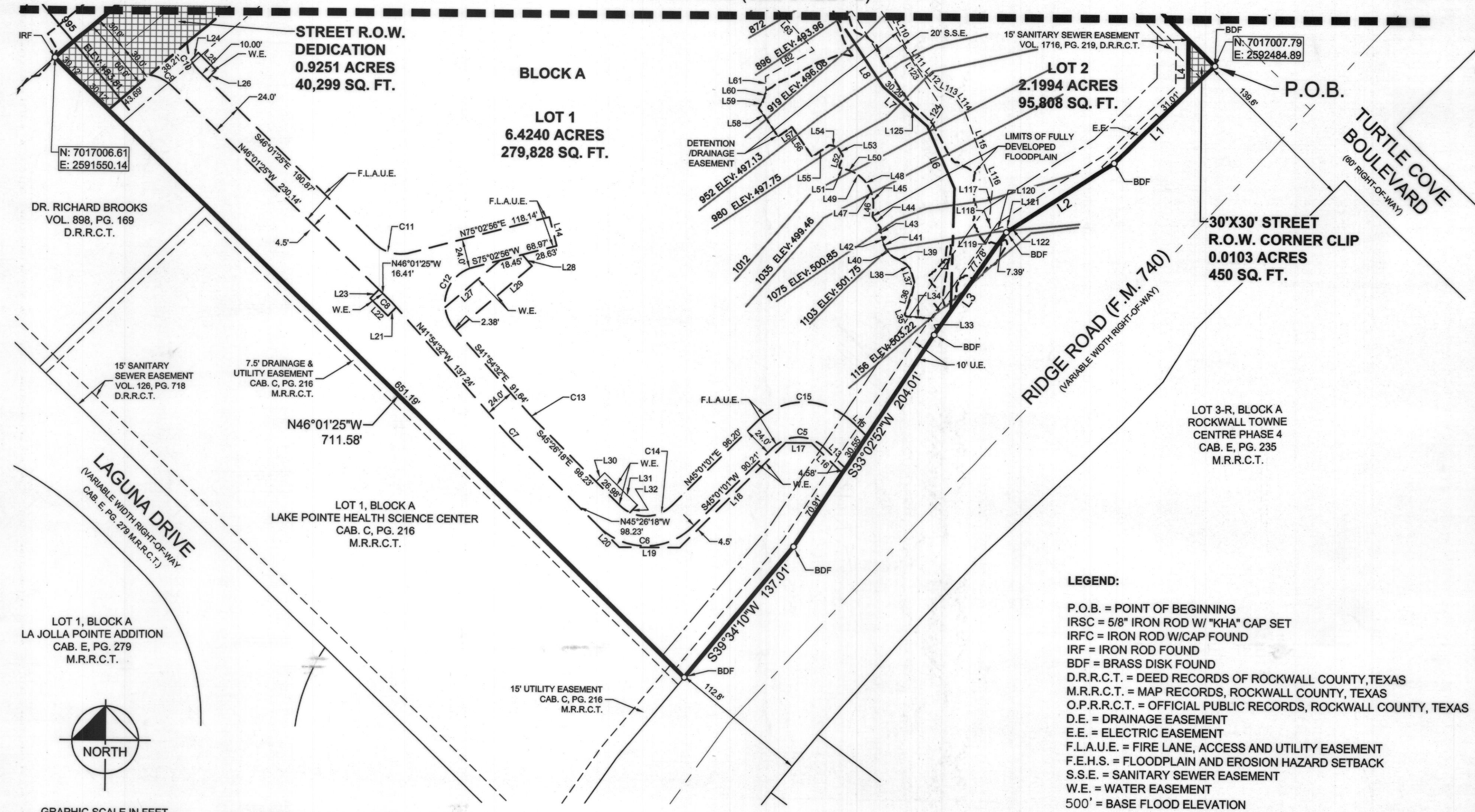
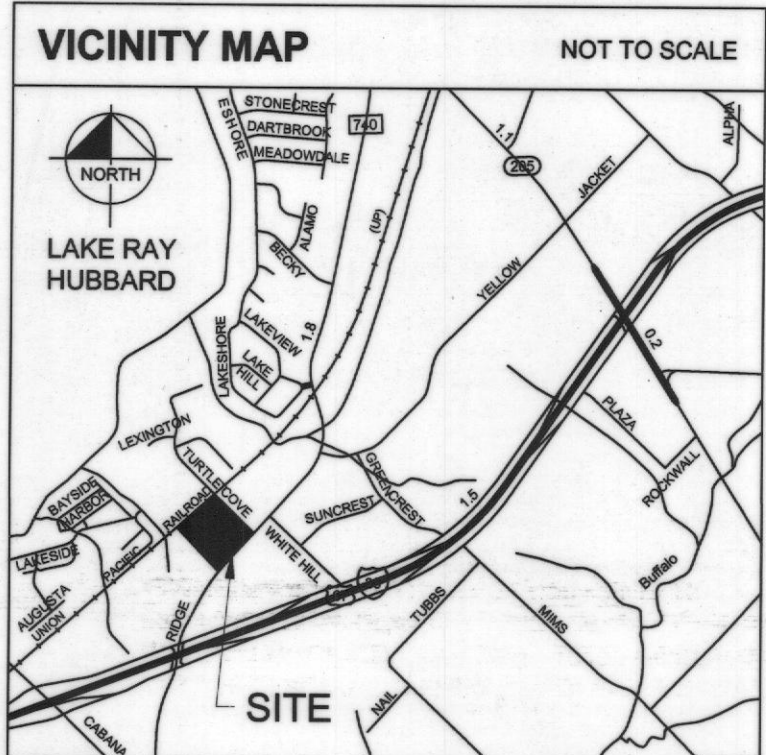
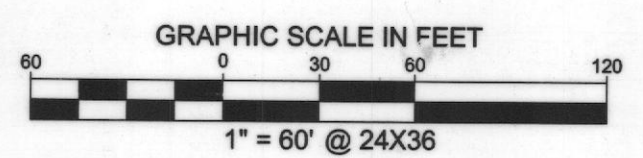
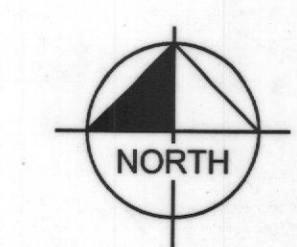


MATCH LINE (SEE SHEET 2)



LEGEND:
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 BDF = BRASS DISK FOUND
 D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 D.E. = DRAINAGE EASEMENT
 E.E. = ELECTRIC EASEMENT
 F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
 F.E.H.S. = FLOODPLAIN AND EROSION HAZARD SETBACK
 S.S.E. = SANITARY SEWER EASEMENT
 W.E. = WATER EASEMENT
 500' = BASE FLOOD ELEVATION



- NOTES:**
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 3. The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
 5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.

OWNER/APPLICANT:
 2424 MTA REALTY, LLC
 1900 DALROCK RD.
 ROWLETT, TEXAS 75088
 PHONE - 469-298-1594
 CONTACT: MARK ANDREWS

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT:

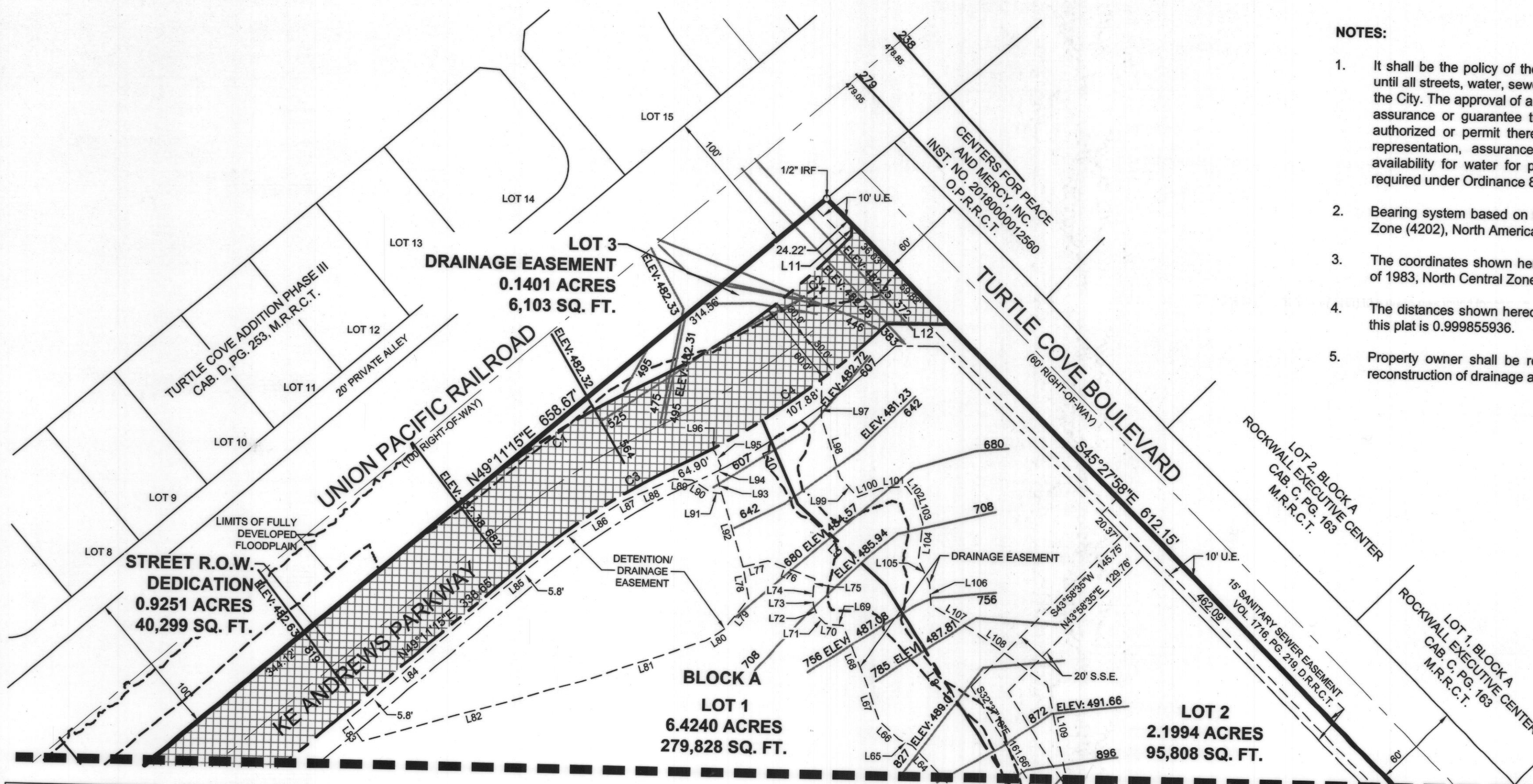
FINAL PLAT
MTA ANDREWS ADDITION
LOTS 1, 2 & 3, BLOCK A
 BEING 9.6990 ACRES OR 422,488 SQUARE FEET
 SITUATED IN THE E.P. GAINS
 CHISM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
 CASE NO. P2019-047

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	MCB	AUG. 2019	064539200	1 OF 3

BILLINGSLEY, MICHAEL 10/20/20 11:55 AM LAST SAVED 12/12/2019 4:56 PM
 ROCKWALL_FP.DWG PLOTTED BY



NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
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4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.

NO.	BEARING	LENGTH
L1	S45°29'58"W	82.89'
L2	S57°02'55"W	103.08'
L3	S34°31'54"W	77.78'
L4	N00°01'00"E	42.07'
L5	N01°07'43"E	98.97'
L6	N24°12'16"W	54.36'
L7	N48°48'24"W	47.63'
L8	N33°30'33"W	223.09'
L9	N48°31'08"W	81.49'
L10	N24°25'03"W	62.06'
L11	N00°52'25"W	8.05'
L12	N89°18'00"E	42.43'
L13	N46°01'25"W	23.48'
L14	S48°01'25"E	17.59'
L15	N46°01'25"W	34.65'
L16	S89°59'44"W	20.87'
L17	S45°01'01"W	120.15'
L18	N89°58'59"W	48.66'
L19	N45°26'18"W	23.64'
L20	S43°58'35"W	9.63'
L21	N46°01'25"W	20.00'
L22	S43°58'35"E	10.00'
L23	S43°58'35"W	8.28'
L24	N46°01'25"W	20.00'
L25	N43°58'35"E	10.00'

NO.	BEARING	LENGTH
L27	S49°13'33"W	58.32'
L28	N40°46'27"W	11.97'
L29	N49°13'33"E	80.20'
L30	S45°01'01"W	10.00'
L31	N45°26'18"W	36.85'
L32	N44°33'42"E	8.29'
L33	N28°18'51"W	11.24'
L34	S45°02'12"W	20.13'
L35	N20°27'19"W	2.02'
L36	N16°27'43"E	26.22'
L37	N18°05'50"W	11.92'
L38	N42°46'37"W	4.58'
L39	N59°41'17"W	14.23'
L40	N40°32'33"W	6.82'
L41	N22°17'07"W	5.79'
L42	N12°32'42"W	3.86'
L43	N08°16'42"W	8.09'
L44	N36°20'41"W	11.18'
L45	N07°10'34"W	5.43'
L46	N03°55'48"E	10.03'
L47	N20°56'45"W	8.52'
L48	N38°10'00"W	8.55'
L49	N55°40'22"W	9.36'
L50	N71°42'52"W	6.67'
L51	N69°38'44"W	4.52'
L52	N16°08'55"E	9.37'

NO.	BEARING	LENGTH
L53	N28°39'40"W	8.38'
L54	N79°58'06"W	7.46'
L55	S56°05'29"W	16.00'
L56	N35°30'14"W	28.81'
L57	S54°59'38"W	13.43'
L58	N34°54'42"W	27.48'
L59	N25°17'39"E	7.74'
L60	N18°00'22"E	7.82'
L61	N03°30'17"W	11.16'
L62	N61°16'59"E	44.76'
L63	N42°30'42"W	40.50'
L64	N45°07'05"W	26.80'
L65	N65°49'21"W	10.28'
L66	N48°16'38"W	18.80'
L67	N19°50'05"W	27.45'
L68	N23°58'10"W	41.37'
L69	N87°37'26"W	5.84'
L70	N82°34'07"W	6.46'
L71	N46°25'49"W	7.14'
L72	N22°20'45"W	7.59'
L73	N10°24'14"W	4.61'
L74	N02°52'55"E	7.56'
L75	N08°04'48"E	6.09'
L76	N70°03'02"W	34.53'
L77	S75°01'19"W	17.84'
L78	S11°22'34"E	21.95'

NO.	BEARING	LENGTH
L79	S37°44'24"W	26.14'
L80	S56°29'47"W	15.04'
L81	S70°52'11"W	89.41'
L82	S73°30'10"W	155.59'
L83	N36°45'10"W	17.40'
L84	N48°18'51"E	106.10'
L85	N49°44'45"E	89.97'
L86	N56°46'07"E	45.58'
L87	N60°41'06"E	0.04'
L88	N65°41'06"E	36.54'
L89	S88°02'23"E	12.78'
L90	S58°17'49"E	15.39'
L91	S83°40'28"E	7.36'
L92	S17°37'07"E	51.84'
L93	N17°05'13"W	11.26'
L94	N13°53'13"E	8.68'
L95	N24°18'08"W	10.32'
L96	N51°29'08"W	2.49'
L97	S01°05'46"E	26.15'
L98	S18°36'02"E	42.82'
L99	S43°27'11"E	17.70'
L100	N68°16'08"E	17.10'
L101	N85°08'35"E	17.34'
L102	S37°10'54"E	10.61'
L103	S18°45'03"E	17.45'
L104	S05°40'00"W	25.09'

NO.	BEARING	LENGTH
L105	S27°31'36"E	17.41'
L106	S05°19'55"E	14.78'
L107	S60°09'03"E	35.23'
L108	S55°19'03"E	61.13'
L109	S13°01'55"E	60.16'
L110	S26°13'07"E	38.43'
L111	S34°52'51"E	16.36'
L112	S42°16'13"E	21.95'
L113	S65°09'10"E	15.67'
L114	S34°19'24"E	13.79'
L115	S20°35'49"E	49.93'
L116	S23°57'07"E	12.95'
L117	S04°54'25"W	29.81'
L118	S13°01'15"E	4.93'
L119	S64°54'39"E	3.27'
L120	N66°44'21"E	6.87'
L121	S81°41'37"E	8.26'
L122	S41°44'14"E	0.11'
L123	N32°37'10"W	158.84'
L124	N32°31'20"E	20.18'
L125	S32°31'20"W	2.92'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	530.00'	137.58'	S56°37'26"W	137.19'
C2	21°33'14"	470.00'	176.81'	N53°17'00"E	175.77'
C3	14°52'22"	470.00'	122.00'	S56°37'26"W	121.66'
C4	88°57'11"	30.00'	46.58'	S89°30'00"W	42.04'
C5	89°30'36"	54.00'	84.37'	N89°46'33"E	76.05'
C6	3°31'47"	112.00'	6.90'	S43°40'25"E	6.90'
C7	4°06'53"	88.00'	6.32'	N43°57'58"W	6.32'
C8	36°35'58"	30.00'	19.16'	N64°19'23"W	18.84'
C9	47°01'17"	30.00'	24.62'	S22°30'46"E	23.94'
C10	55°22'28"	30.00'	28.99'	S73°42'39"E	27.88'
C11	118°53'34"	30.00'	62.25'	S17°30'08"W	51.67'
C12	3°31'47"	88.00'	5.42'	S43°40'25"E	5.42'
C13	89°30'36"	30.00'	46.86'	N89°45'54"E	42.24'
C14	88°57'35"	54.00'	83.84'	S89°29'48"W	75.67'

OWNER/APPLICANT:
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 1900 DALROCK RD.
 ROWLETT, TEXAS 75088
 PHONE - 469-298-1594
 CONTACT: MARK ANDREWS

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
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 CONTACT:

FINAL PLAT
MTA ANDREWS ADDITION
LOTS 1, 2 & 3, BLOCK A
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	MCB	AUG. 2019	064539200	2 OF 3

BILLINGSLEY, MICHAEL 13/2020 11:56 AM LAST SAVED 12/12/2019 4:58 PM
 DWG NAME: Z:\064539200-AE-ANDREWS OFFICE - ROCKWALL\FP.DWG PLOTTED BY: ROCKWALL OFFICE - ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL


I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MTA Andrews Addition 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. I (we) further certify that all other parties who have a mortgage or lien interest in the MTA Andrews Addition have been notified and signed this plat. I (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. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I (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; I (we), my (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.

By: 2424 MTA Realty, LLC

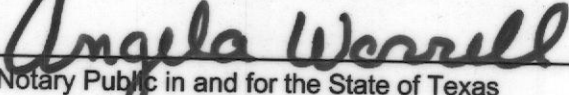
By: MTA, LLC, its Sole Manager

By: 
Mark Andrews, its Sole Manager

STATE OF TEXAS §
COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of January 2020.


Notary Public in and for the State of Texas

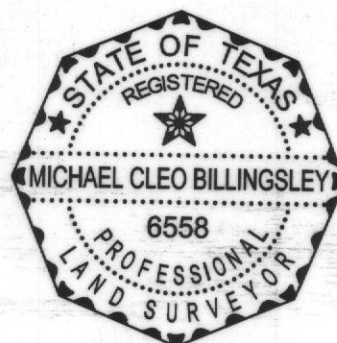


SURVEYOR'S STATEMENT

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

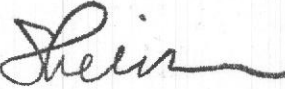
Dated this the 3rd day of January, 2020.


Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com



Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
01/31/2020 02:32:15 PM
\$150.00
2020000001977





STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 2019000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3" brass disk found stamped "TxDOT RIGHT-OF-WAY" found (hereafter called brass disk found) at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances to wit:
South 45°29'58" West, a distance of 112.89 feet (Deed: 113.22 feet) to a brass disk found for corner;
South 57°02'55" West, a distance of 103.08 feet (Deed: 103.07 feet) to a brass disk found for corner;
South 34°31'54" West, a distance of 101.20 feet (Deed: 101.12 feet) to a brass disk found for corner;
South 33°02'52" West, a distance of 204.01 feet (Deed: 204.12 feet) to a brass disk found for corner;
South 39°34'10" West, a distance of 137.01 feet (Deed: 136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 711.44 feet (Deed: 711.59 feet) to a 1/2" iron rod found in the southeast right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said Brooks tract;

THENCE with said southeast right-of-way line, North 49°11'15" East, a distance of 658.67 feet (Deed: 658.84 feet) to a 1/2" iron rod found at the intersection of said southeast right-of-way line and said southwest right-of-way line of Turtle Cove Boulevard;

THENCE with said southwest right-of-way line, South 45°27'58" East, a distance of 612.15 feet (Deed: 612.21 feet) to the **POINT OF BEGINNING** and containing 9.6990 acres or 422,488 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

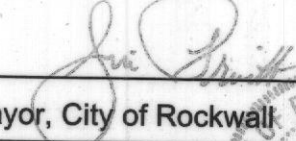
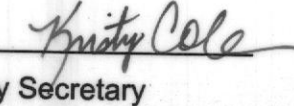
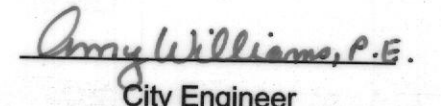
Planning and Zoning Commission Date: 1/28/2020

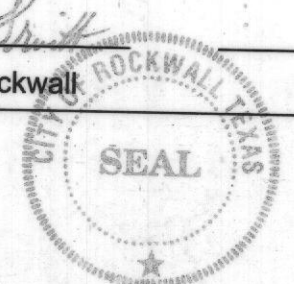
APPROVED

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 ____, 2020.

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 22nd day of January, 2020.

 Mayor, City of Rockwall  City Secretary  City Engineer



FINAL PLAT
MTA ANDREWS ADDITION
LOTS 1, 2 & 3, BLOCK A
BEING 9.6990 ACRES OR 422,488 SQUARE FEET
SITUATED IN THE E.P. GAINS
CHISM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
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OWNER/APPLICANT:
2424 MTA REALTY, LLC
1900 DALROCK RD.
ROWLETT, TEXAS 75088
PHONE - 469-298-1594
CONTACT: MARK ANDREWS

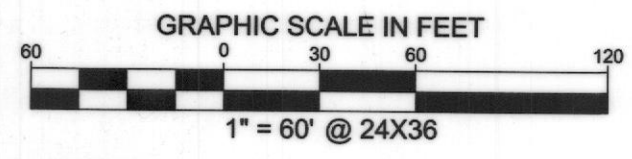
ENGINEER:
KIMLEY HORN AND ASSOCIATES, INC.
13455 I JEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: MATT LUCAS, P.E.

Kimley»Horn

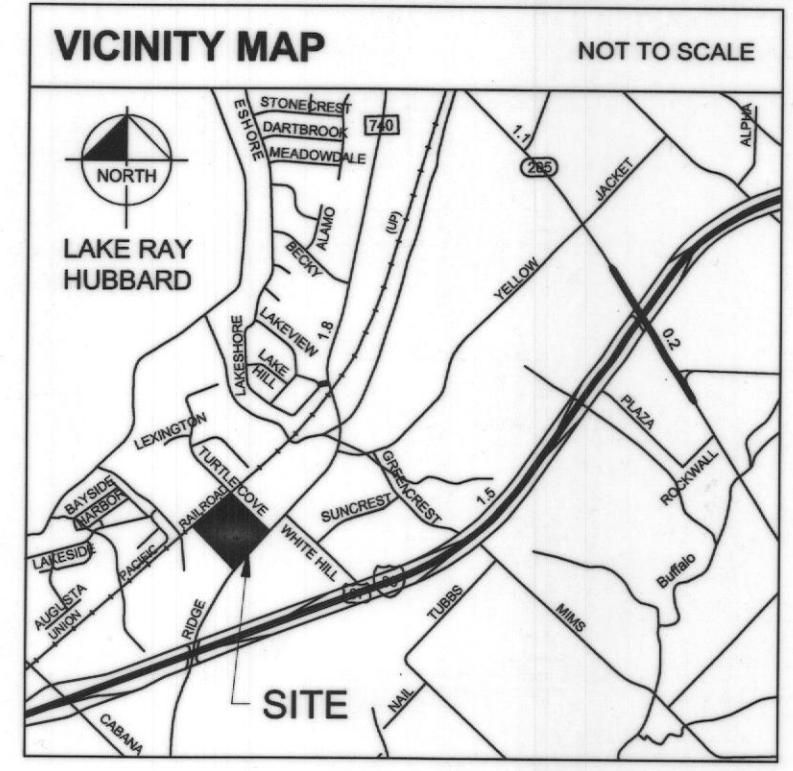
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300
FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	MCB	AUG. 2019	064539200	3 OF 3

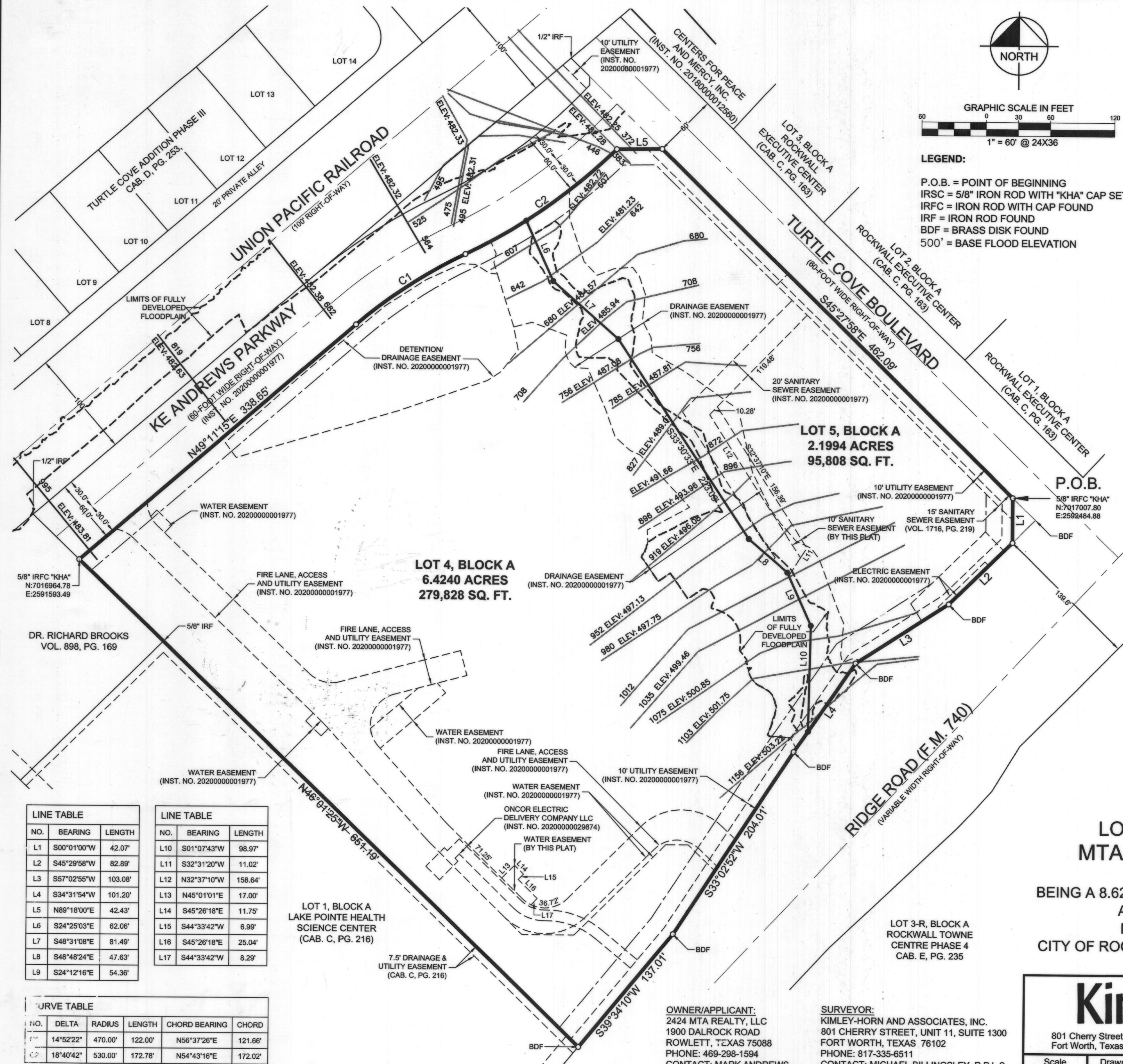
DWG NAME: Z:\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG PLOTTED BY: BILLINGSLEY, MICHAEL 1/28/2020 11:57 AM LAST SAVED 12/12/2019 4:36 PM



LEGEND:
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
 IRFC = IRON ROD WITH CAP FOUND
 IRF = IRON ROD FOUND
 BDF = BRASS DISK FOUND
 500' = BASE FLOOD ELEVATION



- NOTES:**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
 - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
 - The purpose of this replat is to dedicate an additional sanitary sewer easement and water easement.



LINE TABLE

NO.	BEARING	LENGTH
L1	S00°01'00"W	42.07'
L2	S45°29'58"W	82.89'
L3	S57°02'55"W	103.08'
L4	S34°31'54"W	101.20'
L5	N89°18'00"E	42.43'
L6	S24°25'03"E	62.06'
L7	S48°31'08"E	81.49'
L8	S48°48'24"E	47.63'
L9	S24°12'16"E	54.36'

LINE TABLE

NO.	BEARING	LENGTH
L10	S01°07'43"W	98.97'
L11	S32°31'20"W	11.02'
L12	N32°37'10"W	158.64'
L13	N45°01'01"E	17.00'
L14	S45°26'18"E	11.75'
L15	S44°33'42"W	6.99'
L16	S45°26'18"E	25.04'
L17	S44°33'42"W	8.29'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	470.00'	122.00'	N56°37'28"E	121.66'
C2	18°40'42"	530.00'	172.78'	N54°43'16"E	172.02'

REPLAT
LOTS 4 AND 5, BLOCK A
MTA ANDREWS ADDITION
 2 LOTS
 BEING A 8.6234-ACRE TRACT OF LAND IDENTIFIED
 AS LOTS 1 AND 2, BLOCK A
 MTA ANDREWS ADDITION,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P2021-006

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	MCB	1/12/2021	064539200	1 OF 2

OWNER/APPLICANT:
 2424 MTA REALTY, LLC
 1900 DALROCK ROAD
 ROWLETT, TEXAS 75088
 PHONE: 469-298-1594
 CONTACT: MARK ANDREWS

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

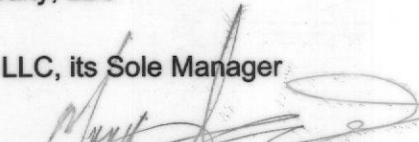
I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews Addition** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (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. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I (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; I (we), my (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.

By: 2424 MTA Realty, LLC

By: MTA, LLC, its Sole Manager

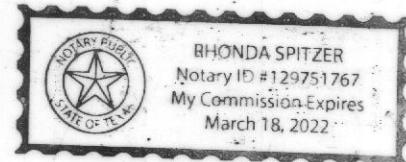
By: 
Mark Andrews, its Sole Manager

STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of March, 2021.

Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 8th day of March, 2021.


Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2, Block A, MTA Andrews Addition, an addition to the City of Rockwall, Texas, according to the plat recorded in Instrument No. 2020000001977 of the Official Public Records of Rockwall County, Texas, and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 2019000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE South 0°01'00" West, along the said right-of-way corner clip, a distance of 42.07 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the south end of the said corner clip;

THENCE along the said northwest right-of-way line, the following courses and distances to wit:

- South 45°29'58" West, a distance of 82.89 feet to a brass disk found for corner;
- South 57°02'55" West, a distance of 103.08 feet (Deed:103.07 feet) to a brass disk found for corner;
- South 34°31'54" West, a distance of 101.20 feet (Deed:101.12 feet) to a brass disk found for corner;
- South 33°02'52" West, a distance of 204.01 feet (Deed:204.12 feet) to a brass disk found for corner;
- South 39°34'10" West, a distance of 137.01 feet (Deed:136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 651.19 to a 5/8-inch iron rod with cap stamped "KHA" found in the southeast right-of-way line of KE Andrews Parkway (60-foot wide right-of-way), and being the northwest corner of said Lot 1, Block A, MTA Andrews Addition;

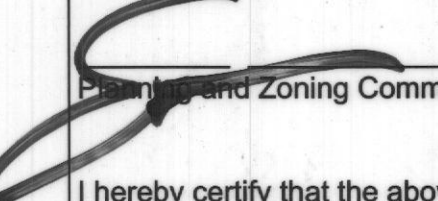
THENCE along the said southeast right-of-way line, the following courses and distances to wit:

- North 49°11'15" East, a distance of 338.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°52'22", a radius of 470.00 feet, a chord bearing and distance of North 56°37'26" East, 121.66 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 122.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 18°40'42", a radius of 530.00 feet, a chord bearing and distance of North 54°43'16" East, 172.02 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 172.78 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the west end of a right-of-way corner clip at the intersection of the said southeast right-of-way line of KE Andrews Parkway and the said southwest right-of-way line of Turtle Cove Boulevard;

THENCE North 89°18'00" East, along the said right-of-way corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the east end of the said corner clip;

THENCE South 45°27'58" East, along the said southwest right-of-way line of Turtle Cove Boulevard, a distance of 462.09 feet to the **POINT OF BEGINNING** and containing 8.6234 acres or 375,636 square feet of land, more or less.

RECOMMENDED FOR FINAL APPROVAL


Planning and Zoning Commission


2/30/21
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 11 day of March, 2021.

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.

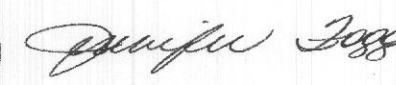
WITNESS OUR HANDS, this 31 day of March, 2021.

 Mayor, City of Rockwall
 City Secretary
 City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/07/2021 09:39:10 AM
\$100.00
202100000000032





OWNER/APPLICANT:
2424 MTA REALTY, LLC
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
PHONE: 469-298-1594
CONTACT: MARK ANDREWS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

REPLAT
LOTS 4 AND 5, BLOCK A
MTA ANDREWS ADDITION
2 LOTS
BEING A 8.6234-ACRE TRACT OF LAND IDENTIFIED AS
LOTS 1 AND 2, BLOCK A
MTA ANDREWS ADDITION,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2021-006

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	MCB	1/12/2021	064539200	2 OF 2

DWS NAME: K:\PTV SURVEY\064539200-HE ANDREWS OFFICE - ROCKWALL, RP.DWG PLOTTED BY: HOPPER, BRADIN 3/8/2021 1:40 PM LAST SAVED: 3/8/2021 1:38 PM