



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.50'	N89°09'25"E
L2	78.66'	N0°50'35"W
L3	138.48'	N89°09'25"E
L4	24.00'	S0°50'35"E
L5	74.48'	S89°09'25"W
L6	84.66'	S0°50'35"E
L7	74.50'	S89°09'25"W
L8	78.66'	N0°50'35"W
L9	78.66'	S0°50'35"E
L10	29.80'	N89°08'51"E
L11	38.73'	S89°08'51"W
L12	17.50'	N89°09'25"E
L13	0.50'	N0°50'35"W
L14	15.00'	N89°09'25"E
L15	0.50'	S0°50'35"E

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S44°09'25"W 28.28'
C2	69.12'	44.00'	90°00'00"	N44°09'25"E 62.23'
C3	31.42'	20.00'	90°00'00"	S44°09'25"W 28.28'
C4	69.12'	44.00'	90°00'00"	S44°09'25"W 62.23'
C5	62.83'	20.00'	180°00'00"	S89°09'25"W 40.00'
C6	62.83'	20.00'	180°00'02"	N89°09'26"E 40.00'



LEGEND:
 CM IRF
 IRF
 VOL., PG. D.R.R.C.T.
 M.R.R.C.T.
 INST. NO.
 TBM

CONTROLLING MONUMENT
 IRON ROD FOUND
 IRON ROD SET WITH YELLOW CAP
 STAMPED "TXHS"
 VOLUME, PAGE
 DEED RECORDS, ROCKWALL COUNTY, TEXAS
 MAP RECORDS, ROCKWALL COUNTY, TEXAS
 INSTRUMENT NUMBER
 UTILITY POLE
 TEMPORARY BENCHMARK

ENGINEER
 MONK CONSULTING ENGINEERS, INC.
 1200 W. STATE STREET
 GARLAND, TEXAS 75040
 attn: JERRY MONK

OWNER
 LITTLE GENIUS OF TEXAS, LLC
 a Texas limited liability company
 436 QUAIL CREEK DRIVE
 MURPHY, TEXAS 75094
 attn: VINOD SHARMA, President

TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

J 157
 FINAL PLAT
MONTESSORI SCHOOL ADDITION
 LOT 1, BLOCK A
 BEING A TRACT OF LAND SITUATED IN THE
 W.T. DEWEESE SURVEY, ABSTRACT NO. 71
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1, BLOCK A
 99,668 SQUARE FEET / 2.29 ACRES
 CASE NO. P2017-001

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Little Genius of Texas, LLC, a Texas limited liability company, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to Little Genius of Texas, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 2016000022883, Official Public Records, Rockwall County, Texas;

Beginning at a 1/2 inch iron rod found for corner at the Northwest corner of Lot 17, Block A of Stone Creek Phase VI, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume I, Page 161, Deed Records, Rockwall County, Texas, and lying in the South right-of-way line of F.M. 552 (variable width right-of-way);

Thence South 00 degrees 50 minutes 35 seconds East, along the West line of said Lot 17, Block A, a distance of 320.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the Northeast corner of Lot 18, Block U of said Stone Creek Phase VI;

Thence North 69 degrees 47 minutes 25 seconds West, along the northern line of said Block U of Stone Creek Phase VI, a distance of 113.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the beginning of a tangent curve to the left having a delta angle of 21 degrees 03 minutes 11 seconds, a radius of 700.00 feet, with a chord that bears North 80 degrees 18 minutes 55 seconds West, a chord distance of 255.77 feet;

Thence along said northern line of Block U of Stone Creek Phase VI and said tangent curve to the left, an arc length of 257.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS";

Thence South 89 degrees 09 minutes 25 seconds West, along the North line of Lot 24 of said Block U of Stone Creek Phase VI, a distance of 23.07 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 24, Block U, and lying in the East right-of-way line of Stone Creek Drive (100 foot right-of-way);

Thence North 00 degrees 50 minutes 35 seconds West, along said East right-of-way line of Stone Creek Drive, a distance of 232.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the intersection of said East line of Stone Creek Drive and said South right-of-way line of aforesaid F.M. 552;

Thence North 89 degrees 09 minutes 25 seconds East, along said South right-of-way line of F.M. 552, a distance of 380.81 feet to the POINT OF BEGINNING and containing 99,668 square feet or 2.29 acres of land.

GENERAL 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) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create 1 lot.

OWNER'S DEDICATION:

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 MONTESSORI SCHOOL 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 MONTESSORI SCHOOL 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 purposes 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 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.

[Signature]
Planning & Zoning Commission Date 1/31/2017

Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
06/14/2017 03:22:38 PM
\$100.00
20170000010846
COPY
[Signature]

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
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SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

Little Genius of Texas, LLC, a Texas limited liability company

[Signature]
Vinod Sharma
President, Little Genius of Texas, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Vinod Sharma, President of Little Genius of Texas, LLC, a Texas limited liability company, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11/31 day of *[Signature]*, 2017.

[Signature]
Notary Signature
DAVEY EARL DAVIS
My Commission Expires
December 23, 2017

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

[Signature]
Gary E. Johnson, R.P.L.S. No. 5299

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 16 day of Feb, 2017.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this 11/31 day of *[Signature]*, 2017.

[Signature]
Mayor, City of Rockwall

[Signature]
City/Secretary

[Signature]
City Engineer



J 158
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