUSE
LOT 1, BLOCK A

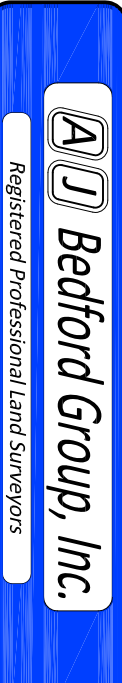
1 LOT - 3.483 ACRES
SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: M REA PROPERTIES 2 LLC Engineer: JVK ENGINEERING
1234 TRALEE LN 4128 BACON ST.
GARLAND, TEXAS 75044 FLOWER MOUND, TEXAS 75028

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: October 14, 2015	P.C.: Cvet/Spreading
Technician: Spreading/Elan	File: DBB-dlad PFP 2015-10-13
Drawn By: Spreading/Elan	Job No. 603-001
	GF No.

301 N. Alamo Rd., Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 2
of: 2

 Registered Professional Land Surveyors
TBL15 REG#10118200

RECOMMENDED FOR FINAL APPROVAL

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 _____ day of _____, 2016.

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 _____ day of _____, 2016.

Mayor, City of Rockwall City Secretary City Engineer