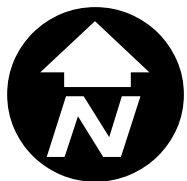
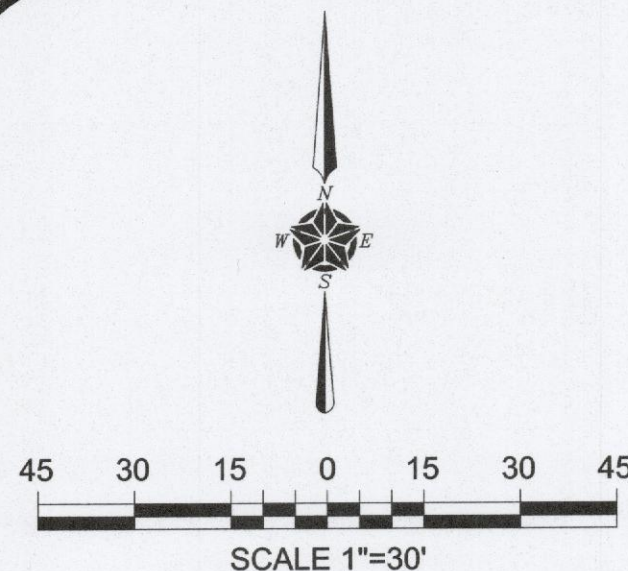


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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'



VICINITY MAP - NOT TO SCALE

LEGEND:

CM
IRF
IRS
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

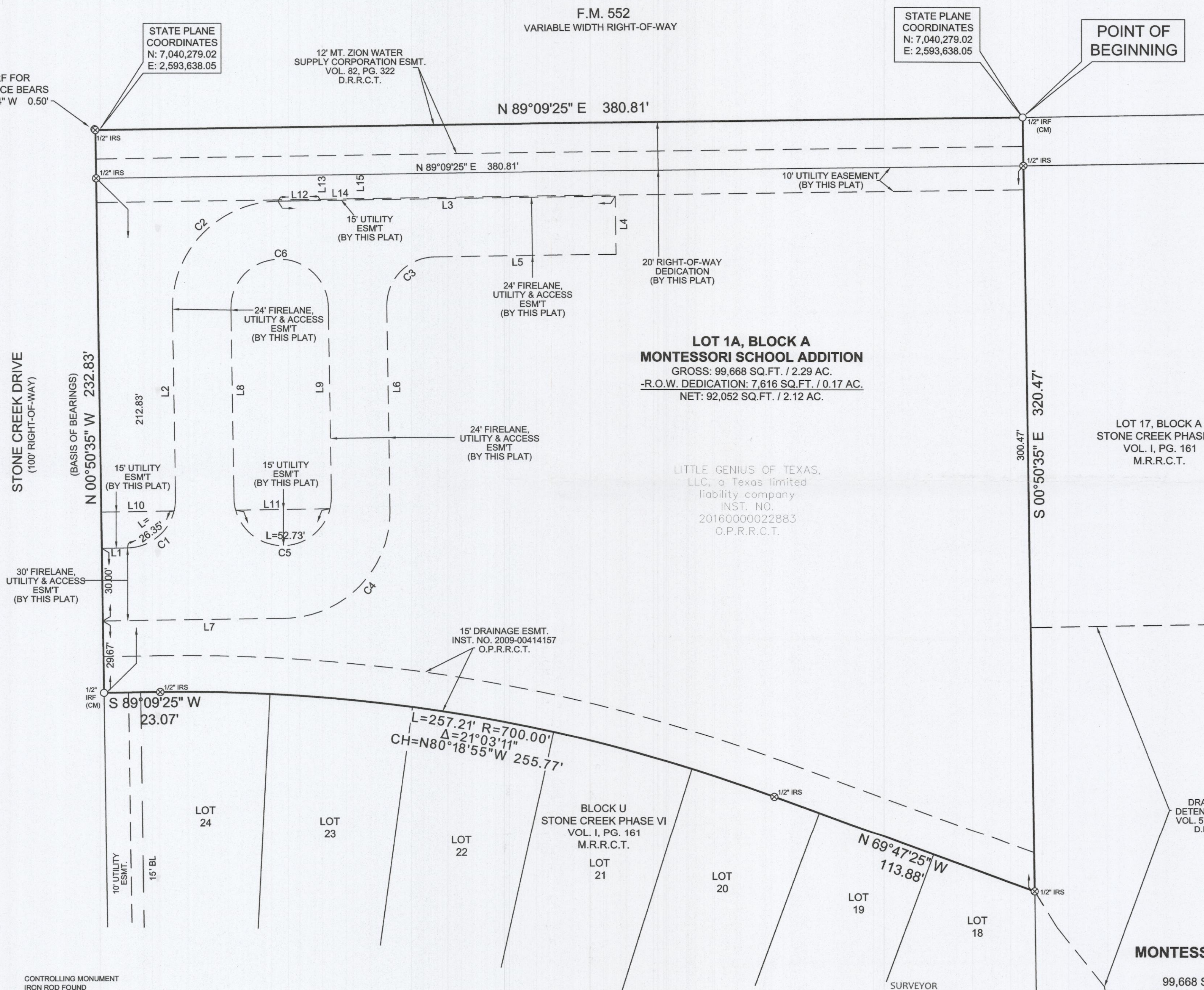


TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PAGE 1 OF 2

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Little Genius of Texas, LLC, a Texas limited liability company, is the sole owner of a tract of land 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. 20160000022883, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

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.

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Little Genius of Texas, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **MONTESSORI SCHOOL ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Signature

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



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

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.

**RELEASED FOR REVIEW
PURPOSES ONLY 01/05/2017**

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

City Administrator
City of Rockwall, Texas

Approved:

Mayor
City of Rockwall, Texas

GENERAL NOTES:

- 1) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 2) The purpose of this plat is to create 1 lot.

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
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PAGE 2 OF 2

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