

CURVE	RADIUS	TANGENT	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	29.99'	89°59'17"	47.12'	N00°15'21"W	42.42'
C2	34.00'	21.69'	43°46'31"	41.26'	S22°51'02"W	40.26'
C3	34.00'	23.05'	46°13'29"	43.57'	N22°08'59"W	42.39'
C4	30.00'	30.00'	90°00'00"	47.12'	S00°15'43"E	42.43'
C5	30.00'	29.46'	88°57'60"	46.58'	N00°46'43"W	42.04'
C6	30.00'	30.00'	90°00'00"	47.12'	N89°44'17"E	42.43'
C7	30.00'	30.00'	90°00'00"	47.12'	N00°15'43"W	42.43'
C8	30.00'	30.01'	90°00'43"	47.13'	N89°44'39"E	42.43'
C9	30.00'	12.05'	43°46'31"	22.92'	S22°51'02"W	22.37'
C10	30.00'	12.80'	46°13'29"	24.20'	N22°08'58"W	23.55'
C11	30.00'	30.00'	90°00'00"	47.12'	S89°44'17"W	42.43'
C12	30.00'	30.00'	90°00'00"	47.12'	S89°44'17"W	42.43'

LINE	BEARING	DISTANCE
L1	S45°15'00"E	2.40'
L2	S45°15'00"E	2.38'
L3	S45°15'43"E	2.35'
L4	S45°15'43"E	2.34'
L5	S45°15'43"E	5.33'
L6	N44°44'17"E	10.00'
L7	S45°15'43"E	5.33'
L8	S45°15'43"E	5.38'
L9	S44°44'17"W	10.00'
L10	S45°15'43"E	5.38'
L11	S44°44'17"W	20.68'
L12	S00°57'46"W	20.77'
L13	N00°57'46"E	20.77'

NOTES:

1) NO PART OF THIS PROPERTY LIES WITHIN THE FEMA 100yr FLOOD PLAIN (ZONE AE) AS SHOWN ON THE FEMAM MAP PANEL NO. 48113C0245K, DATED JULY 7, 2014.

2) BENCHMARKS:
CITY OF ROWLETT MONUMENT E-3
N: 7025244.919, E: 2566579.403, ELEV=469.99

CITY OF ROWLETT MONUMENT D-4
N: 7024731.574, E: 2571390.039, ELEV=482.06

CITY OF DALLAS
VOL. 640, PG. 1089
D.R.D.C.T.

PARK

APPROXIMATE LIMITS OF 100yr
FLOOD PLAIN PER FEMA
FLOOD INSURANCE RATE MAP
PANEL NO. 48113C0245K,
DATED JULY 7, 2014

STATE PLANE
COORDINATES:
N:7027349.214
E:2569404.404

POINT OF
BEGINNING

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LEGEND	
	Existing Right-of-way Line
	Subdivision Boundary Line
	Existing Right-of-Way Dedication
	Existing Easement
	Existing Centerline of Street
	Abstract Survey Line
	Limits of 100yr FEMA Flood Plain
	IRF
	IRFC
	O.P.R.D.C.T.
	D.R.D.C.T.
	ESMT.
	INST. NO.
	R.O.W.
	Vol., Pg.
	SF, AC
	RD.
	Existing Right-of-way Line
	Subdivision Boundary Line
	Existing Right-of-Way Dedication
	Existing Easement
	Existing Centerline of Street
	Abstract Survey Line
	Limits of 100yr FEMA Flood Plain
	Iron Rod Found
	Iron Rod Found with Cap Stamped "5596"
	Official Public Records, Dallas County, Texas
	Deed Records, Dallas County, Texas
	Easement
	Instrument Number
	Right-of-Way
	Volume, Page
	Square Foot, Acres
	Road

THAT JRSC, LLC, a Texas limited liability company, Owners, do hereby bind themselves and their heirs, assignees and successors of title to this plat designating the hereinabove described property as **"LIBERTY GROVE OFFICE CENTER"**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public 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 improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone.

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

BY: JRSC, LLC,
a Texas limites liability company

Thazhatha P. Chacko, President

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Thazhatha P. Chacko, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the _____ of _____, 2018.

Notary Public, State of Texas

I, Candy Hone, a Registered Professional Land Surveyor, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the City of Rowlett, Texas.

Dated this _____ day of _____, 2018

PRELIMINARY – THIS DOCUMENT IS FOR
REVIEW ONLY AND SHOULD NOT BE
RECORDED FOR ANY PURPOSE

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company – Firm No. 10013600 – (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }

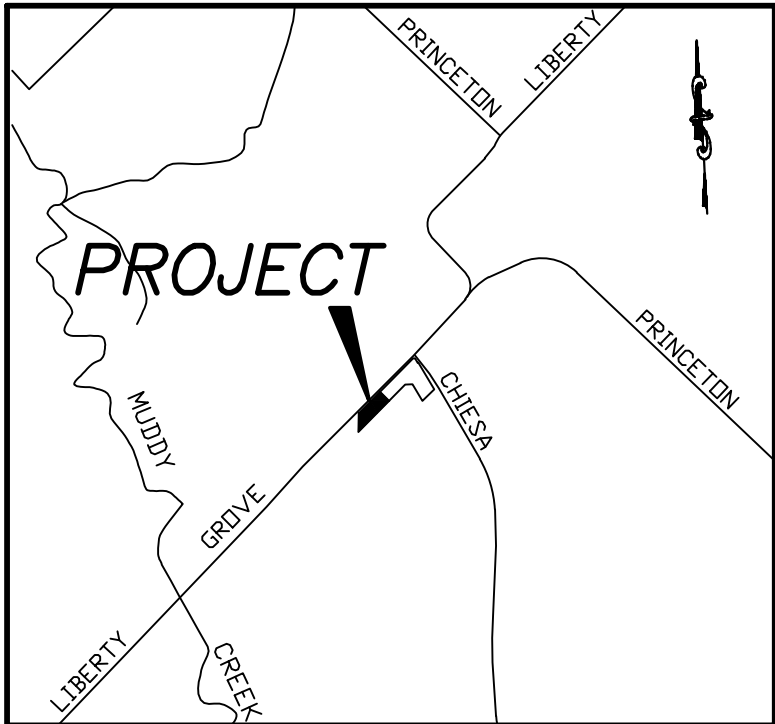
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the _____ of _____, 2018.

Notary Public, State of Texas

40 20 0 40
SCALE 1"=40' FEET



LOCATION MAP
MAPSCO: 20A-L
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS JRSC, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the Z. Motley Survey, Abstract No. 1010 and the F. Wood Survey, Abstract No. 1563, City of Rowlett, Dallas County, Texas, being all of that tract of land conveyed by General Warranty deed to JRSC, LLC, as recorded in Instrument No. 201600066286, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the northwest line of Lot 12, Block F of Lake Valley Estates, Phase II, an addition to the City of Rowlett according to the plat thereof recorded in Instrument No. 201100119349 (O.P.R.D.C.T.), said corner being in the east line of a tract of land conveyed to the City of Dallas, as recorded in Volume 640, Page 1089, Deed Records, Dallas County, Texas (D.R.D.C.T.), said corner being the most southern corner of said JRSC tract;

THENCE North 00 degrees 57 minutes 46 seconds East, departing the north line of said Lot 12, Block F, along the common line between said City of Dallas tract and said JRSC tract, a distance of 288.96 feet to a 1/2-inch iron rod found for the northeast corner of said City of Dallas tract, said corner being in the southeast line of Liberty Grove Road (a variable width right-of-way), said corner being the southwest corner of said JRSC tract;

THENCE North 44 degrees 45 minutes 00 seconds East, departing the east line of said City of Dallas tract, along the common line between said JRSC tract and said Liberty Grove Road, a distance of 475.00 feet to a 1/2-inch iron rod found with cap stamped, "5596", for the most northern corner of said JRSC tract, said corner being in the northwest line of the remaining tract of land conveyed by deed to Opal Mae Welk Hargrove, as recorded in Volume 2000110, Page 1019 (D.R.D.C.T.), said corner being in the southeast line of said Liberty Grove Road;

THENCE South 45 degrees 16 minutes 42 seconds East, departing the southeast line of said Liberty Grove Road, along the common line between said JRSC tract and the remaining portion of said Opal Mae tract, a distance of 199.81 feet to a 1/2-inch iron rod found with cap stamped, "5596" found for a corner, said corner being in the northwest line of said Lake Valley Estates, Phase II, said corner being the northeast corner of said JRSC tract, said corner being in the southeast line of said Opal Mae tract;

THENCE South 44 degrees 44 minutes 17 seconds West, along the common line between said JRSC tract and said Lake Valley Estates, Phase II tract, a distance of 683.70 feet to the POINT OF BEGINNING, containing 115,794 square feet or 2.658 acres of land, more or less.

OWNER:
JRSC, LLC
4000 E. HILL DRIVE
IRVING, TEXAS 75038
TEL (972) 668-7710
EMAIL: chacko972@gmail.com

FINAL PLAT
LIBERTY GROVE
OFFICE CENTER
Lot 1, BLOCK A
2.658 ACRES

OUT OF THE
ZACH MOTLEY SURVEY, ABSTRACT NO. 1010
FRANKLIN WOOD SURVEY, ABSTRACT NO. 1563
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
JUNE 18

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-004

SUBMISSION LOG TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	05/22/2018	FIRST SUBMITTAL
2	06/18/2018	REVISED SUBMITTAL