

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS FIRST UNITED METHODIST CHURCH OF ROCKWALL BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

FIELD NOTES

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of Townsend Road, said iron rod being at the east corner of a tract of land described in a deed from Raymond B. Cameron, et al, to Lofland Business Park Joint Venture as recorded in Volume 249, Page 373, Deed Records, Rockwall County Texas;

THENCE South 40° 9' 31" East a distance of 468.68 feet following the southwest line of Townsend Road (72.50 feet wide) to a 1/2 inch iron rod found with cap stamped "Stovall & Assoc.";

THENCE South 42° 1' 26" East a distance of 172.73 feet following the southwest line of Townsend Road to a 1/2 inch iron rod found with cap stamped "Stovall & Assoc." and to the POINT OF BEGINNING;

THENCE South 42° 1' 26" East a distance of 725.12 feet following the southwest line of Townsend Road to its intersection with the northwest line of Yellow Jacket Lane (77.29 feet wide) and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE South 48° 23' 43" West a distance of 1297.68 feet following the northwest line of Yellow Jacket Lane to the east corner of a tract of land described in a deed from M. K. Zamani to Z's Automotive, Inc. as recorded in Volume 1288, Page 137, Deed Records, Rockwall County, Texas, and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE North 27° 19' 33" West a distance of 183.21 feet following the northeast line of said Z's Automotive tract to a 1/2 inch iron rod found for corner;

THENCE South 49° 8' 26" West a distance of 3.08 feet following the northwest line of said Z's Automotive tract to the east corner of a tract of land described in a deed from Amanda Rochell to Horace L. Williams as recorded in Volume 56, Page 150, of the Deed Records of Rockwall County, Texas, and to the beginning of a curve to the left and to a 1 inch iron pipe found for corner;

THENCE following said curve to the left in a northwesterly direction and the northeast line of said Williams tract, said curve having a radius of 2864.79 feet through a central angle of 8° 24' 56", and arc length of 420.78 feet, a chord distance of 420.40 feet, a chord bearing North 31° 14' 15 " West to the north corner of said Williams tract and a point in the southeast line of a tract of land described in a deed to Texas Community Bank, N.A. as described in Volume 1749, Page 270, Deed Records of Rockwall County, Texas, and to a 3/8 inch iron rod found for corner, and to the end of said curve;

THENCE North 47° 11' 29" East a distance of 59.70 feet following the southeast line of said Texas Community Bank tract, to the east corner of said tract and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE North 39° 34' 34" West a distance of 124.46 feet following the northwest line of said Texas Community Bank tract to a 5/8 inch iron rod set for corner with cap stamped "BSM";

THENCE North 47° 57' 52" East a distance of 1110.57 feet following a line across the remainder of a tract owned by Cameron and Cameron as recorded in Volume 101, Page 837 of the Deed Records of Rockwall County, Texas and to the POINT OF BEGINNING and containing 871,118 square feet or 19.9981 acres, more or less.

Bearings based on southwest line of Townsend Road as described in First United Methodist Church of Rockwall deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas.

ENGINEER  
BSM ENGINEERS, INC.  
4111 E. US HIGHWAY 80, SUITE 405  
MESQUITE, TEXAS 75150  
(972) 681-4680

OWNER  
FIRST UNITED METHODIST CHURCH of ROCKWALL  
1408 South Goliad  
Rockwall, Texas 75087  
(972) 771-5500

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

That, First United Methodist Church of Rockwall, acting by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the FIRST UNITED METHODIST CHURCH ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the First United Methodist Church Addition subdivision have been notified and signed this plat.

I understand and do 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. I also understand the following:

- No buildings shall be constructed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any building, 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 at all times 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; OR until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

By: \_\_\_\_\_  
First United Methodist Church of Rockwall

5-20-03  
AS BUILT

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FINAL PLAT  
BLOCK 1, LOTS 1 and 2  
FIRST UNITED METHODIST CHURCH ADDITION  
B. J. T. LEWIS SURVEY, ABSTRACT 225  
City of Rockwall, Rockwall County, Texas

November 19, 2001

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