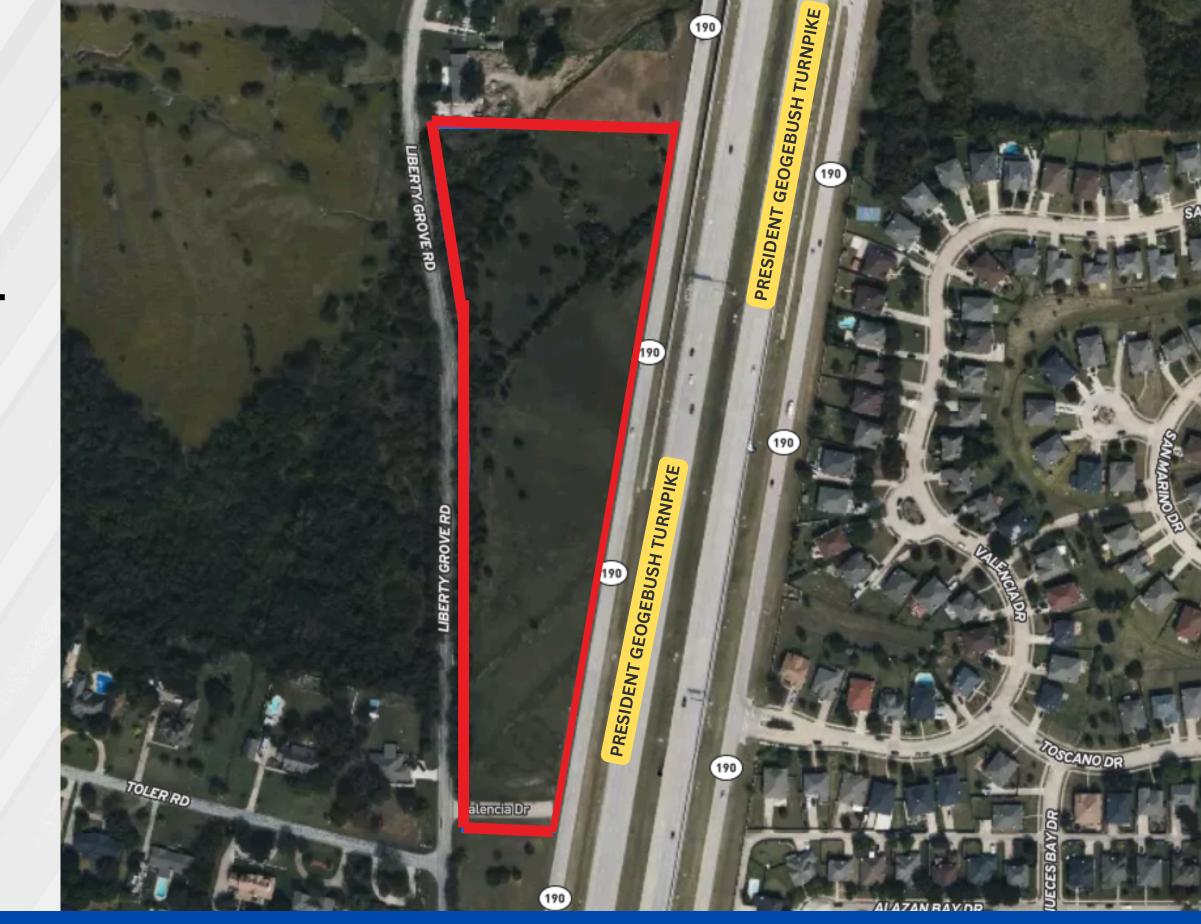


LAND FOR SALE

7106 Liberty Grove Rd, Rowlett, TX, 75094





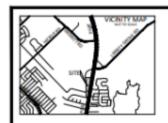






Plan approved by city

REGULATING PLAN



| | ALLOW/REGD PROVIDED |
|----------------------|------------------------------|
| ZONING | FB-CC |
| USE | Mixed Use |
| LOT AREA | 471,423 sq.ft. / 10.82 acres |
| MIXED USE | 283,709 sq.ft. / 6.51 acres |
| HOTEL/CONVENTION | 187,714 sq.ft. / 4.31 acres |
| FLOOD ZONE AREA | 34,057 sq.ft. / 0.78 acres |
| LIBERTY GROVE R.O.W. | 37,759 sq.ft. / 0.87 acres |
| OPEN SPACE (Approx.) | 173,468 sq.ft. (36.8%) A |

- NOTES:

 1. A PORTION OF THE SITE EXSTS IN A FLOODPLAIN.
- E. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE
- SOURCES OF A VIOLATION OF LIFE OF FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING FRANTS.

 3. THE PB DESTRICT SOLVANING SEA NO THE REMITS.

 3. THE PB DESTRICT SOLVANING SEA NO THE REMITS.

 4. MAIGH SEASON OF THE SEASON OF SET ALIGNMENTS, SHOWN ON THIS SCHIEFT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

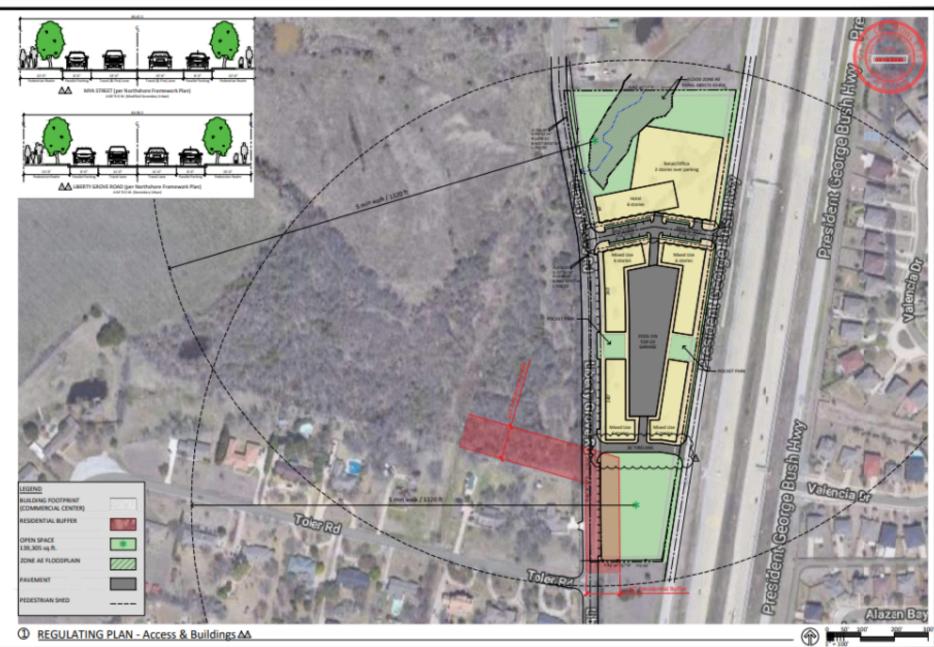
 4. MAIGH WARRANTS FROM CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS PLANING AND APPROVAL BY CITY COUNCE, DURING DEVELOPMENT PLAN REVIEW.

 5. THE REGULATING PLAN HAS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS REGULATING PLAN ALONG WITH DEVELOPMENT REGULATIONS MEETS THE WITHERS OF THE CITY OF DOWNLETT FORM BASID CODE.

 DEVATIONS FROM SPECIFIC STANDARCS HAVE BEEN LISTED OF THE CITY OF DOWNLETT FORM BASID CODE.

 DEVATIONS FROM SPECIFIC STANDARCS HAVE BEEN LISTED AND REGULATION OF WARRANTS.

 6. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENOED SHALL BE MET UNLESS OTHERWISE APPROVED.







Iron Rod Set Iron Rod Found Point Of Beginning OWNER OF RECORD: MTA Heights Investr 13151 Emily Road Right-Of-Way Controlling Mon Suite #100 Dallas, TX 75240 P: 817-448-5034

GEONAV 3410 Midcourt Road Suite 110 Carrollton, TX 75006 P: 972-243-2409

ENGINEER: IMP Engineering, LLC 13151 Emily Road Suite #120 Dallas, TX 75240 P: 214-815-4833

MYA HEIGHTS MIXED USE ADDITION

Ects 1 & 2, Block A

8. Crist Survey, Abstract No. 225, M. Coyle Survey, Abstract No. 349

& B.O.C. Pounds Survey, Abstract No. 1189

City of Rowlen, Dallas County, Teas 75089

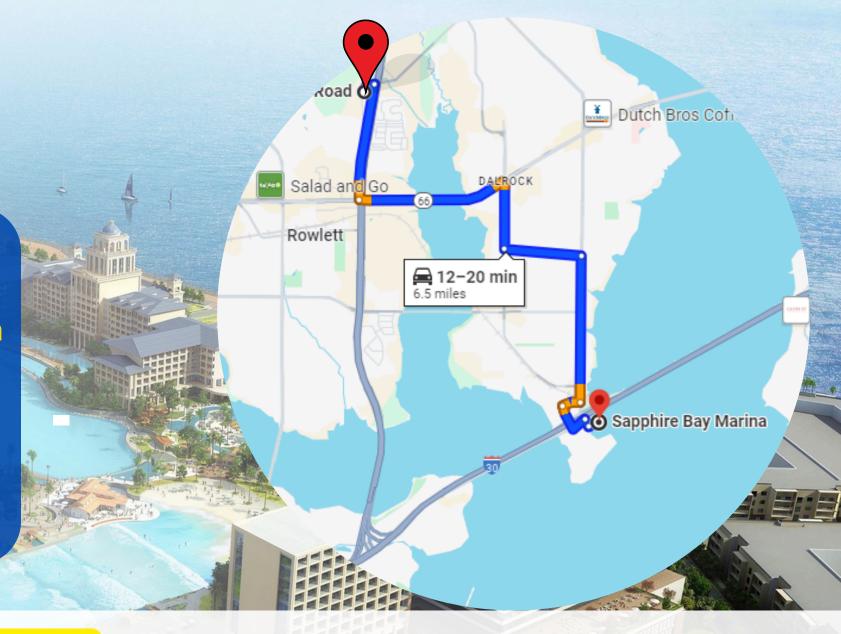
03-23-2020 1" - 100" N. P. K. RP2





NEARBY TENANTS

- 7106 Liberty Grove, Rowlett Distance to Sapphire Bay Lagoon Just 12-20 minutes away
- Sapphire Bay Lagoon is an upcoming \$1 billion mixed development project situated on the tranquil shores of Lake Ray Hubbard
- Enjoy unparalleled convenience and luxury at this serene location













1-3 miles







Scan the QR code

View the captivating property video and explore the stunning visuals of 7106 Liberty Grove, Rowlett



