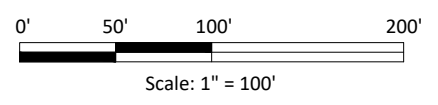
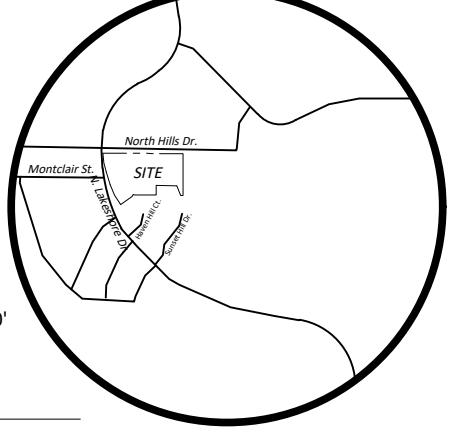


Vicinity Map (Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 2021000016816, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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.

We 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. We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #2021000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, SOUTH 89°24'27" WEST a distance of 222.68 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of NORTH 78°48'21" WEST;

ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner;

THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55" WEST a distance of 20.00 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner;

THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59" WEST a distance of 148.27 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 26°49'27" WEST;

ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner;

THENCE continuing along said Lakeshore Drive, NORTH 17°42'53" WEST a distance of 131.37 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 10°02'09" WEST;

ALONG said curve to the right through a central angle of 15°21'28" for an arch length of 201.03 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley;

THENCE along the northerly line of said 7.424 acre tract and said alley, NORTH 89°29'00" EAST a distance of 829.01 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas;

THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43" EAST a distance of 430.00 feet to an 1/2 inch iron with cap stamped "OWENS 5387" set for the southwest corner of said 7.242 acre tract and being the northeast corner of said Northshore Phase 2A, Block B;

THENCE NORTH 89°29'27" WEST a distance of 26.57 feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10;

THENCE along the easterly line of said Lot 10, NORTH 19°27'20" WEST a distance of 106.47 feet to an iron rod with cap found for the northeast corner of said Lot 10;

THENCE along the north line of said Lot 10, NORTH 89°23'09" WEST a distance of 213.16 feet to an iron rod with cap found for the northwest corner of said Lot 10;

THENCE along the west line of said Lot 10, SOUTH 00°42'32" EAST a distance of 100.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN CHURCH ADDITION 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ST BENEDICT'S ANGLICAN CHURCH ADDITION subdivision have been notified and signed this plat. We 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. We also understand the following:

- No buildings shall be constructed or placed 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 buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system in 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 by which property abuts, including the actual installation of streets with the required base and paving, curbs and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

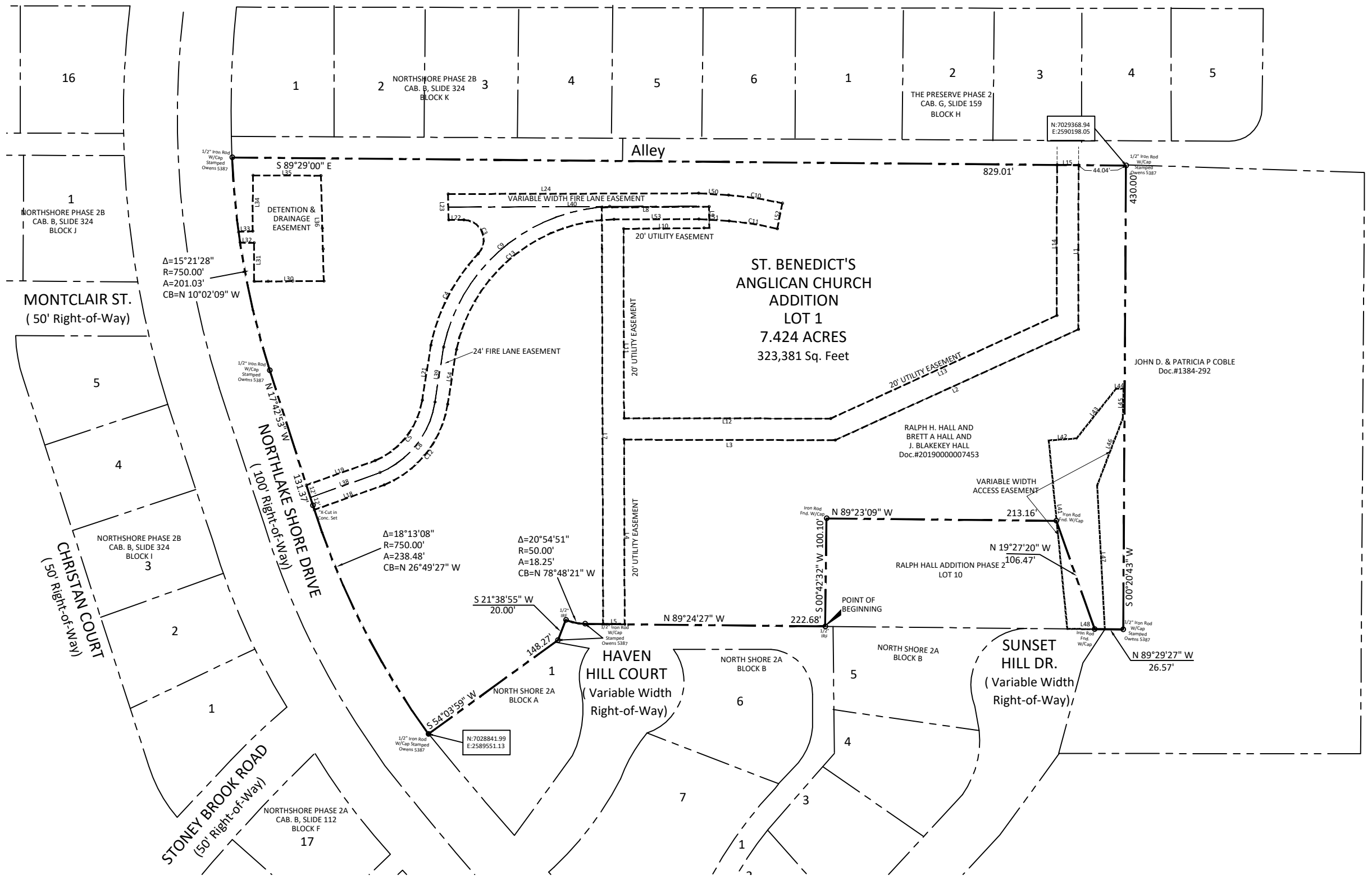
SAEED BANAN SANDRE BANAN

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Saeed Banan and Sandre Banan, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas



LINE	BEARING	DISTANCE
L1	S 00°05'07" W	152.30'
L2	S 63°12'08" W	247.78'
L3	N 89°52'31" W	195.64'
L4	S 00°10'16" E	171.12'
L5	N 89°24'27" W	20.00'
L7	N 00°10'16" W	348.13'
L8	N 89°34'18" E	99.30'
L9	S 01°15'01" E	19.91'
L10	S 89°31'11" W	79.68'
L11	S 00°10'16" E	136.57'
L12	S 89°54'07" E	191.53'
L13	N 65°30'34" E	230.43'
L14	N 00°05'07" E	139.60'
L15	S 89°29'00" E	20.00'
L16	S 11°17'16" W	24.02'
L17	S 89°50'39" W	78.81'
L18	S 70°26'13" W	68.94'
L19	N 70°26'13" E	67.53'
L20	S 09°00'44" W	51.30'
L21	N 09°00'43" E	51.67'
L22	S 89°49'32" W	14.02'
L23	N 01°23'56" W	24.01'
L24	N 89°50'24" E	232.39'
L30	S 89°44'38" W	64.47'
L31	N 00°00'00" W	35.67'
L32	N 88°36'12" W	12.85'
L33	N 88°36'12" E	12.99'
L34	N 00°20'58" E	51.91'
L35	S 89°42'44" W	63.01'
L36	S 01°32'35" E	97.78'
L38	N 70°25'08" E	68.61'
L39	N 09°00'44" W	51.62'
L40	N 89°50'05" E	230.20'
L41	N 05°38'10" W	175.71'
L42	N 85°48'06" E	25.86'
L43	N 38°29'39" E	58.95'
L44	N 89°02'03" E	6.77'
L45	S 00°59'28" W	27.38'
L46	S 40°33'35" W	66.89'
L47	S 03°03'54" E	133.48'
L48	S 89°25'54" E	34.82'
L50	S 86°30'09" E	27.76'
L51	N 86°23'26" W	28.06'
L52	S 11°17'16" W	24.02'
L53	S 89°50'39" W	78.81'
L54	S 09°00'44" W	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C3	134°12'05"	18.51'	43.35'	N 22°56'09" W	34.10'
C4	31°40'32"	174.88'	96.68'	N 27°19'23" E	95.45'
C5	58°17'13"	72.94'	74.20'	N 37°57'17" E	71.04'
C8	58°17'13"	84.94'	86.40'	N 37°57'17" E	82.73'
C9	75°56'36"	164.02'	217.40'	N 49°43'52" E	201.83'
C10	9°39'37"	300.07'	50.59'	S 81°24'22" E	50.53'
C11	9°02'09"	288.02'	45.42'	N 81°00'02" W	45.38'
C12	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C13	77°05'54"	151.97'	104.49'	S 50°24'43" W	189.41'

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Mayor, City of Rockwall City Secretary City Engineer

Case No.: \_\_\_\_\_

**FINAL PLAT**  
**ST BENEDICT'S ANGLICAN CHURCH ADDITION**  
**LOT 1**

1 LOT TOTALING 7.424 ACRES  
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL  
304 GLEN AVENUE  
ROCKWALL, TEXAS 75087

Engineer: DOUPHRAATE & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-88  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087

Scale: 1" = 100'

Date: January 5, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. OWENS  
P.C.: Cryer/Spradling  
File: ST. BENEDICTS PLAT  
Job No. 658-011  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 1  
Of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200