

OWNER'S CERTIFICATE

WHEREAS, Y.M.C.A. of Metropolitan Dallas is the owner of a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, and being a part of a tract of land conveyed to W.W. Caruth, Jr., from L.C. Totten and wife Susie Bell Totten, and W.C. Cook and wife, Dorothy Cook, by deed, recorded in Volume 64, Page 444, Deed Records, Rockwall County, Texas, and being that tract of land conveyed to Y.M.C.A. of Metropolitan Dallas by deed recorded in Volume 152, Page 77, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the East line of State Highway 205 at the intersection of said line and the centerline of Squabble Creek, said point bears South 0° 54' 06" West a distance of 748.80 feet and South 13° 02' 30" East a distance of 455.42 feet from the Northwest corner of the above mentioned Caruth Tract;

THENCE: With the meanders of Squabble Creek as follows: South 77° 01' 40" East a distance of 31.17 feet, South 48° 04' 10" East a distance of 176.19 feet, South 49° 15' 19" East a distance of 59.25 feet, South 71° 47' 29" East a distance of 153.39 feet, South 44° 44' 06" East a distance of 97.52 feet, South 55° 54' 34" East a distance of 83.62 feet, South 77° 31' 01" East a distance of 48.72 feet, South 89° 00' 07" East a distance of 82.03 feet, South 19° 44' 10" East a distance of 132.72 feet, South 5° 23' 42" West a distance of 126.89 feet, South 58° 32' 41" East a distance of 79.12 feet, South 75° 09' 27" East a distance of 91.80 feet, South 25° 55' 46" East a distance of 62.56 feet, South 72° 15' 30" East a distance of 126.26 feet, South 49° 44' 27" East a distance of 155.37 feet, South 13° 48' 25" West a distance of 67.87 feet, South 49° 10' 04" East a distance of 77.28 feet, and South 88° 11' 53" East a distance of 379.69 feet to a point in Caruth Lake for a corner;

THENCE: South 7° 32' 20" West a distance of 303.16 feet to a point for a corner in said Lake;
THENCE: South 57° 12' 00" East a distance of 57.95 feet to a point for a corner in said Lake;
THENCE: South 32° 48' 00" West a distance of 35.00 feet, leaving said Lake, to a point for a corner;
THENCE: West a distance of 1067.00 feet to a point in the center of a creek for a corner;
THENCE: Along the meanders of said creek as follows: South 10° 43' 51" West a distance of 9.04 feet and South 25° 43' 41" West a distance of 84.07 feet to a point on the East line of State Highway 205 for a corner;
THENCE: North 13° 02' 30" West a distance of 50.40 feet with said East line to an angle point;
THENCE: North 39° 33' 24" West a distance of 112.00 feet to an angle point in said East line;
THENCE: North 13° 02' 30" West a distance of 1323.69 feet continuing with said East line to the Point of Beginning and Containing 21.76 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Y.M.C.A. of Metropolitan Dallas being owner, does hereby adopt this plat designating the hereinabove described property as Rockwall County Branch Y.M.C.A., Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1982, A.D.
Y.M.C.A. OF METROPOLITAN DALLAS

By: John W. Davis
John W. Davis, President

STATE OF TEXAS
COUNTY OF Rockwall
BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared John W. Davis, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was act of the said Y.M.C.A. of Metropolitan Dallas, a corporation, and that he executed the same as the act of such corporation the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 day of December, 1982.
Jan Green
Notary Public in and for the State of Texas
Commission expires 10-17-85

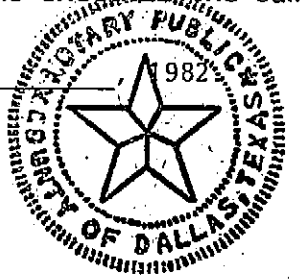
SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of land, and that corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of June
Don Whitte
Notary Public in and for the State of Texas
Commission expires 5-26-85



RECOMMENDED FOR FINAL APPROVAL:

[Signature]
City Administrator

10/10/82
Date

APPROVED:
Wynn Rogers
Chairman, Planning & Zoning Commission

6/10/82
Date

I HEREBY CERTIFY that the above and foregoing plat of Rockwall County Branch Y.M.C.A., an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 24th day of June, 1982.

[Signature]
Mayor

[Signature]
City Secretary, City of Rockwall



Rockwall Co. YMCA

ROCKWALL COUNTY BRANCH Y.M.C.A.

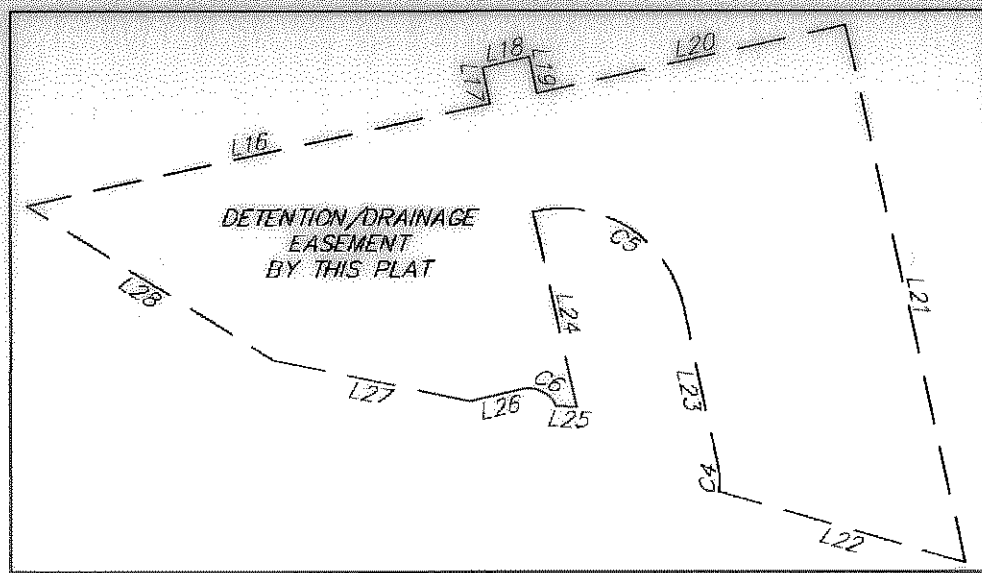
S.S. McCURRY SURVEY ABSTRACT NO. 146

CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS

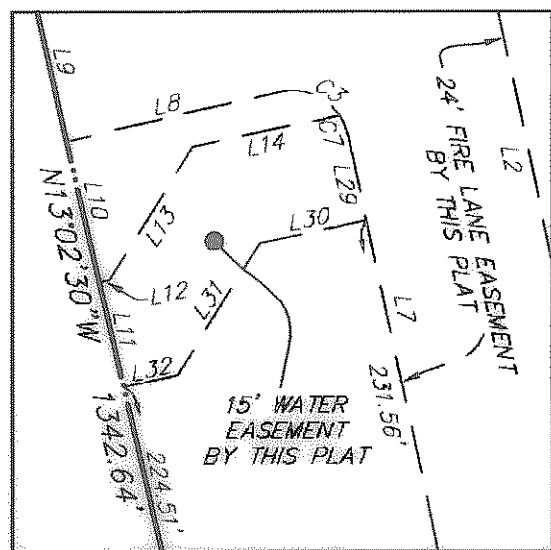
SCALE: 1" = 100' DATE: APRIL, 1982

OWNER
Y.M.C.A. of METROPOLITAN DALLAS
601 N. AKARD DALLAS, TEXAS 75201

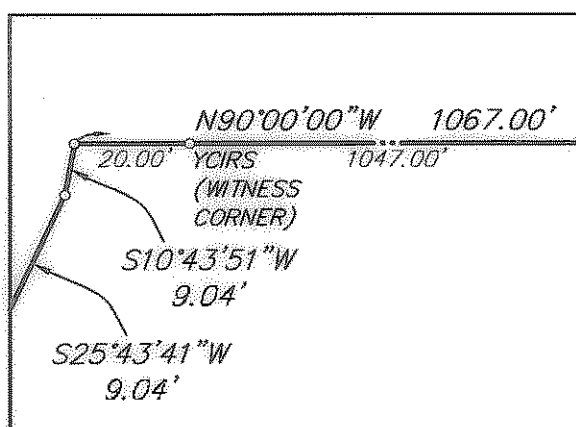
ENGINEER
HAROLD L. EVANS CONSULTING ENGINEER
2331 GUS THOMASSON DALLAS, TEXAS 75228



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	89°09'26"	32.00'	31.53'	49.79'	N32°22'47"E	44.92'
C2	89°09'26"	8.00'	7.88'	12.45'	N32°22'47"E	11.23'
C3	90°50'34"	8.00'	8.12'	12.68'	N57°37'13"W	11.40'
C4	22°08'53"	6.93'	1.36'	2.68'	N1°12'33"W	2.66'
C5	91°10'10"	12.95'	13.21'	20.60'	N57°52'04"W	18.50'
C6	79°19'45"	3.00'	2.49'	4.16'	N62°41'23"W	3.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°57'30"E	62.69'
L2	S12°11'56"E	276.03'
L3	S76°57'30"W	16.82'
L4	N39°33'24"W	21.97'
L5	N13°02'30"W	4.34'
L6	N76°57'30"E	26.63'
L7	N12°11'56"W	243.56'
L8	S76°57'30"W	30.21'
L9	N13°02'30"W	24.00'
L10	N13°02'30"W	20.02'
L11	N13°02'30"W	15.00'
L12	S76°57'30"W	1.45'
L13	S31°57'30"W	21.75'
L14	S78°13'48"W	20.84'
L15	N76°57'30"E	151.26'
L16	N77°37'39"E	70.88'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N12°22'21"W	5.46'
L18	N77°16'20"E	7.18'
L19	S12°22'21"E	5.50'
L20	N77°37'39"E	47.21'
L21	S12°35'35"E	86.73'
L22	N73°54'56"W	26.75'
L23	N12°16'59"W	16.88'
L24	S12°33'27"E	20.73'
L25	N87°03'10"W	2.12'
L26	S77°38'45"W	5.75'
L27	N78°11'34"W	36.67'
L28	N58°03'41"W	63.32'
L29	S12°11'56"E	12.00'
L30	S78°13'48"W	15.13'
L31	S31°57'30"W	21.55'
L32	S76°57'30"W	7.67'

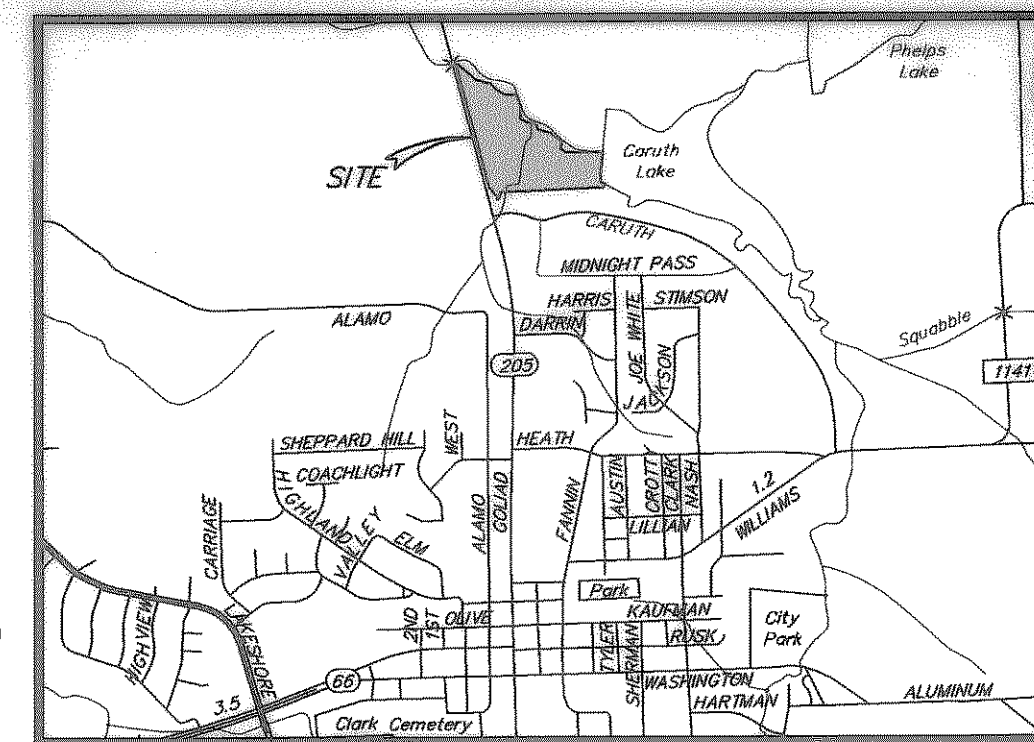
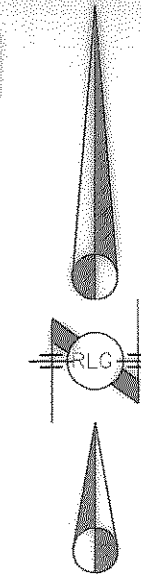
NOTES:

- BASIS OF BEARINGS: BASED ON THE EAST LINE OF STATE HIGHWAY 205 (N13°02'30"W) AS SHOWN ON PLAT OF ROCKWALL COUNTY BRANCH Y.M.C.A. RECORDED IN CABINET B, SLIDE 33, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.
- CONTROLLING MONUMENTS: AS SHOWN
- PORTIONS OF THE SUBJECT TRACT ARE DEPICTED WITHIN ZONE X (UNSHADED), ZONE AE AND ZONE A ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48397C0030L, DATED SEPTEMBER 26, 2008. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ZONE AE IS DEFINED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED" AND ZONE A IS DEFINED THEREON AS "NO BASE FLOOD ELEVATIONS DETERMINED".
THE LOCATION OF THE FLOOD ZONE LINES WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS 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 OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.
- SECTION/ELEVATION INFORMATION WAS PROVIDED BY THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FROM THE MASTER DRAINAGE STUDY, DATED DECEMBER 2006 PREPARED BY NATIONWIDE WATER RESOURCES SERVICES, INC., BY C.D. STUBBLEFIELD, P.E.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE ACCEPTED BY THE CITY.

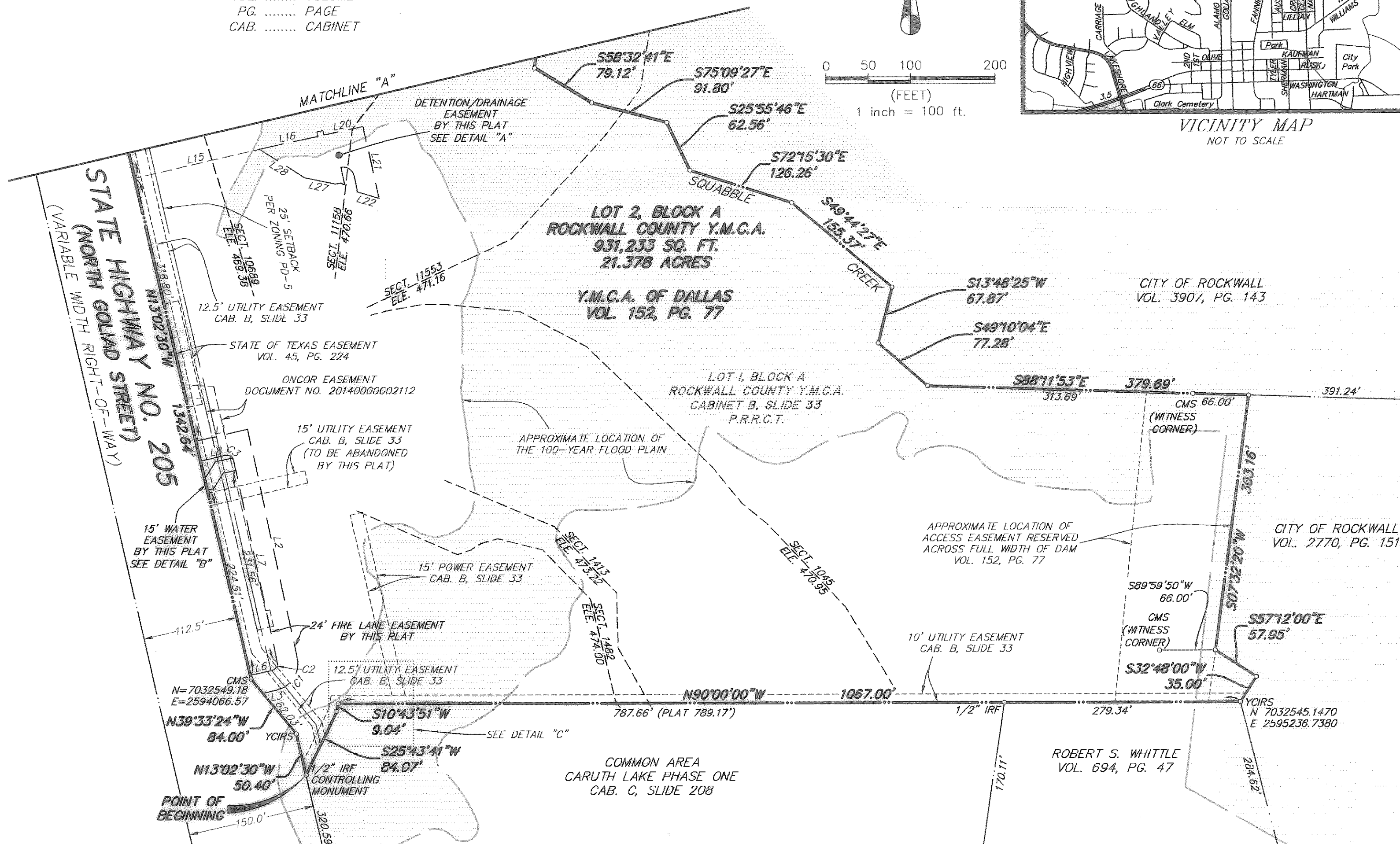
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- IRF IRON ROD FOUND
- YCIRS 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- YCIRF IRON ROD W/ YELLOW PLASTIC CAP STAMPED "BURY+PARTNERS" FOUND
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET

2014000004217 1/3 PLAT 04/01/2014 02:58:29 PM



VICINITY MAP
NOT TO SCALE



FINAL PLAT
ROCKWALL COUNTY Y.M.C.A.
LOT 2, BLOCK A
 1 LOT (931,233 SQ. FT. OR 21.378)
 BEING A REPLAT OF
ROCKWALL COUNTY BRANCH Y.M.C.A.
 LOT 1, BLOCK A
 SAMUEL S. McCURRY SURVEY, ABSTRACT NO. 146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

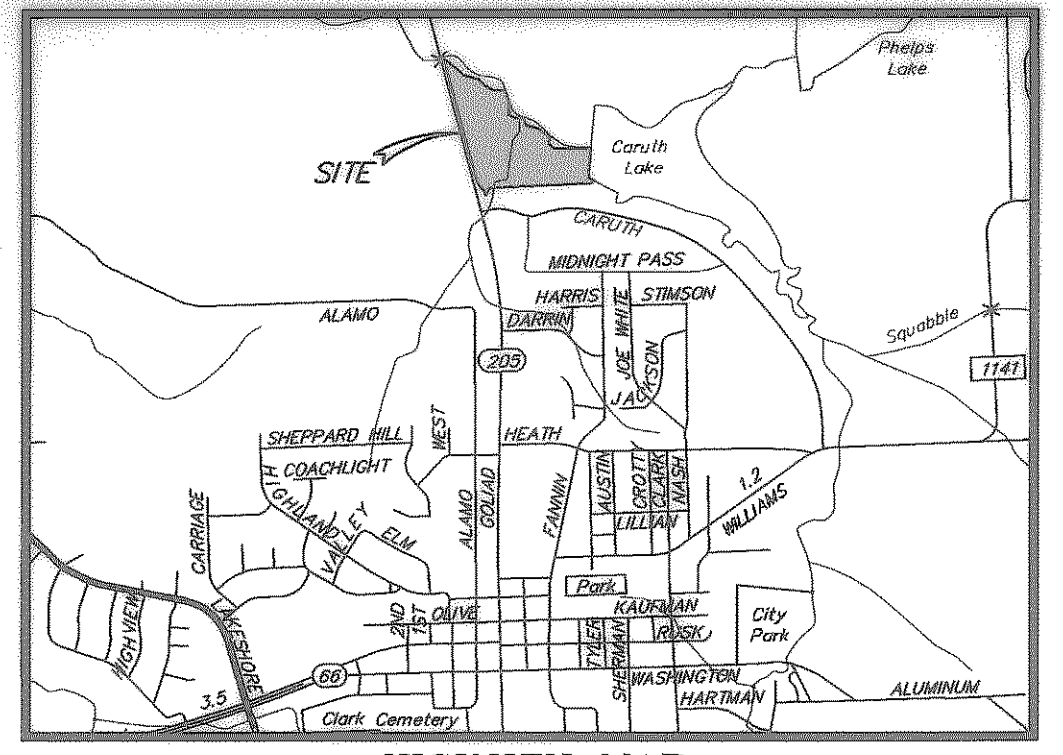
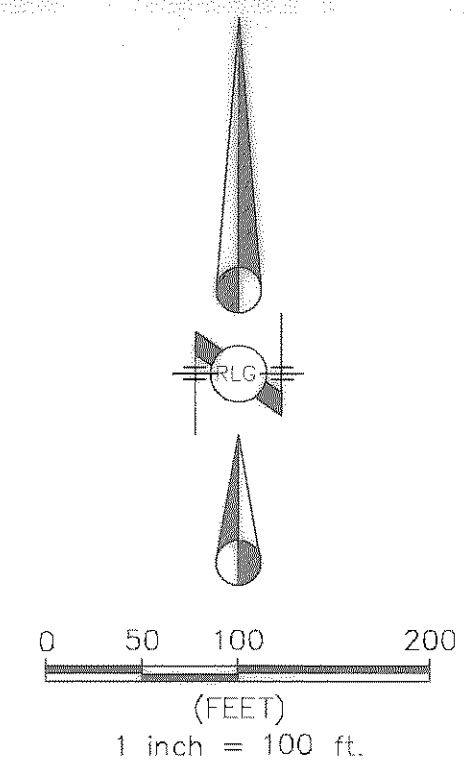
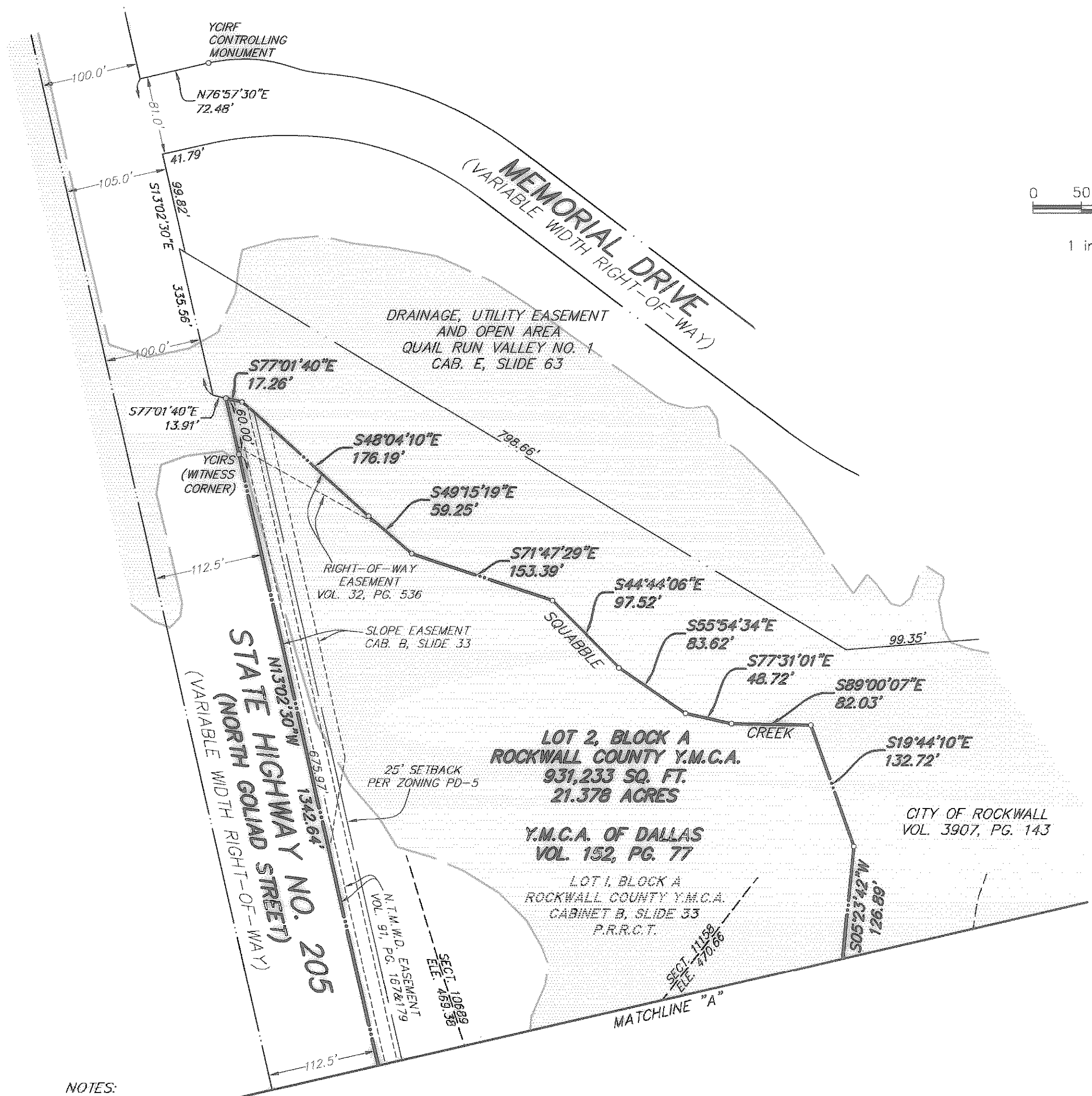
SCALE: 1" = 100' DATE: JANUARY 2014

OWNER:
 Y.M.C.A. OF METROPOLITAN DALLAS
 1621 W. WALNUT HILL LN.
 IRVING, TX. 75038
 214-880-9822

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 5445 LA SIERRA, STE 300, LB 17
 DALLAS, TX. 75231-4138
 214-739-8100
 rlg@rlginc.com
 TX PE REG #F-493
 TBPLS REG #100341-00

RECORDED	INST#	JOB NO.	13009.10	E-FILE	13009.10plat	DWG NO.	25,939Z
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Rockwall County Y.M.C.A.
Lot 2, Block A
Final Plat



VICINITY MAP
NOT TO SCALE

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5. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE ACCEPTED BY THE CITY.

FINAL PLAT
ROCKWALL COUNTY Y.M.C.A.
LOT 2, BLOCK A
 1 LOT (931,233 SQ. FT. OR 21.378)
 BEING A REPLAT OF
ROCKWALL COUNTY BRANCH Y.M.C.A.
 LOT 1, BLOCK A
 SAMUEL S. McCURRY SURVEY, ABSTRACT NO. 146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SCALE: 1" = 100'
 DATE: JANUARY 2014

OWNER:
 Y.M.C.A. OF METROPOLITAN DALLAS
 1621 W. WALNUT HILL LN.
 IRVING, TX. 75038
 214-880-9622

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 5445 LA SIERRA, STE 300, LB 17
 DALLAS, TX. 75231-4138
 214-739-8100
 rlg@originc.com
 TX PE REG #F-493
 TBPLS REG #100341-00

SHEET 2 OF 3

CASE # P2014-003

RECORDED	INST#	JOB NO.	13009.10	E-FILE	13009.10plat	DWG NO.	25,939Z
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Rockwall County YMCA
Lot 2, Block A
Final Plat