

City of Rockwall, Texas

Date: March 15, 1984

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision LADY OF THE LAKE CATHOLIC CHURCH

Name of Subdivider LADY OF THE LAKE CATHOLIC CHURCH

Address 306 E. Rusk, Rockwall, Texas 75087 Phone 722-6671

Owner of Record LADY OF THE LAKE CATHOLIC CHURCH

Address 306 E. Rusk, Rockwall, Texas 75087 Phone 722-6671

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS, Consulting Engineer

Address P. O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 7.000 Current Zoning MF-15

No. of Lots/Units 1 Signed *John Messina*

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

✓ _____

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

D. Proposed land uses, and existing and proposed zoning categories

✓ _____

E. Approximate acreage

✓ _____

F. Typical lot size; lot layout; smallest lot area; number of lots

_____ ✓ _____

G. Building set-back lines adjacent to street

✓ _____

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

✓ _____

I. Location of City limit lines, contiguous or within plat area

J. Location and sizes of existing utilities

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.

✓ _____

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

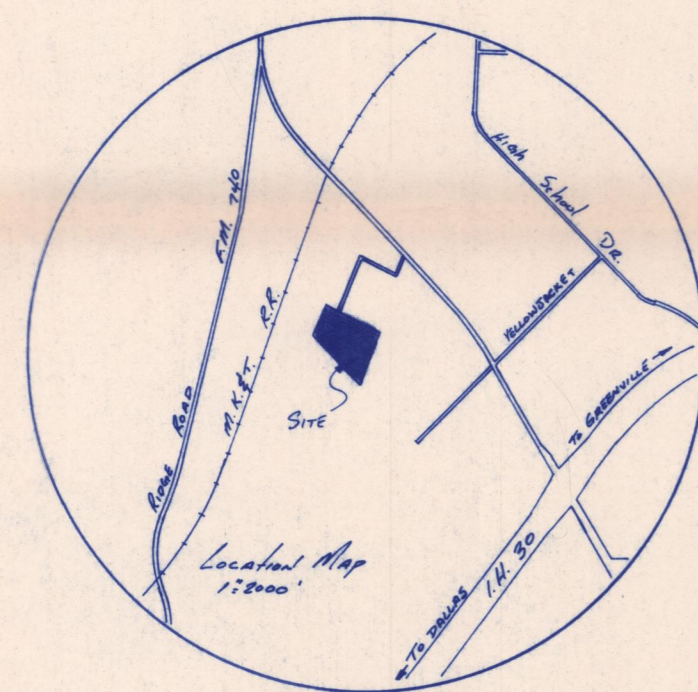
NAME Our Lady of the Lake DATE 3/20/84
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Preliminary</u>		
<u>plat</u>		<u>70.00</u>

Received By _____

2432
FORM G-1



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			Preliminary Plat LADY OF THE LAKE CATHOLIC CHURCH Rockwall County, Texas Rev. Albert Cochran 506 E. Rusk Rockwall, TX		
SCALE	DATE	JOB NO.			
1"=100'	2-14-84	88276			

FACT SHEET

Applicant: Our Lady of the Lake Catholic Church

Name of Proposed Development: Our Lady of the Lake Catholic Church

Acreage: 7

Number of Lots: 1

Current Zoning: MF-15

Surrounding Zoning: MF-15

Description: One lot subdivision to build church behind Methodist Church on SH-205. Access easement across Cameron property from SH-205.

Staff Comments: Plan to build one-half of street to City standards and dedicate as public street. Asking for site plan to check church location on lot to ensure road can continue and tie into Yellowjacket in the future.

Planning and Zoning Commission Recommendations:

4/12/84 - Approved subject to Cameron Agreeing to change in alignment, streets to City standards, and build $\frac{1}{2}$ street.

City Council Decision:

5/7/84 - Approved with revised street location, Methodist Church entrance relocated, and extension of road, topographically feasible.

TO
Our Lady of the Lake Catholic Church

P.O. Box 191

Rockwall, Texas 75087

FROM
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Our Lady of the Lake Final Plat

DATE

February 13, 1985

MESSAGE:

On February 4, 1985, the City Council approved your plat with a 20 foot wide street and an 8 inch looped water line. Two mylars and ten blue line copies with original signatures must be submitted by March 4, 1985 or the plat will be void.

cc. Harold Evans

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Council
May 7-
1984

Harold Evans presented the preliminary plat for Our Lady of the Lake Catholic Church on SH-205. Julie Couch explained that the City's traffic planner had recommended that the alignment of the entry road be changed and the entrance to the Methodist Church be moved to the north side. The road would eventually tie back into Yellowjacket Lane. Raymond Cameron and John Messina stated that they both agreed to this proposed realignment. Phelps made a motion to approve the preliminary plat for Our Lady of the Lake Catholic Church on SH-205 subject to the alignment of a road on the north side being feasible at the existing terrain. Davis seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Bill Cameron for a change in zoning from Agricultural to Commercial for a tract of land east of the Church on the Rock. Rex Cameron explained the request. The Mayor closed the public hearing. Dickson made a motion to approve the request from Bill Cameron for a change in zoning from Agricultural to Commercial for a tract of land on I-30 east of the Church on the Rock property. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Camerons explained that they wanted to pull the preliminary plat for the Cameron Addition off the Agenda.

Don Cameron presented the site plan for Ridge Road Shopping Center. He explained that they planned a 20 ft. service drive behind one building, with fire hydrants located away from the area. He discussed truck movements with the Councilmembers. Julie Couch explained the 25 ft. service drive was requested to allow the fire truck to set up in the event of a fire. Cameron explained the entrance would be constructed with Phase 2 and would contain landscaping in the median. Dickson questioned why the Camerons were not providing access between their property and the adjoining development. Don Cameron pointed out that the bank was at a higher elevation than the first phase of the shopping center. Fox then questioned how the entry would reach the grade of FM-740. Cameron said that they planned another steep entry much like the existing entrance. Dickson questioned why the Camerons did not plan a service connection in the rear. Jim Conway said they did not want customers using the service drive and conflicting with delivery trucks. Couch explained that City Staff had discussed two connections with the Camerons. The rear connection would be for service vehicles and would have to be signed as such. The front connection was for a customer driveway between the developments. Eubanks, Fox and Dickson all agreed that there was reason for concern over the traffic hazard of too many entrances too close together on FM-740. Dickson questioned whether the Rock wall Bank had been approached. Couch explained that the owner

Bank and the proposed grade. Eubanks questioned the distance of Ridge Road Shopping Center. Dickson estimated the distance was 150 feet. Staff that the concept of a drive-in bank can move internally without a driveway was desirable. However, the drive-in bank was impractical. Dickson pointed out that the site adjacent to the proposed thoroughfare plan would pay for the cost of improving the bank for one half of a 36 ft. wide driveway would be approximately \$7,371. Dickson such an amount in escrow would be ready to build the road. Dickson's motive was to get the developer to build the road; however, if adjacent property to develop at this time, the City Traffic Planner recommended 36 ft. of paving along this roadway. Dickson put the money in escrow and would pay on FM-740 necessary for full development. Dickson motion to approve the site plan for the Rock Bank's drive-in bank on FM-740. Dickson motion. The motion was voted on and carried. Dickson clarified that his motion was for \$7,371 in escrow toward paving the roadway. Councilmembers agreed that this was the best solution.

Bobby Holt presented the preliminary plat for a drive-in bank on FM-740. Dickson pointed out that the site adjacent to the proposed thoroughfare plan would pay for the cost of improving the bank for one half of a 36 ft. wide driveway would be approximately \$7,371. Dickson such an amount in escrow would be ready to build the road. Dickson's motive was to get the developer to build the road; however, if adjacent property to develop at this time, the City Traffic Planner recommended 36 ft. of paving along this roadway. Dickson put the money in escrow and would pay on FM-740 necessary for full development. Dickson motion to approve the site plan for the Rock Bank's drive-in bank on FM-740. Dickson motion. The motion was voted on and carried. Dickson clarified that his motion was for \$7,371 in escrow toward paving the roadway. Councilmembers agreed that this was the best solution.

Dan Highley and Jim Cervino presented the preliminary plat for Carlisle Plaza. Dickson pointed out that the applicants had agreed to provide two entrances and to dedicate right-of-way for the same gravel roadway as the existing roadway. Dickson motion that the applicants be given the money in escrow for paving or pave half the roadway. Dickson motioned that the Planning and Zoning Commission be notified that one entrance would be located on the east side of the first store opened in the shopping center. Dickson motioned that the applicants must meet with the City Staff to relocate the

CITY OF DENVER
PLANNING AND ZONING COMMISSION

The meeting was called to order at 7:35 P.M. Members present were Chairman Wayne Rogers, Leigh Plagens, J. D. Jacobs and Wes Barton.

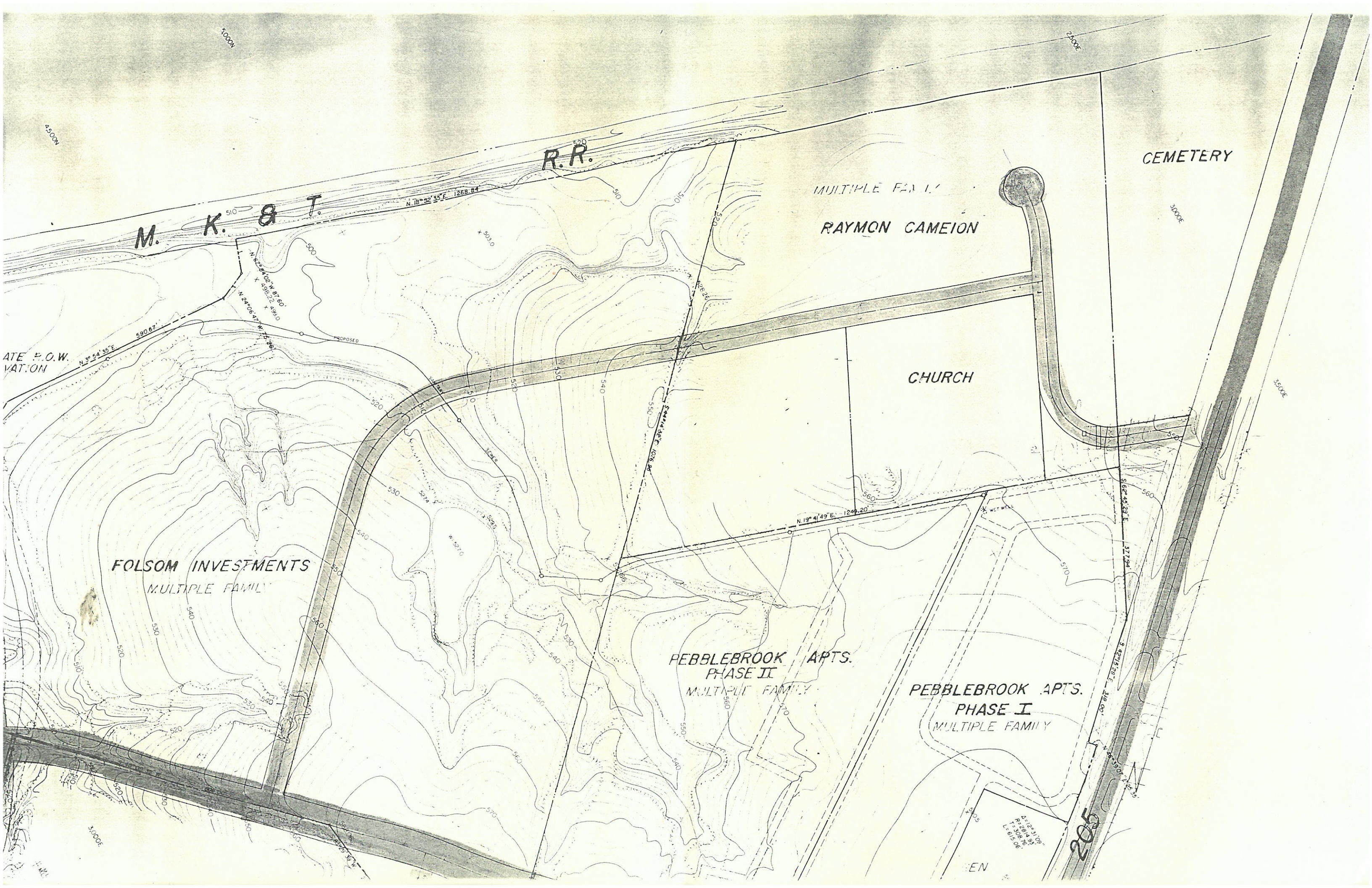
The Commissioners first considered the minutes of the meeting March 8, 1984. There being no additions or deletions, Jacobs made a motion to approve the minutes of March 8, 1984, as written. Plagens seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Our Lady of the Lake Catholic Church for a Conditional Use Permit for a church in an "MF-15" District. John Messina explained the church's plans require seven acres behind the Methodist Church to construct a new structure. The Chairman closed the public hearing. Barton made a motion to recommend approval of the request for a Conditional Use Permit for a church in an "MF-15" District on SH-205 behind the First United Methodist Church. Jacobs seconded the motion. The motion was voted on and carried unanimously.

*PKZ
CP-1984*

The Commissioners then considered a preliminary plat for Our Lady of the Lake Catholic Church. Julie Couch showed the Commissioners a revised plat showing how a street could continue around the edge of the church property and into undeveloped property beyond Canyon Ridge Apartments. She also showed the Commissioners a Concept Plan for the area prepared a few years before. She suggested the Commissioners require that the street entrance be built to City specifications and that the curves meet City standards. Messina explained that they were wanting to add one lane to the existing entrance off of SH-205 and then build one half of a road to their church site. Couch and Harold Evans discussed whether the existing street was built to City standards. Evans will research the construction. Wayne Miles joined the meeting at this point. Jim Conway, representing Cameron and Company, joined the discussion. Messina and Conway agreed that they expected Raymond Cameron to give the property between the Methodist Church and the Cemetery to the Methodist Church at some future date. Conway reported that Cameron does not plan any development north of the church site to the railroad tracks. Harold Evans explained that Raymond Cameron did participate in the preparation of the Concept Plan for the area and had no problems with the Concept Plan as prepared. Plagens made a motion to recommend approval of the preliminary plat for Our Lady of the Lake Catholic Church on SH-205 subject to the road being aligned and constructed to City standards, with the church responsible for building one half of the street, and subject to Cameron agreeing to the change in such alignment. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Pat Grady for a Conditional Use Permit to remodel a building with wood frame interior at Lakeside Chevrolet. Grady explained that he was constructing a 5,500 sq. ft. addition to his building which would meet City zoning standards for 100% noncombustible structural materials. However, the mezzanine in the office area would be a wood structure. He explained it was difficult to remodel with metal while still occupying the building. He planned to add three walls with ½ in. sheetrock. Barton questioned whether other Conditional Use Permits granted for similar cases had required 5/8 in sheetrock. The Chairman closed the public hearing. Jacobs



R.R.

M. K. & T.

CEMETERY

MULTIPLE FAMILY
RAYMON CAMEION

CHURCH

FOLSOM INVESTMENTS
MULTIPLE FAMILY

PEBBLEBROOK APTS.
PHASE II
MULTIPLE FAMILY

PEBBLEBROOK APTS.
PHASE I
MULTIPLE FAMILY

205

412-231-09
P-264-39
L-308-76
L-618-06

EN

EASEMENT FOR INGRESS AND EGRESS

THE STATE OF TEXAS
COUNTY OF ROCKWALL

That we, Raymond B. Cameron and wife, Elizabeth Rochell Cameron, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to us in hand paid by First United Methodist Church, Rockwall, Texas, the receipt whereof is hereby acknowledged, have granted and conveyed, and by these presents do grant and convey unto the said First United Methodist Church, Rockwall, Texas, its successors, visitors and assigns, in common with Grantors, Grantors heirs, executors, administrators and assigns, the free and uninterrupted use, liberty, privilege, right of way and easement for the purpose of passing in, over and along a certain way across a certain tract of land situated in Rockwall County, Texas, adjoining the premises of the said First United Methodist Church, Rockwall, Texas, owned by us and described as follows:

BEING a tract or parcel of land situated in the B.J.T. Lewis Survey, Abstract No. 255, Rockwall County, Texas, and being a part of that tract of land conveyed to G.C. Rochell, Jr., by deed dated March 30, 1943, and being a part of that called 0.5 acre tract of land conveyed to G.C. Rochell, Jr., from the Rockwall Colored Burial Club by deed recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northwest line of said 0.5 acre tract with the Southwest line of State Highway 205;
THENCE: South 41°50'08" East a distance of 56.04 feet with said Southwest line to a point for a corner;
THENCE: South 21°19'02" West a distance of 228.14 feet to a point for a corner;
THENCE: North 62°43'05" West a distance of 10.04 feet to a point for a corner;
THENCE: South 33°43'04" West a distance of 123.57 feet to a point for a corner on the Northeast line of First United Methodist Church addition as recorded in Slide A, Page 325, Plat Records, Rockwall County, Texas, said point bears North 62°43'53" West a distance of 98.17 feet along said Northeast line from the East corner of said Addition;
THENCE: North 62°43'53" West a distance of 30.19 feet with said Northeast line to a point for a corner;
THENCE: North 33°43'04" East a distance of 123.58 feet to a point for corner;
THENCE: North 62°43'05" West a distance of 10.04 feet to a point for a corner;
THENCE: North 21°19'02" East, passing at 60.33 feet the West corner of said 0.5 acre tract and continuing a total distance of 248.23 feet with the Northwest line of said 0.5 acre tract to the point of beginning and containing 0.358 acres of land.

Together with ingress, egress, regress to and for the said First United Methodist Church, Rockwall, Texas, its successors, visitors and assigns as it shall be necessary or convenient at all times and seasons forever, in, along, over, upon, across and out of said way; to have and to hold all and singular the rights and privileges aforesaid to it, the said First United Methodist Church, Rockwall, Texas, its successors, assigns, visitors, to its proper use and behoof, in common with Grantors, Grantors heirs, executors, administrators and assigns.

WITNESS OUR HANDS THIS 20th day of September, 1988.

Raymond B. Cameron
RAYMOND B. CAMERON

Elizabeth Rochell Cameron
ELIZABETH ROCHELL CAMERON

THE STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Raymond B. Cameron and wife, Elizabeth Rochell Cameron known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 27th day of September, 1988.



Rhonda D. Kirkpatrick
Notary Public, State of Texas
Name printed:
Rhonda D. Kirkpatrick
Commission expires: 6-17-89

After recording return to:

Raymond B. Cameron
301 Lake Terrace
Rockwall, Texas 75087

FILED FOR RECORD 27th DAY OF September, A.D., 1988 at 4:08 PM.
RECORDED 27th DAY OF September, A.D., 1988.
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
BY: [Signature], DEPUTY

652

41598

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF ROCKWALL

That WE, RAYMOND B. CAMERON and wife, ELIZABETH CAMERON, desiring and intending to make a gift, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS and/or his successors in office, all of the following described real property in Rockwall County, Texas, to-wit:

SEE EXHIBIT E attached hereto and made a part hereof by reference for any and all purposes as if written herein verbatim.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, oil and gas leases and mineral conveyances, if any, filed of record in the office of the county clerk of Rockwall, Texas.

The herein described property shall only be used for church purposes. Church purposes are defined as being worship facilities, parochial schools, convent, monastery, housing for clergy, playground, and parking facilities for the above described buildings. In no event may the above described property be used for business or commercial purposes or multi-family dwellings other than those specifically named herein for church purposes. This shall be a covenant running with the land and shall be binding upon grantee, his successors and assigns for a period of fifty (50) years from the date hereof and shall be enforceable by grantors, their successors and assigns.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever, and We do hereby bind ourselves and our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of May, 1983.

Raymond B. Cameron
RAYMOND B. CAMERON

Elizabeth Cameron
ELIZABETH CAMERON

The State of Texas
County of Rockwall

This instrument was acknowledged before me on the 20th day of May, 1983, by RAYMOND B. CAMERON and wife, ELIZABETH CAMERON.

James D. Conway
Notary Public, State of Texas

My commission expires:



JAMES D. CONWAY
Notary Public, State of Texas
My Commission Expires Feb. 11, 1984

AFTER RECORDING RETURN TO:
Thomas Tschoepe, Bishop
Roman Catholic Diocese of Dallas
Z David Furlow
P.O. Box 190507
Dallas, Texas 75219

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 04710000
1101 RIDGE ROAD
P. O. BOX 787
ROCKWALL, TEXAS 78087
PHONE 214-225-1351

EXHIBIT E

653

TRACT ONE

BEING a tract of land situated in the B.J.T. Lewis Survey, Abst. #225, Rockwall County, Texas, and being a part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr. by E.W. Titus and wife, Elizabeth Titus, by deed dated March 30, 1943, and recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the South corner of the First United Methodist Church, an addition to the City of Rockwall, and on the Southeast line of the above mentioned Rochell tract and on the Northwest line of Pebblebrook Apartments Phase Two, a proposed addition to the City of Rockwall;

THENCE: South 19 deg. 41 min. 49 sec. West a distance of 594.36 feet along said Southeast and Northwest line to an iron rod at the West corner of said Pebblebrook Apartments Phase Two and the South corner of said Rochell tract;

THENCE: North 44 deg. 14 min. 32 sec. West a distance of 311.50 feet along the Southwest line of said Rochell tract and the most Westerly Northeast line of that tract of land conveyed to Clair Ables Grainger by deed recorded in Volume 49, Page 286, Deed Records, Rockwall County, Texas, to an iron rod for a corner;

THENCE: North 19 deg. 37 min. 31 sec. East a distance of 494.29 feet traversing said Rochell tract to an iron rod on the Southwest line of said Methodist Church Addition;

THENCE: South 62 deg. 49 min. 50 sec. East a distance of 282.85 feet along said Southwest line to the Point of Beginning and containing 3.5000 acres of land.

FILED: 24th DAY OF: May 1983 @ 9:30 A.M.
 RECORDED 25th DAY OF: May 1983 @ 3:00 P.M.
 JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
 BY: Faulett Burk DEPUTY

650

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF ROCKWALL

41597

That WE, RAYMOND B. CAMERON and wife, ELIZABETH CAMERON, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and confessed, and no lien expressed or implied is retained hereby to secure the payment thereof, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS and/or his successors in office, all of the following described real property in Rockwall County, Texas, to-wit:

SEE EXHIBIT A attached hereto and made a part hereof by reference for any and all purposes as if written herein verbatim.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, oil and gas leases and mineral conveyances, if any, filed of record in the office of the county clerk of Rockwall, Texas.

The herein described property shall only be used for church purposes. Church purposes are defined as being worship facilities, parochial schools, convent, monastery, housing for clergy, playground, and parking facilities for the above described buildings. In no event may the above described property be used for business or commercial purposes or multi-family dwellings other than those specifically named herein for church purposes. This shall be a covenant running with the land and shall be binding upon grantee, his successors and assigns for a period of fifty (50) years from the date hereof and shall be enforceable by grantors, their successors and assigns.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever, and We do hereby bind ourselves and our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of May, 1983.

Raymond B. Cameron
RAYMOND B. CAMERON
The State of Texas
County of Rockwall

Elizabeth Cameron
ELIZABETH CAMERON

This instrument was acknowledged before me on the 20th day of May, 1983, by RAYMOND B. CAMERON and wife, ELIZABETH CAMERON.

My commission expires:

James D. Conway
Public, State of Texas
JAMES D. CONWAY
Notary Public, State of Texas
My Commission Expires Feb. 11, 1985

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 0471000
1104 RIDGE ROAD
P. O. BOX 787
ROCKWALL, TEXAS 75087
PHONE 214-289-1201

AFTER RECORDING RETURN TO:
Roman Catholic Diocese of Dallas
Attn: David Furlow
P.O. Box 190507
Dallas, Texas 75219

EXHIBIT A

651

TRACT TWO

BEING a tract of land situated in the B.J.T. Lewis Survey, Abst. #225, Rockwall County, Texas, and being a part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr. by E.W. Titus and wife, Elizabeth Titus, by deed dated March 30, 1943, and recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the South corner of the First United Methodist Church Addition, an addition to the City of Rockwall and on the Southeast line of the above mentioned Rochell tract, and on the Northwest line of Pebblebrook Apartments, Phase Two, a proposed addition to the City of Rockwall;
THENCE: North 62 deg. 49 min. 50 sec. West a distance of 282.85 feet along the Southwest line of said Methodist Church Addition to an iron rod at the Point of Beginning, said iron rod also being the North corner of the above described Tract One;

THENCE: South 19 deg. 37 min. 31 sec. West a distance of 494.29 feet along the Northwest line of said Tract One and traversing said Rochell tract to an iron rod at the West corner of said Tract One and on the Southwest line of said Rochell tract and on the most Westerly Northeast line of that tract of land conveyed to Clair Ables Grainger by deed recorded in Volume 49, Page 286, Deed Records, Rockwall County, Texas;

THENCE: North 44 deg. 14 min. 32 sec. West a distance of 394.08 feet along said Northeast line and said Southwest line to an iron rod for a corner;

THENCE: North 19 deg. 37 min. 31 sec. East a distance of 367.58 feet traversing said Rochell tract to an iron rod for a corner;

THENCE: South 62 deg. 49 min. 50 sec. East passing at 170.99 feet to an iron rod found for the West corner of said Methodist Church Addition and continuing along the Southwest line of said addition a total distance of 356.88 feet to the Point of Beginning and containing 3.5000 acres of land.

FILED: 24th DAY OF: May 1983 @ 9:30 A.M.
RECORDED: 25th DAY OF: May 1983 @ 3:00 P.M.
JUNE WIMPEY, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
Pauline Bush, DEPUTY