

**Legend of Symbols & Abbreviations**

- (C.M.) = CONTROLLING MONUMENT
- 1/2" CIRF = 1/2" IRON ROD WITH CAP STAMPED "R.S.C.I. R.P.L.S. 5034" FOUND
- 5/8" IRS = 5/8" IRON ROD WITH CAP STAMPED "MADDOX SURVEYING R.P.L.S. 5430" SET
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- AC = ACRES
- SF = SQUARE FEET
- B.L. = BUILDING LINE
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

**FLOOD NOTE:**

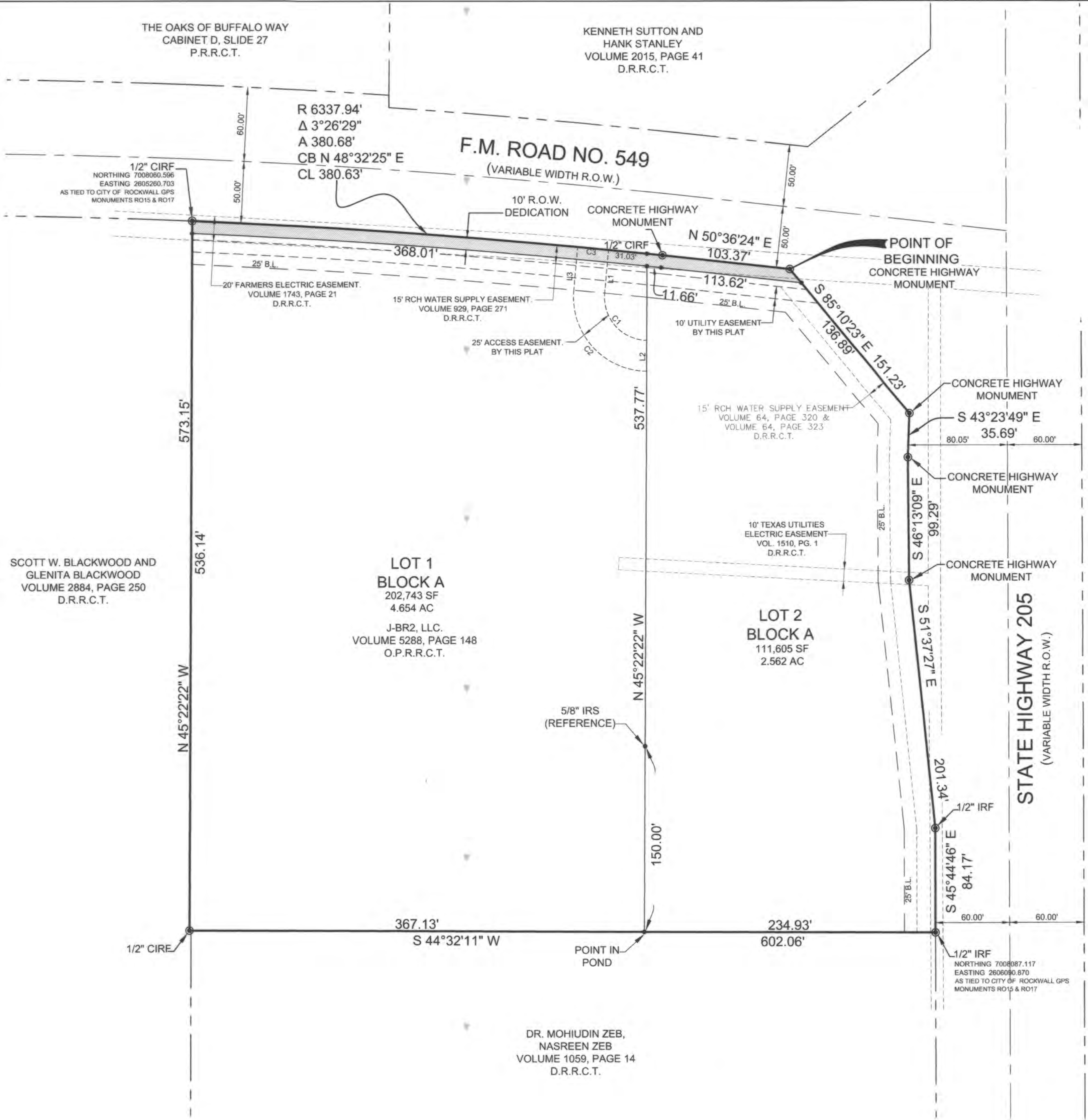
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0575 J, DATED JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "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.

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	93°44'32"	57.26'	S 87°07'14" E	51.09'
C2	60.00'	94°19'04"	98.77'	N 87°24'30" W	87.99'
C3	6337.94'	00°13'34"	25.00'	N 49°45'11" E	25.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°14'58" E	35.00'
L2	S 45°22'22" E	25.00'
L3	N 40°14'58" W	35.00'



**J 131**  
**FINAL PLAT**  
**LOTS 1 AND 2, BLOCK A**  
**JBR2 ADDITION**  
 2 LOTS, BEING 7.329 ACRES  
 SITUATED IN THE  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC.  
 P.O. Box 2109  
 Forney, Texas 75126  
 (972) 564-4416  
 Firm Reg. No. 10013200  
 04-26-2016

Owner: J BR2, LLC  
 2701 Sunset Ridge Drive  
 Suite 610  
 Rockwall, Texas 75032  
 CASE NO. (P2016-015)  
 SHEET 1 OF 2

JBR2 Addition  
 Lots 1 & 2, Block A  
 Final Plat



**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 Rockwall's 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.

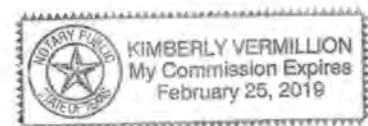
JBR2, LLC
OWNER

STATE OF TEXAS

COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared David W. Bicket, 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 12th day of May, 2016.

Notary Public in and for the State of Texas
My Commission Expires: February 25, 2019



**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 same;

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 corner;

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**

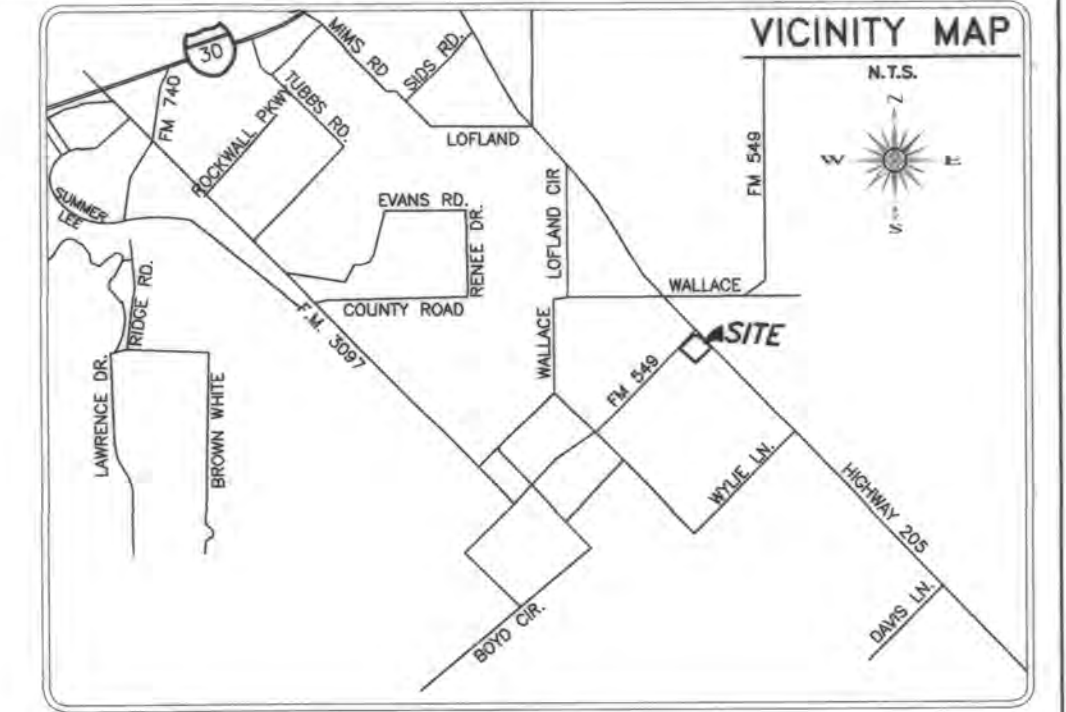
I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS,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

WITNESS UNDER MY HAND THIS THE 12th DAY OF May, 2016.

Brian J. Maddox
BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430



RECOMMENDED FOR FINAL APPROVAL
Chairman, Planning & Zoning Commission
I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2, BLOCK A JBR2 ADDITION to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the 12th day of May, 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 year from said date of final approval. An extension may be granted by the City Council.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
Witness my hand this the 30th day of Nov, 2016.
Mayor, City of Rockwall
City Secretary, City of Rockwall
City Engineer, City of Rockwall



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Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
05/03/2017 01:33:14 PM
\$100.00
20170009007811

COPY



J 132
FINAL PLAT
LOTS 1 AND 2, BLOCK A
JBR2 ADDITION
2 LOTS, BEING 7.329 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
Surveyor: MADDOX SURVEYING & MAPPING INC.
Owner: J BR2, LLC
2701 Sunset Ridge Drive Suite 610
Rockwall, Texas 75032
CASE NO. (P2016-015)
SHEET 2 OF 2

JBR2 Addition
Lots 1 & 2, Block A
Final Plat