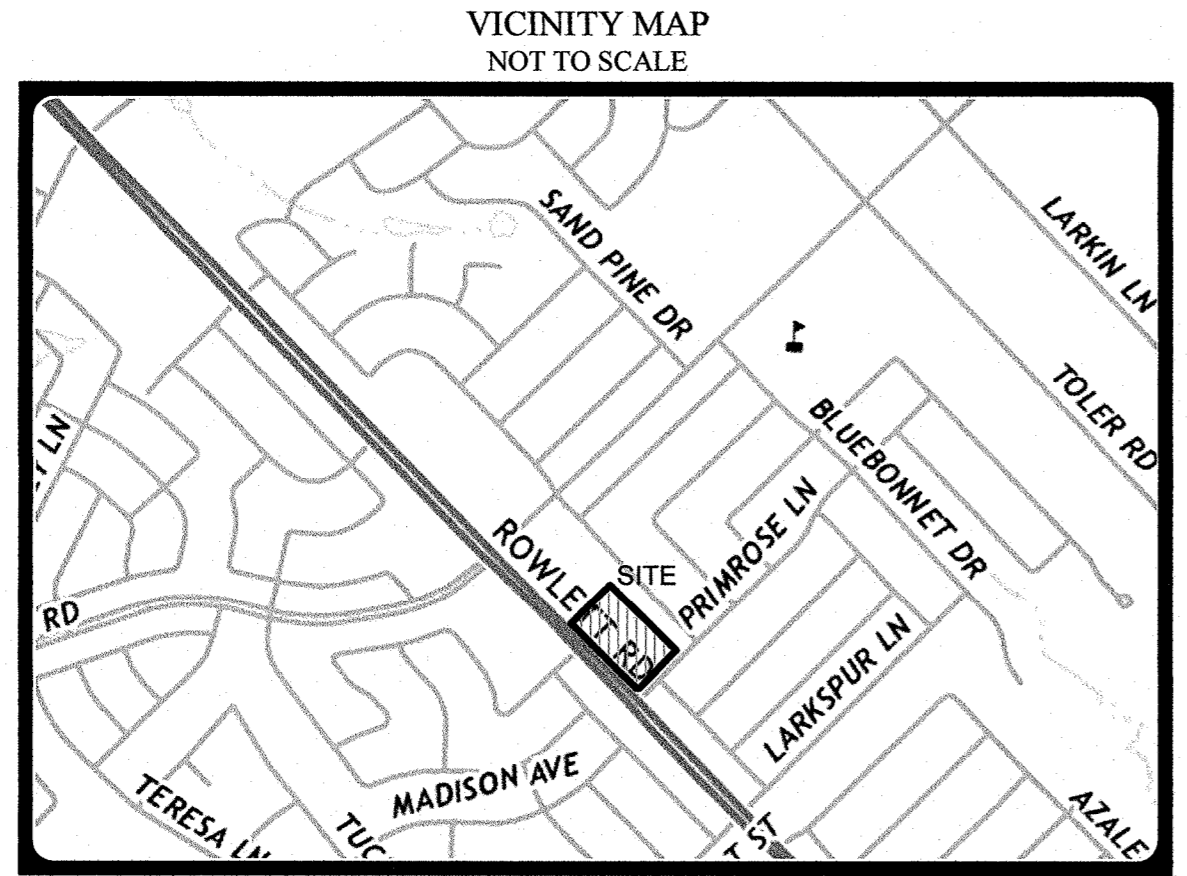


- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0240K, dated July 07, 2014, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create two (2) lots out of a tract of land.
 - Current property owners responsible for maintenance of access easement.



Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	47.12'	30.00'	090°00'00"	S89°51'44"W	42.43'
C2	16.39'	30.52'	030°45'54"	S60°22'46"W	16.19'
C3	44.31'	29.62'	085°43'21"	S87°38'11"E	40.29'
C4	12.04'	30.00'	023°00'08"	N25°22'36"E	11.96'
C5	12.14'	30.00'	023°11'01"	S64°38'37"W	12.06'
C6	1.43'	5.00'	016°22'45"	S44°51'44"E	1.42'
C7	42.84'	30.00'	081°48'37"	S04°13'58"E	39.29'
C8	42.91'	30.00'	081°56'34"	S86°06'33"E	39.34'
C9	1.41'	5.00'	016°06'53"	N44°51'44"E	1.40'
C10	12.07'	30.00'	023°03'38"	N25°16'28"E	11.99'
C11	47.12'	30.00'	090°00'00"	N89°51'44"E	42.43'
C12	47.12'	30.00'	090°00'00"	S00°08'16"E	42.43'
C13	47.12'	30.00'	090°00'00"	S89°51'44"W	42.43'

Line Data Table

Line #	Distance	Bearing
L1	17.33'	N45°08'16"W
L2	17.20'	N45°08'16"W
L3	15.51'	N45°08'16"W
L4	15.51'	N45°08'16"W
L5	10.00'	S44°51'44"W
L6	10.00'	N45°08'16"W
L7	10.00'	N44°51'44"E

STATE OF TEXAS §
 COUNTY OF DENTON §

That I, Mark N. Peoples, R.P.L.S., do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett.

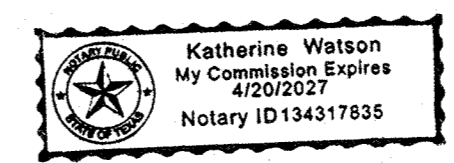
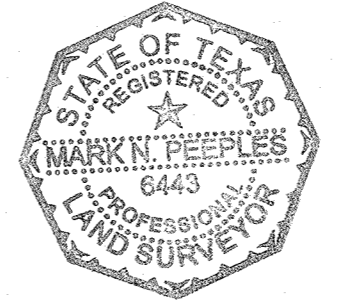
Mark N. Peoples, R.P.L.S.
 No. 6443

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 31 day of JULY 2023

Katherine Wilson
 Notary Public in and for the State of Texas



STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS Gregumi Development, LLC is the owner of a 3.504 acre tract of land situated in the Reason Crist Survey, Abstract Number 225, Dallas County, Texas, being the remainder of that same tract of land described to Gregumi Development, LLC by Special Warranty Deed recorded in Instrument Number 202200115704, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone 4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000136506;

COMMENCING at a 5/8-inch rebar capped "DC&A 3935" found for the east corner of Lot 17, Block 14, Flower Hill No. 2 Addition, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded in Volume 83191, Page 6975 Deed Records Dallas County, Texas and lying at the intersection of the southwest right-of-way line of Bluebell Drive (50 foot right-of-way) and the northwest right-of-way line of Primrose Lane (50 foot right-of-way);

THENCE South 44 degrees 21 minutes 44 seconds West, departing the southwest right-of-way line of said Bluebell Drive, with the southeast line of said Lot 17, the southeast line of a 15 foot alley as depicted on said Flower Hill Addition and the northwest right-of-way line of said Primrose Lane, a distance of 125.00 feet to 1/2-inch rebar capped "WINDROSE" set for the south corner of said 15 foot alley and the east corner of said Gregumi Development tract, said point being the POINT OF BEGINNING of the herein described tract; and from said point a 1/2-inch rebar found for reference bears South 61 degrees 05 minutes West, 0.5 feet;

THENCE South 44 degrees 21 minutes 44 seconds West, with the southeast line of said Gregumi Development tract and the northwest right-of-way line of said Primrose Lane, a distance of 289.95 feet to a 1/2-inch rebar capped "WINDROSE" set for the easternmost southeast corner of the herein described tract and lying at the intersection of the northwest right-of-way line of said Primrose Lane and the northeast right-of-way line of Rowlett Road (110 right-of-way);

THENCE South 89 degrees 36 minutes 44 seconds West, with the south line of the herein described tract, a distance of 14.08 feet to a 1/2-inch rebar capped "WINDROSE" set for the southernmost southwest corner of the herein described tract;

THENCE North 45 degrees 08 minutes 16 seconds West, with the northeast right-of-way line of said Rowlett Road, a distance of 501.44 feet to a 1/2-inch rebar capped "WINDROSE" set for the west corner of the herein described tract;

THENCE North 45 degrees 16 minutes 56 seconds East, departing the northeast right-of-way line of said Rowlett Road, with a west line of said Gregumi Development tract, with the southeast line of Lot 1, Block A, Fire Station #4 Addition, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded in Document Number 200302676952 Official Public Records, Dallas County, Texas, a distance of 299.95 feet to a 1/2-inch rebar capped "WINDROSE" set for the east corner of said Lot 1, and the north corner of the herein described tract; said point lying on the southwest line of said 15 foot alley, and on the northeast line of said Gregumi Development tract;

THENCE South 45 degrees 08 minutes 16 seconds East, with the southwest line of said 15 foot alley and the northeast line of said Gregumi Development tract, a distance of 506.63 feet to the POINT OF BEGINNING and containing 3.504 acres or 152,630 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE Gregumi Development, LLC, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **Rowlett Retail Plaza**, 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, 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.

Witness Our Hands at Lewisville TX, this 31 day of JULY, 2023

G. Adams
 Signature - Authorized Representative - Gregumi Development, LLC

Grayson CeBallos
 Printed Name
 Owner / 07/31/2023
 Title / Date

STATE OF TEXAS §
 COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared A. Pate, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of JULY 2023

Katherine Wilson
 Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:
 This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

Shirley G. Estess Aug 2, 2023
 Chairperson, Planning and Zoning Commission Date

ATTEST:
Umar Syed Aug 2, 2023
 Signature Date
 Umar Syed - Planner I
 Name & Title

The Managing Director of Community Development and Engineering of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

Martin Mares 8/3/2023
 Managing Director of Community Development & Engineering Date

PLANNING MANAGER
 ATTEST:
Martin Mares 8-3-2023
 Signature Date
 Martin Mares Planner II
 Name and Title

Filed for Record
 in the Official Records Of:
 Dallas County
 On: 8/4/2023 11:07:43 AM
 In the PLAT Records

Doc Number: 2023-202300156323
 Number of Pages: 1
 Amount: \$8.00
 Order#: 20230804000333
 By: KV

WINDROSE
 LAND SURVEYING | PLATTING

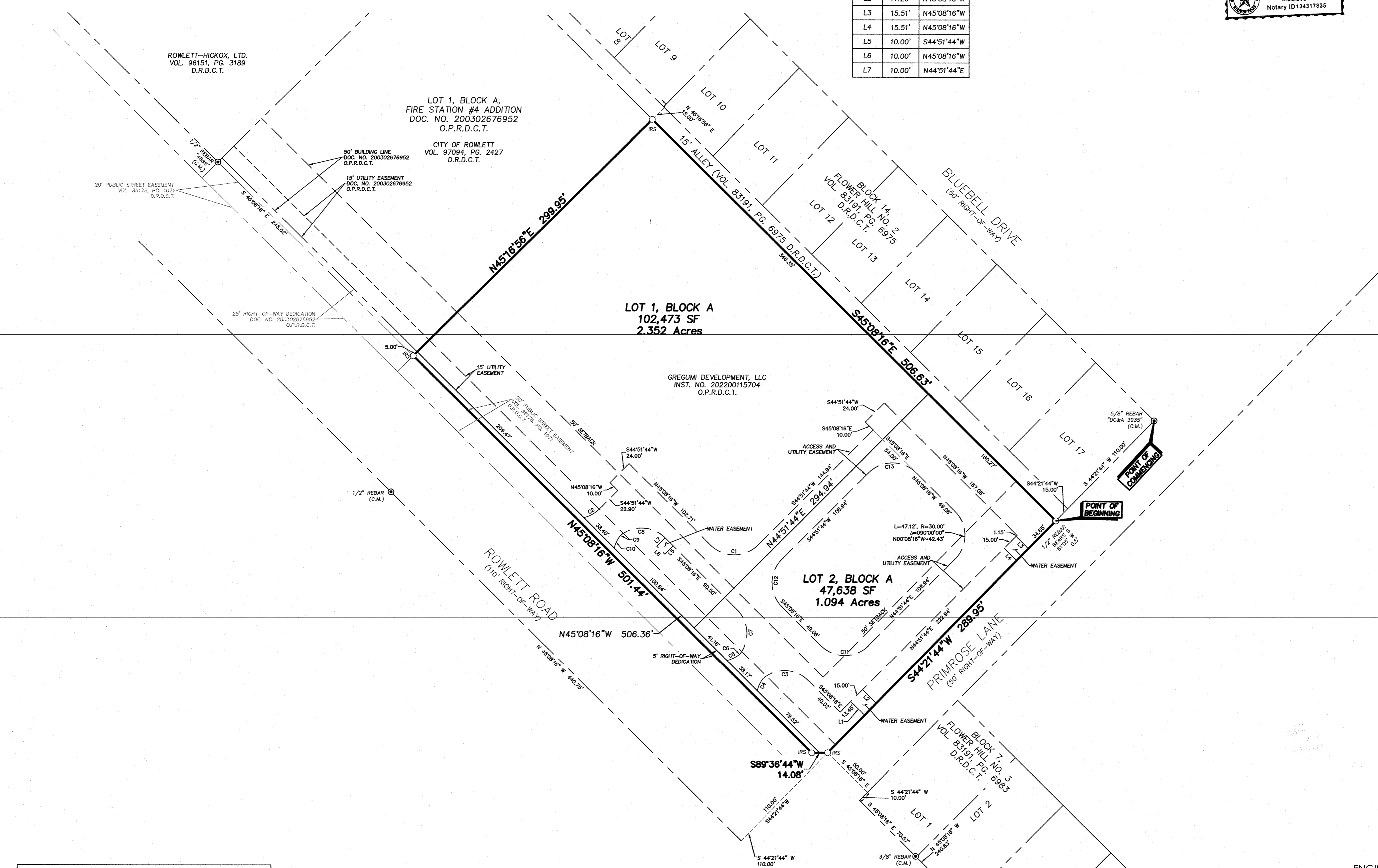
1955 LAKWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/22/2023 CHECKED BY: M.P. JOB NO.: D57864

Point of Contact:
 Grayson CeBallos
 972-370-5871
 grayson.ceballos@windroseservices.com
 Last Revision Date: 04/11/2023

FINAL PLAT
ROWLETT RETAIL PLAZA
LOTS 1 AND 2, BLOCK A
 Being a 3.504 Acre Tract of Land
 Situated in the Reason Crist Survey
 Abstract Number 225
 City of Rowlett, Dallas County, Texas

- 2023 -



ACCESS EASEMENT:
 The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress and regress in, along, upon and across said premises.

ENGINEER
 Triangle Engineering
 1782 W McDermott Drive
 Allen, Texas 75013

OWNER/DEVELOPER
 Gregumi Development, LLC
 1901 Knightsbridge Road, #4313
 Farmers Branch, Texas 75234