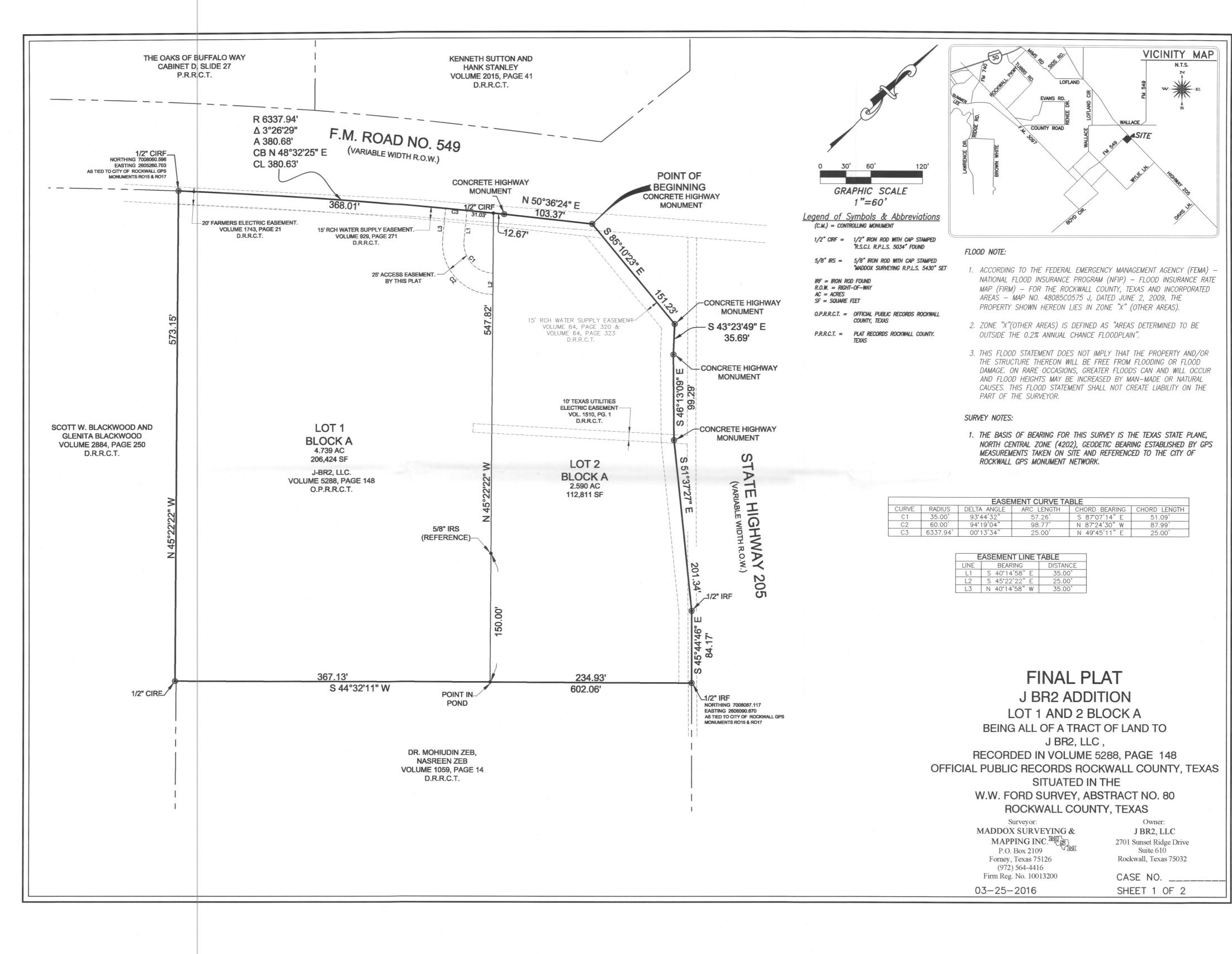




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}

COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the JBR2 ADDITION to the City of Rockwall, Texas, and whose name's are 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. we further certify that all other parties who have a mortgage or lien interest in the JBR2 ADDITION have been notified

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 Rockwalls West 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 and 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.

J BR2, LLC OWNER			
OWNER			
STATE OF TEXAS			
COUNTY OF			
Before me, the undersigned authority, of to be the person whose name is subscrexecuted the same for the purpose and	ribed to the foregoing instr	rument, and acknow	, known to maded
Given upon my hand and seal of office	thisday of		_, 2016.
Notary Public in and for the State of Te	xas		
My Commission Expires:			

OWNERS CERTIFICATE

STATE OF TEXAS}

COUNTY OF ROCKWALL}

WHEREAS, J BR2, LLC is the owner of a tract of land in the W.W. FORD Survey, Abstract No. 80, situated in Rockwall County, Texas, being all of said tract as recorded in Volume 5288, Page 148 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Concrete Highway Monument found lying at the intersection of the southeast right-of-way line of F.M. Road No. 549, (a variable width right-of-way) and the southwest right-of-way line of State Highway No. 205, (a variable width right-of-way) said point also being the north corner of said J BR2 tract and lying on the northeast corner clip of

THENCE South 85 degrees 10 minutes 23 seconds East along the southwest right-of-way line of said State Highway No. 205 and said corner clip a distance of 151.23 feet to a Concrete Highway Monument found for corner;

THENCE South 43 degrees 23 minutes 49 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 35.69 feet to a Concrete Highway Monument found for corner;

THENCE South 46 degrees 13 minutes 09 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 99.29 feet to a Concrete Highway Monument found for corner;

THENCE South 51 degrees 37 minutes 27 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 201.34 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 44 minutes 46 seconds East continuing along the southwest right-of-way line of said State Highway No. 205 a distance of 84.17 feet to a 1/2 inch iron rod found for the east corner of said J BR2 tract and the north corner of a tract of land to Dr. Mohiudin Zeb, Nasreen Zeb as recorded in Volume 1059, Page 14 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 32 minutes 11 seconds West departing the southwest right-of-way line of said State Highway No. 205 and along the common line of said Dr. Mohiudin tract and said J BR2 tract a distance of 602.06 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. R.P.L.S. 5034" found for the south corner of said J BR2 tract same being the east corner of said Dr. Mohiudin tract and lying on the northeast line of a tract of land to Scott W. Blackwood and Glenita Blackwood as recorded in Volume 2884, Page 250 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 22 minutes 22 seconds West along the common line of said J BR2 tract and said Blackwood tract a distance of 573.15 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. R.P.L.S. 5034" found for the west corner of said J BR2 tract and the north corner of said Blackwood tract, said point also lying on the aforementioned southeast right-of-way line of F.M. Road No. 549 and at the beginning of a curve to the right;

THENCE with said curve to the right and along said southeast right-of-way line of F.M. Road No. 549 having a radius of 6337.94 feet, a central angle of 03 degrees 26 minutes 29 seconds, an arc length of 380.68 feet, a chord bearing of North 48 degrees 32 minutes 25 seconds East a distance of 380.63 feet to a Concrete Highway Monument found for

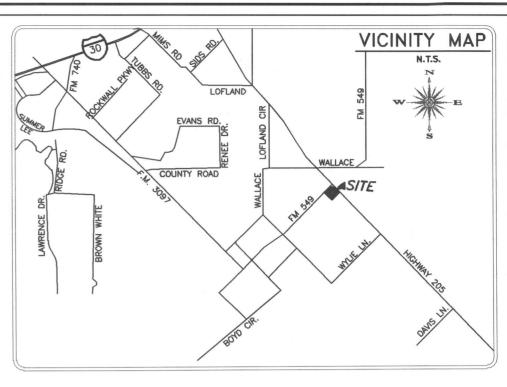
THENCE North 50 degrees 36 minutes 24 seconds East continuing along said southeast right-of-way line of F.M. Road No. 549 a distance of 103.37 feet to the POINT OF BEGINNING containing 319,235 square Feet, or 7.329 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE	DAY OF	, 2016.
	_	
BRIAN J. MADDOX,		
STATE OF TEXAS, R.P.L.S. NO. 5430		

RECOMM	ENDED FOR F	TINAL APPROVAL		
Chairman, Planning & Zoning Com. I hereby certify that the above and for to the City of Rockwall, Texas was app	egoing plat of F	inal Plat of J BR2 yor of the City of	Date ADDITION LOT 1 AND 2 BLC Rockwall on the day	OCK A
, 2016.				
This approval shall be invalid unless the County Clerk of Rockwall County, Texas,	e approved Plat within one year	for such Addition in from said date of	is recorded in the office of f final approval. An extension	the on
may be granted by the City Council.				
Said Addition shall be subject to all the	e requirements o	of the Platting Ordi	nance of the City of Rockw	rall.
Witness my hand this the day o	f	, 2016.		
Mayor, City of Rockwall	Date	City Secretary, Ci	ty of Rockwall Date)
City Engineer, City of Rockwall	Date			



FLOOD NOTE:

- 1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 48085C0575 J, DATED JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
- 2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN—MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

FINAL PLAT J BR2 ADDITION

LOT 1 AND 2 BLOCK A

BEING ALL OF A TRACT OF LAND TO J BR2, LLC ,

RECORDED IN VOLUME 5288, PAGE 148
OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SITUATED IN THE

W.W. FORD SURVEY, ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

Surveyor:

MADDOX SURVEYING &

MAPPING INC.

P.O. Box 2109

Forney, Texas 75126

Forney, Texas 75126 (972) 564-4416 Firm Reg. No. 10013200

03-25-2016

J BR2, LLC 2701 Sunset Ridge Drive Suite 610 Rockwall, Texas 75032

CASE NO. _____ SHEET 2 OF 2