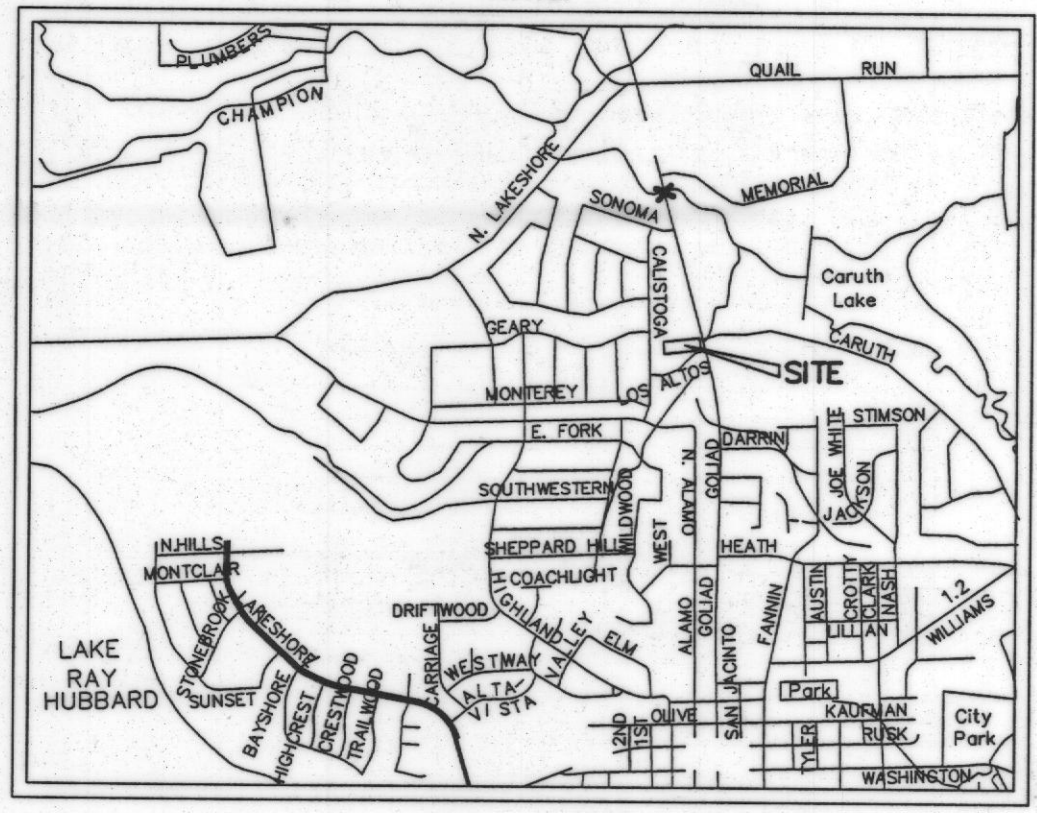


VICINITY MAP
N.T.S.



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 84397C0030L subject lot is located in Zone 'X' & 'A'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures 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.

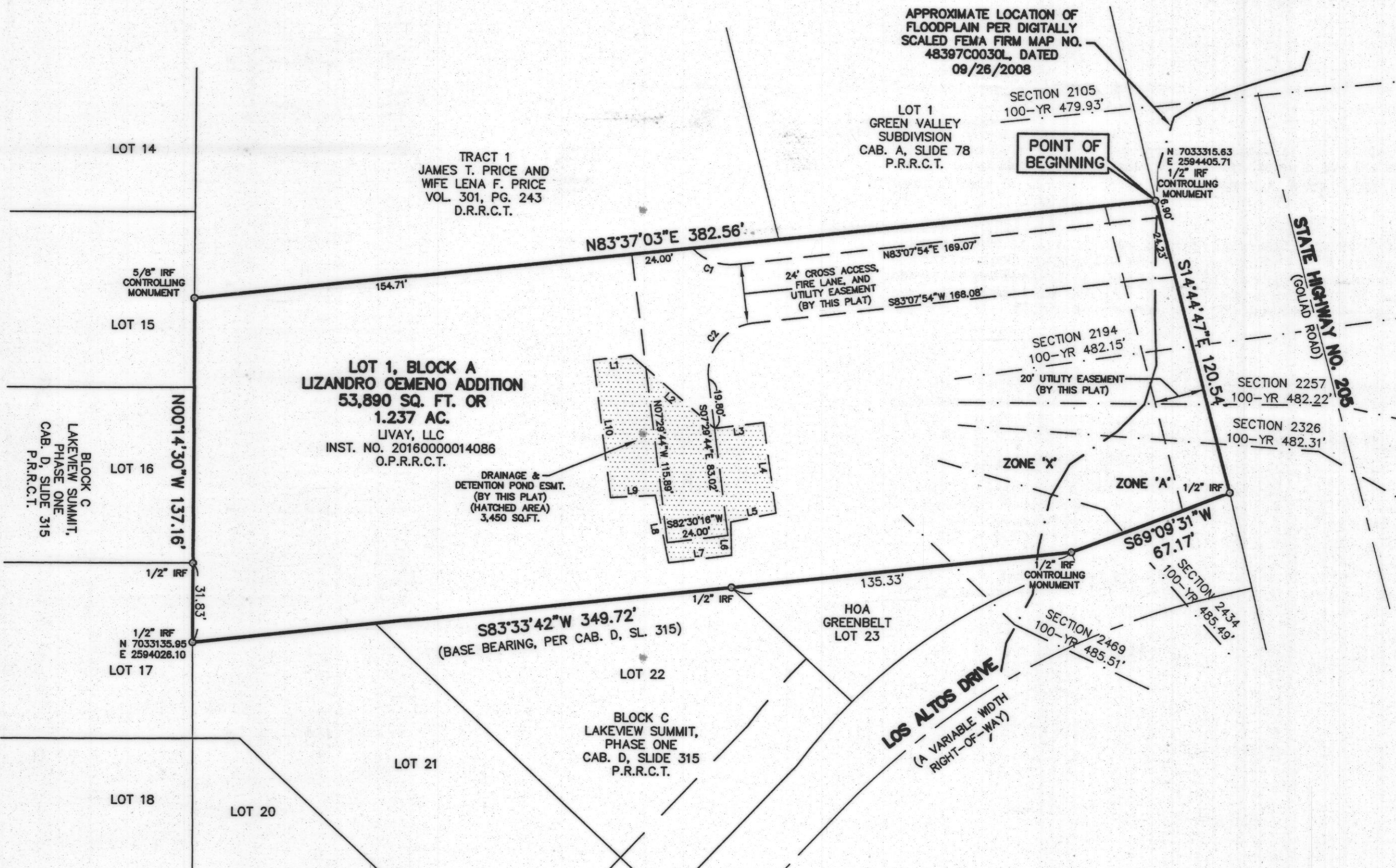
LINE TABLE

LINE	LENGTH	BEARING
L1	15.14'	N82°13'18"E
L2	43.80'	S49°05'56"E
L3	19.50'	N82°30'16"E
L4	36.50'	S08°16'49"E
L5	18.23'	S78°21'30"W
L6	13.25'	S01°47'09"E
L7	25.00'	S82°30'16"W
L8	27.33'	N11°32'47"W
L9	17.68'	S86°39'24"W
L10	55.14'	N07°39'56"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	19.00'	20.00'	54°23'44"	S 69°39'25" E	18.29'
C2	31.63'	20.00'	90°37'38"	S 37°49'05" W	28.44'

APPROXIMATE LOCATION OF FLOODPLAIN PER DIGITALLY SCALED FEMA FIRM MAP NO. 48397C0030L, DATED 09/26/2008



OWNER'S CERTIFICATION

WHEREAS LIVAY, LLC, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all that certain tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being all of that certain tract of the do LIVAY, LLC, by General Warranty Deed recorded in Instrument Number 2016000014086, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said LIVAY tract, same being the southeast corner of Lot 1, Green Valley Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 78, Plat Records, Rockwall County, Texas, same being in the southwest right-of-way line of State Highway No. 205 (Goliad Road);

THENCE South 14 deg. 44 min. 47 sec. East, along the common line of said LIVAY tract, and said State Highway No. 205, a distance of 120.54 feet to a 1/2 inch iron rod found for the southeast corner of said LIVAY tract, same being the intersection of the southwest right-of-way line of said State Highway No. 205 with the north right-of-way line of Los Altos Drive (a variable width right-of-way at this point);

THENCE South 69 deg. 09 min. 31 sec. West, along the common line of said LIVAY tract, and said Los Altos Drive, a distance of 67.17 feet to a 1/2 inch iron rod found for an angle point, same being the northeast corner of HOA Greenbelt, Lot 23, Block C, Lakeview Summit, Phase One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 315, Plat Records, Rockwall County, Texas;

THENCE along the common line of said LIVAY tract, and said Block C as follows:

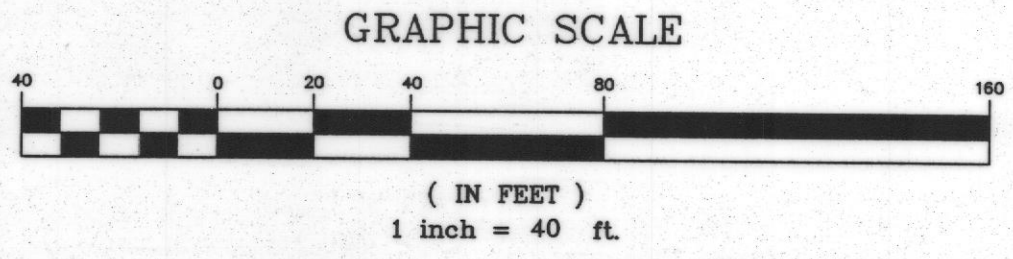
South 83 deg. 33 min. 42 sec. West, a distance of 349.72 feet to a 1/2 inch iron rod found for the southwest corner of said LIVAY tract, same being an internal corner of said Block C;

North 00 deg. 14 min. 30 sec. West, a distance of 137.16 feet to a 5/8 inch iron rod found for the northwest corner of said LIVAY tract, same being the southwest corner of that certain tract of land to James T. Price and wife Lena F. Price, Tract 1, by deed recorded in Volume 301, Page 243, Deed Records, Rockwall County, Texas;

THENCE North 83 deg. 37 min. 30 sec. East, along the common line of said LIVAY tract, and said Price tract, passing the southeast corner of said Price tract, same being the southwest corner of aforesaid Lot 1, Green Valley subdivision, and continuing along the common line of said LIVAY tract, and said Lot 1, a total distance of 382.56 feet to the POINT OF BEGINNING and containing 53,890 square feet or 1.237 acres of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
3. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
4. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
5. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
6. Basis of Bearing - Based on the north line (South 83 deg. 33 min. 42 sec. West) of Block C, Lakeview Summit, Phase One, an addition to the City of Rockwall, Rockwall County, According to the plat thereof recorded in Cabinet D, Slide 315, Plat Records, Rockwall County, Texas.
7. SLD. - SLIDE
8. CAB. - CABINET
9. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
10. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.



ENGINEER:
SHOLA MOROHUNFOLA
OKM ENGINEERING, INC.
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9412
817-657-7995
214-941-9445 (FAX)

OWNER:
LIVAY, LLC
816 COURTLAND DRIVE
MESQUITE, TEXAS 75150
CONTACT: LIZANDRO ORMENO, OWNER
214-475-5144

J 317
FINAL PLAT
LIZANDRO ORMENO ADDITION
LOT 1, BLOCK A
BEING 1.237 ACRES OUT OF THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2018

CASE NO. P2018-002

JOB NO.: 17-0340FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Member Since 1977
DATE: 01/31/2018				
REV: 04/11/2018 04/19/2018				
SCALE: 1" = 40'	tmanakin@peisersurveying.com FIRM No. 100999-00			
DRAWN: J.B.W.				

Lizandro Ormeno Addition
Lot 1, Block A
Final Plat

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

I the undersigned owner of the land shown on this plat, and designated herein as the **LIZANDRO ORMENO 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LIZANDRO ORMENO ADDITION** subdivision have been notified and signed this plat. I 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. I 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. 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. I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

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 19 day of February, 2018.

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 18 day of August, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin

Registered Professional Land Surveyor, No. 6122

June 27, 2018
Date

06/27/2018

WITNESS MY HAND, this 12 day of July, 2018

LIVAY, LLC

Lizandro Ormeno
By: LIZANDRO ORMENO, OWNER

STATE OF TEXAS:

COUNTY OF Tarrant:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lizandro Ormeno, Owner of LIVAY, LLC, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF July, 2018.

Jess West
NOTARY PUBLIC in and for the STATE OF TEXAS



FINAL PLAT
LIZANDRO ORMENO ADDITION
LOT 1, BLOCK A
 BEING 1.237 ACRES OUT OF THE
 J.H.B. JONES SURVEY, ABSTRACT NO. 124
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 JANUARY 2018

CASE NO. P2018-002

JOB NO.: 17-0340FP	PEISER & MANKIN SURVEYING, LLC		SHEET
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REV: 04/11/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
SCALE: 1" = 40'		Member Since 1977	OF
DRAWN: J.B.W.	tmankin@peisersurveying.com	FIRM No. 100999-00	2

Filed and Recorded
 Official Public Records
 Shelli Miller, County Clerk
 Rockwall County, Texas
 08/03/2018 08:59:40 AM
 \$100.00
 20180000013882



COPY

ENGINEER:

SHOLA MOROHUNFOLA
 OKM ENGINEERING, INC.
 112 S. MADISON AVENUE
 DALLAS, TX 75208
 214-941-9412
 817-657-7995
 214-941-9445 (FAX)

OWNER:

LIVAY, LLC
 816 COURTLAND DRIVE
 MESQUITE, TEXAS 75150
 CONTACT: LIZANDRO ORMENO, OWNER
 214-475-5144

Lizandro Ormeno Additor
 Lot 1, Block A
 Final Plat