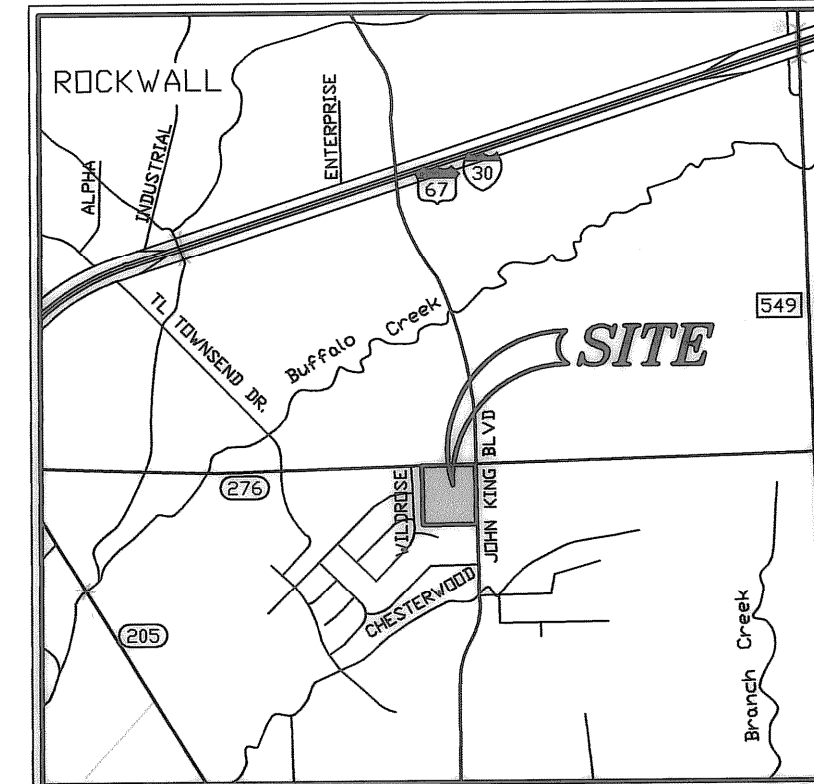


CAMBRIDGE COMPANIES, INC.
VOL. 99, PG. 1022
DRRCT

J.M. ALLEN SURVEY ~
ABSTRACT NO. 2

STATE HIGHWAY NO. 276
(120' RIGHT-OF-WAY)

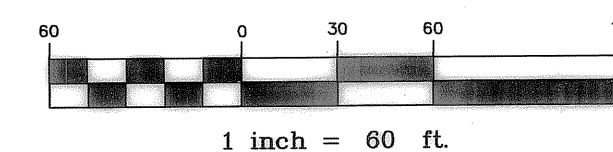
LINE	BEARING	DISTANCE
L1	N88°54'59"E	20.50'
L2	N88°54'59"E	20.50'
L3	S89°10'18"W	6.22'
L4	S01°05'01"E	15.00'
L5	S40°35'29"W	29.20'
L6	N01°05'01"W	10.00'
L7	S88°54'59"W	10.00'
L8	S01°05'01"E	10.00'
L9	S01°05'01"E	9.00'
L10	N88°54'59"E	9.00'
L11	S01°05'01"E	9.00'
L12	S01°05'01"E	5.00'
L13	S88°54'59"W	5.00'
L14	S40°35'29"W	5.00'
L15	N01°05'01"W	10.00'
L16	S88°54'59"W	10.00'
L17	S01°05'01"E	9.36'
L18	S01°05'01"E	9.99'
L19	N88°54'59"E	10.00'
L20	N01°05'01"W	10.00'
L21	S01°05'01"E	10.00'
L22	N88°54'59"E	10.00'
L23	N01°05'01"W	10.00'



VICINITY MAP
N.T.S.

* LEGEND/ABBREVIATIONS *

- CIRS CAPPED IRON ROD SET
- DRRCT STAMPED "MYCOSKIE MCINNIS" DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- OPRRCT OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- C.M. CONTROLLING MONUMENT
- ES.M.T. EASEMENT
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- COR. CORNER
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- W.E. WATERLINE EASEMENT



FINAL PLAT
OF
ROCKWALL BYPASS ADDITION
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
BEING 6.775 ACRES OF LAND
LOCATED IN THE W. H. BAIRD SURVEY ~
ABSTRACT NO. 25, IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUNE, 2013
ENGINEER/SURVEYOR

m|ma

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

type registration number: f - 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

OWNER / DEVELOPER:
OAC SENIOR LIVING, LLC.
610 TOWSON AVENUE
FORT SMITH, ARKANSAS 72901
(479) 783-5191
CONTACT: RICK GRIFFIN

SHEET 1 OF 2

4325

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	90°00'00"	S 46°05'01" E	28.28'
C2	44.00'	69.12'	90°00'00"	N 46°05'01" W	62.23'
C3	20.00'	31.42'	90°00'00"	S 46°05'01" E	28.28'
C4	20.00'	31.42'	90°00'00"	S 43°54'59" W	28.28'
C5	20.00'	31.33'	89°44'42"	S 45°57'22" E	28.22'
C6	25.50'	15.25'	34°15'20"	N 72°02'37" E	15.02'
C7	20.00'	5.62'	16°05'38"	S 09°07'50" E	5.60'
C8	20.00'	29.25'	83°47'42"	N 49°11'35" W	26.71'
C9	44.00'	56.76'	73°54'22"	S 54°07'50" E	52.90'
C10	44.00'	12.36'	16°05'38"	S 09°07'50" E	12.32'
C11	20.00'	31.42'	90°00'00"	S 43°54'59" W	28.28'
C12	20.00'	31.42'	90°00'00"	N 46°05'01" W	28.28'
C13	20.00'	31.42'	90°00'00"	N 43°54'59" E	28.28'
C14	20.00'	25.80'	73°54'22"	S 54°07'50" E	24.05'

W.H. BAIRD SURVEY ~
ABSTRACT NO. 25

LOT 1, BLOCK 1
6.705 ACRES
292,096 SQUARE FEET
ZONED PD-10

CALLED 6.775 ACRES
OAC SENIOR LIVING, LLC
VOL. 7184, PG. 264
OPRRCT

REMAINDER
CALLED 10.28 ACRES
ROCKWALL BYPASS, L.T.D.
VOL. 2852, PG. 109
DRRCT

REMAINDER
CALLED 172.854 ACRES
LOFLAND FARMS, L.T.D.
VOL. 1382, PG. 271
OPRRCT

ROCKWALL ELEMENTARY SCHOOL #8
IN LOFLAND FARMS
CAB. E. SLIDE 375
PRRCT

CITY OF ROCKWALL
R019, BRASS MON.
NAD 83 GRID
N: 7,018,063.21
E: 2,609,533.55

NAD 83 GRID
N: 7,018,409.49
E: 2,603,338.86

NAD 83 GRID
N: 7,018,945.23
E: 2,603,328.73

CITY OF ROCKWALL R019, BRASS MON.
BEARS S81°54'34"E ~ 6268.12'

1/2" CIRF FOR S.W. CORNER
ROCKWALL ELEMENTARY SCHOOL #8
BEARS S09°58'38"E ~ 710.23'

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E: 2,603,328.73

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CITY OF ROCKWALL R019, BRASS MON

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OAC SENIOR LIVING, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 6.775 acre tract of land located in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, being all of a called 6.775 acre tract of land as described in the Special Warranty Deed to OAC Senior Living, LLC, filed for record in County Clerks Instrument No. 2013-486465, of the Official Public Records of Rockwall County, Texas (OPRRCT), said 6.775 acre tract of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found stamped "TW Barrow 1994" (controlling monument) on the east line of a 20' public alley and being the northwest corner of Lot 10, Block K, Meadowcreek Estates, Phase IV, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas (PRRCT), same being the southwest corner of said called 6.775 acre tract of land;

THENCE North 01 degrees 03 minutes 58 seconds West, along the east line of said public alley, being common to the west line of said called 6.775 acre tract of land, at a distance of 30.35 feet (19.88' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 7, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 240.50 feet (20.08' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 2, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 380.44 feet (19.96' left - perpendicular), passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 2, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 474.86 feet, passing a 1/2 inch capped iron rod found stamped "TW Barrow 1994" for the southeast corner of Lot 1, Block K, of said Meadowcreek Estates, Phase IV, at a distance of 570.80 feet passing a concrete TXDOT monument found for northeast corner of Lot 2, Block X, of said Meadowcreek Estates, Phase IV, and continuing in all a total distance of 571.58 feet to a 5/8" capped iron rod set stamped "Mycoskie McInnis" on the south right-of-way line of State Highway No. 276, a 120' right-of-way, being the northwest corner of the herein described tract of land, from which a 1/2" capped iron rod found stamped "Stovall & Assoc." bears South 87 degrees 37 minutes 01 seconds East, a distance of 0.51 feet;

THENCE North 89 degrees 14 minutes 42 seconds East, along said south right-of-way line, a distance of 516.56 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the west right-of-way line of South John King Boulevard, a 110' right-of-way;

THENCE South 01 degrees 05 minutes 01 seconds East, along said west right-of-way line, a distance of 570.92 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for the southeast corner of said called 6.775 acre tract of land;

THENCE South 89 degrees 10 minutes 18 seconds West, departing said west right-of-way line, and along the south line of said called 6.775 acre tract of land, at a distance of 294.03 feet passing a 1/2 inch capped iron rod found stamped "Stovall & Assoc." for the northeast corner of Lot 11, Block K, of said Meadowcreek Estates, Phase IV, and continuing in all a total distance of 516.73 feet, to the POINT OF BEGINNING and containing 6.775 acres (295,129 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL BYPASS ADDITION, to the City of Rockwall, Texas, and whose name is described 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 ROCKWALL BYPASS ADDITION, 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 public utility shall at all times have the right of ingress and 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 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 commercial rates, or have the same made by the contractor and pay for the same out of escrow deposit, should the developer and/or owner fail or refuse to install the required the 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 the 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 exactions 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 (we) may have as a result of the dedication of exactions made herein.

By: OAC Senior Living, LLC

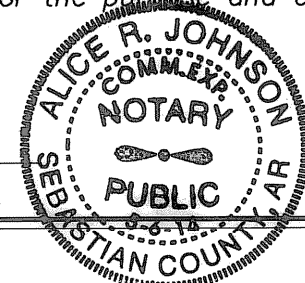
By: Rick Griffin
Name: Rick Griffin
Title: Manager

STATE OF ARKANSAS
COUNTY OF SEBASTIAN

Before me, the undersigned authority, on this day personally appeared Rick Griffin, 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 24 day of June, 2013.

Alice R. Johnson, Notary Public in and for said County and State



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 5/28/13

APPROVED

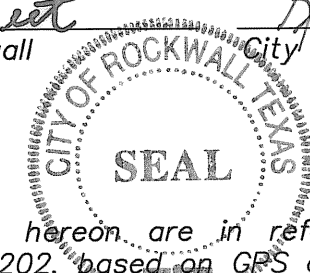
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 24 day of June, 2013.

Witness our hands, this 19th day of July, 2013.

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 19th day of July, 2013.

Paul Sweet, Mayor, City of Rockwall; Kristy Ashburn, City Secretary; Amy Williams, City Engineer



GENERAL NOTES

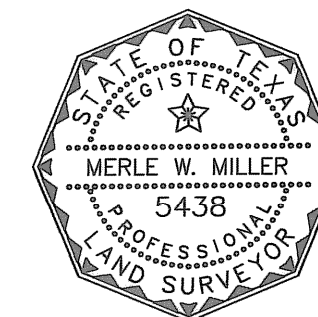
- 1) Bearings shown hereon are in reference to NAD 83 - Texas Coordinate System - North Central Zone, 4202, based on GPS observations utilizing the Leica GPS Reference Network.
2) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm 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 the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3) The maximum building height is 31.5 feet.
4) The building construction type is VA (1 hour fire rated) with automatic sprinkler system.

SURVEYOR'S CERTIFICATION

I, Merle W. Miller, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey, and upon completion of construction, all lot corners, angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents the property as determined by a survey made by me or under my direct supervision.

Signature of Merle W. Miller

Merle W. Miller, Registered Professional Land Surveyor No. 5438, State of Texas



STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Merle W. Miller, 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 17 day of June, 2013.

Notary Public in and for the State of Texas

4/12/2017, My Commission Expires:

FINAL PLAT OF ROCKWALL BYPASS ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING 6.775 ACRES OF LAND LOCATED IN THE W. H. BAIRD SURVEY ~ ABSTRACT NO. 25, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUNE, 2013 ENGINEER/SURVEYOR

m|m|a

mycoskie+mcinnis+associates

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