March 26

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 84-51- CUP Date Submitted 3-20-84

Filing Fee $85.00

Applicant Our Lady of the Lake Catholic Church
306 E. Rusk
Address Mail to: P. O. Box 191, Rockwall, Tx. 75087 Phone 722-6671

Owner x Tenant _____ Prospective Purchaser _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

The current zoning on this property is MF-15.
There are/are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Fr. Albert A. Cuschieri

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description; however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as "Exhibit A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

_____
Surveyor or Attorney for Applicant
(Mark out one)

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 3/20/94

NAME Our Lady of the Lake Church

ADDRESS

☐ Cash ☒ Check ☐ Other

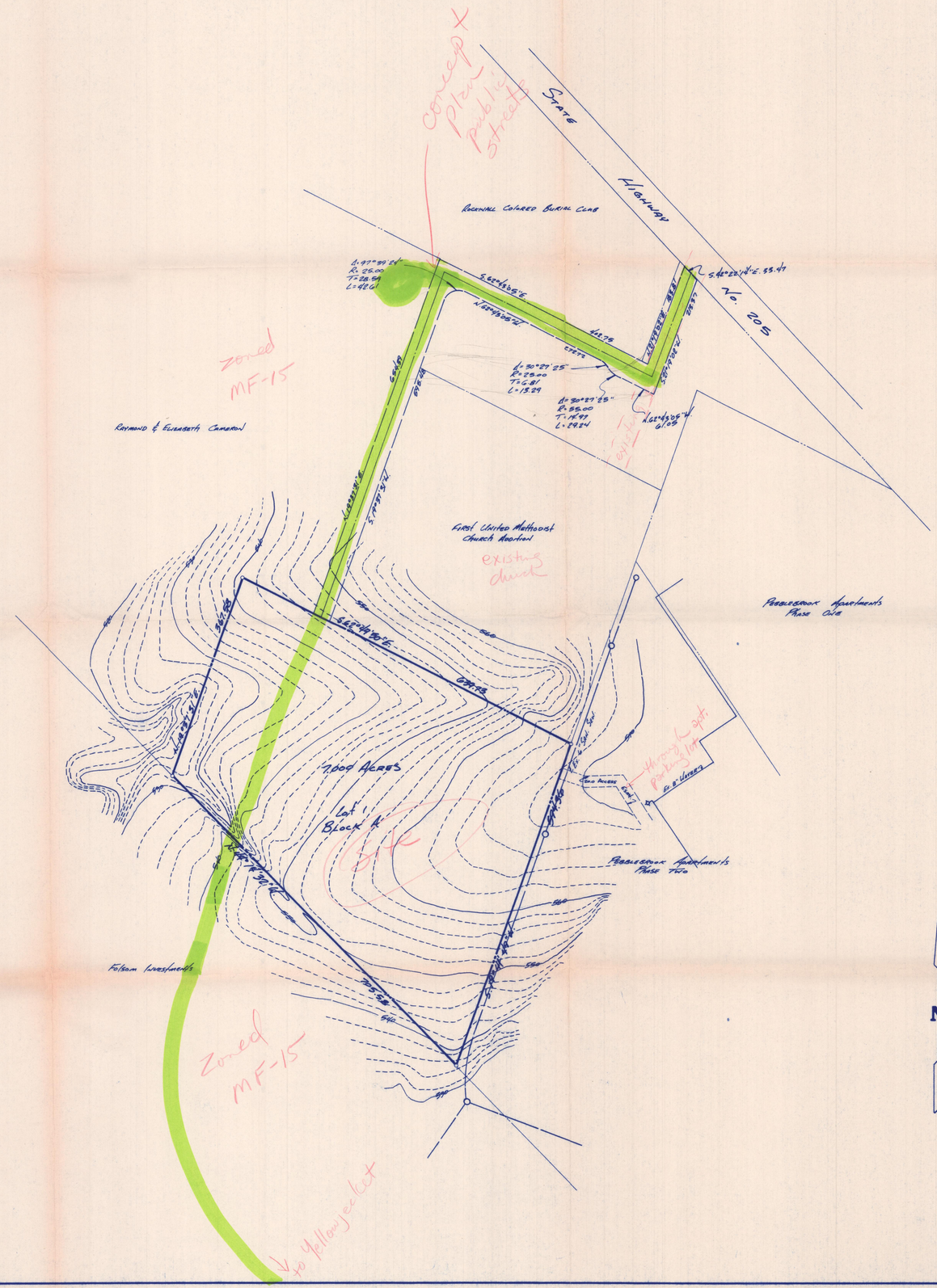
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
Conditional Use Permit	85	00

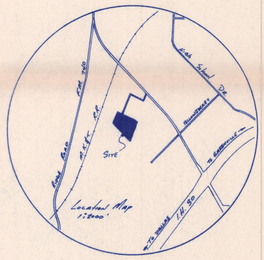
2433

FORM G-1

Received By

R & W PRINTING CO · ROCKWALL TX 75087 71338-8





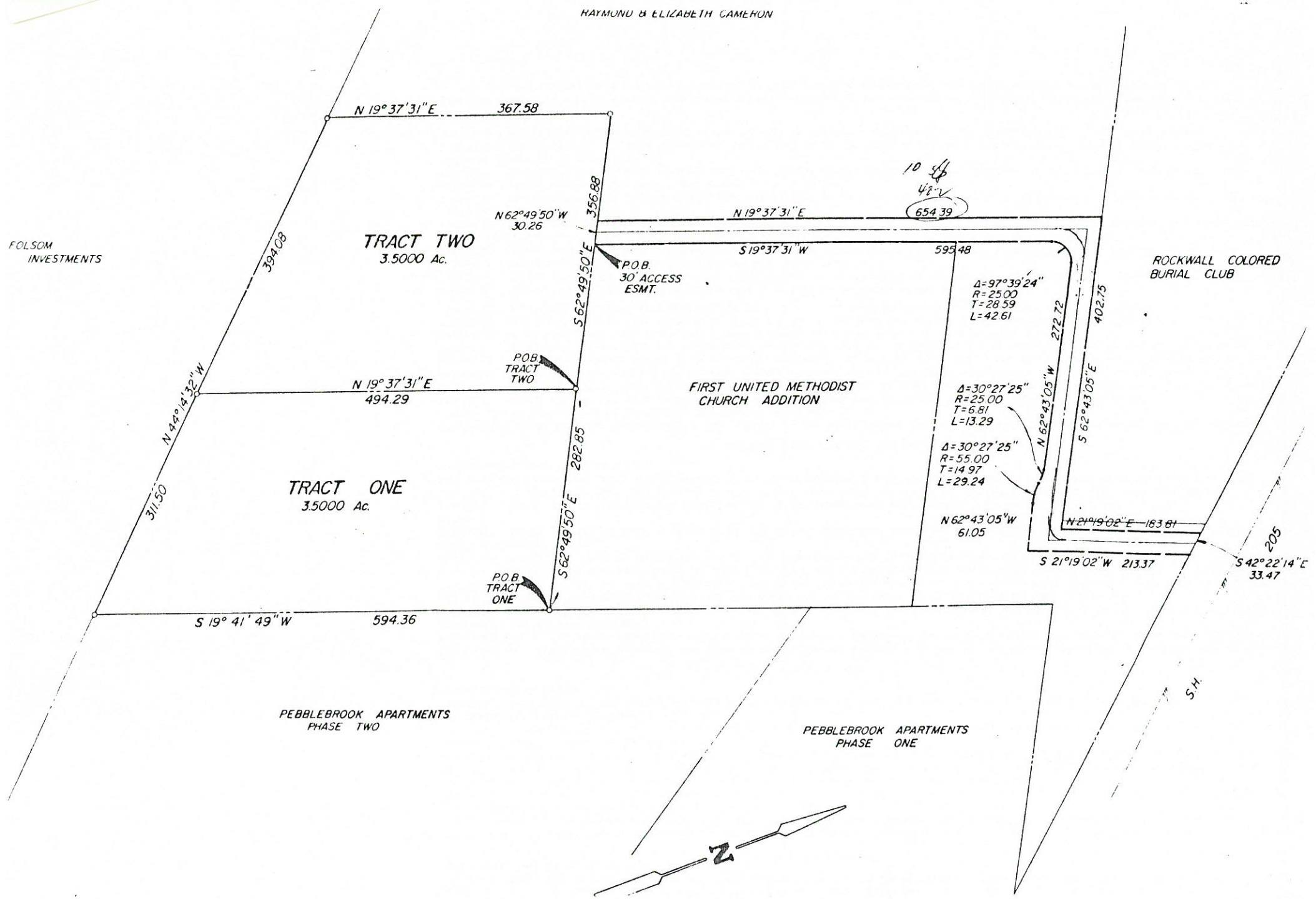
HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	2-26-84	832716

Preliminary Plat

Lady of the Lake Catholic Church

Rockwall County, Texas

Owner: Rev. Albert Cuchieri, 900 E. Rusk, Rockwall, Tx.


RAYMOND & ELIZABETH CAMERON
N 19° 37' 31" E
367.58
356.88
N 62°49'50" W
30.26
TRACT TWO
3.5000 Ac.
394.08
FOLSOM
INVESTMENTS
S 62°49'50" E
P.O.B.
30' ACCESS
ESMT.
N 19° 37' 31" E
654.39
S 19°37'31" W
595.48
ROCKWALL COLORED
BURIAL CLUB
Δ=97°39'24"
R=25.00
T=28.59
L=42.61
272.72
402.75
P.O.B.
TRACT
TWO
N 44°14'32" W
N 19° 37' 31" E
494.29
FIRST UNITED METHODIST
CHURCH ADDITION
Δ=30°27'25"
R=25.00
T=6.81
L=13.29
N 62°43'05" W
S 62°43'05" E
282.85
Δ=30°27'25"
R=55.00
T=14.97
L=29.24
TRACT ONE
3.5000 Ac.
311.50
N 62°43'05" W
61.05
N 21°19'02" E 183.81
S 21°19'02" W 213.37
S 42°22'14" E
33.47
205
S 62°49'50" E
P.O.B.
TRACT
ONE
S 19° 41' 49" W
594.36
S.H.
PEBBLEBROOK APARTMENTS
PHASE TWO
PEBBLEBROOK APARTMENTS
PHASE ONE
N

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 84-51-CUP

Applicant: Our Lady of the Lake Catholic Church

Location of Property: SH-205 behind Methodist Church

Current Zoning: MF-15

Surrounding Zoning: MF-15

Proposed Use: Church

Reason for Request: Required by Zoning Ordinance to ensure proper access and minimum impacts on residential neighborhood.

Notices: Sent: _____

Favorable: 0

Unfavorable: 0

Additional Information: Planning to use same entrance off SH-205 as Methodist Church, then access easement to build public road along north side to church site. Earlier Concept Plan for area shows cul-de-sac into Cameron property near railroad and road through church site to Yellowjacket for second access to area. Applicant is preparing to show site will still allow access to Cameron and a road tieing back into Yellowjacket. Plans access road to be public street built to ~~City standards. Wants to build one-half of street with curb and gutter~~

Staff Comments: and landscaping on one side.

Planning and Zoning Commission Recommendations:

4/12/84 - Approved

City Council Decision:

5/7/84 - Approved

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P.M., on the 12th day of April, 1984, in District Courtroom, Rockwall County Courthouse Rockwall, Texas, on the request of Our Lady of the Lake Catholic Church for a Conditional Use Permit for a church in an "MF-15" Residential District

on the following described property:

(See Attached Shett)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-51-CUP

City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-51-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1.

2.

3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING two tracts of land and a 30 foot wide access easement situated in the B.J.T. Lewis Survey, Abstract No. 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:

TRACT ONE

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° 41' 49" 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° 14' 32" 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° 37' 31" 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° 49' 50" East a distance of 282.85 feet along said Southwest line to the Point of Beginning and Containing 3.5000 Acres of Land.

TRACT TWO

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° 49' 50" 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° 37' 31" 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° 14' 32" 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° 37' 31" East a distance of 367.58 feet traversing said Rochell tract to an iron rod for a corner·
THENCE: South 62° 49' 50" 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.

30 FOOT WIDE ACCESS EASEMENT

BEGINNING at an iron rod found for the West corner of the First United Methodist Church, an addition to the City of Rockwall, and on the Northeast line of the above described Tract Two;
THENCE: North 62° 49' 50" West a distance of 30.26 feet along said Northeast line to an iron rod for a corner;
THENCE: North 19° 37' 31" East a distance of 654.39 feet, 30 feet, at right angle to and parallel with the Northwest line of said Methodist Church Addition and traversing said Rochell tract to an iron rod on the Southwest line of that certain tract of land conveyed to Rockwall Colored Burial Club by deed recorded in Volume 35, Page 568, Deed Records, Rockwall County, Texas;
THENCE: South 62° 43' 05" East along the Southwest line of said Burial Club tract and passing at 392.70 feet to the existing South corner of said tract and continuing a total distance of 402.75 feet to an iron rod for a corner;
THENCE: North 21° 19' 02" East a distance of 183.81 feet to an iron rod on the Southwest line of State Highway 205;
THENCE: South 42° 22' 14" East a distance of 33.47 feet along said Southwest line to an iron rod for a corner;

THENCE: South 21° 19' 02" West a distance of 213.37 feet to an iron rod for a corner;
THENCE: North 62° 43' 05" West a distance of 61.05 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 30° 27' 25" and a radius of 55.00 feet;
THENCE: Along said curve in a Northwesterly direction an arc distance of 29.24 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 30° 27' 25" and a radius of 25.00 feet;
THENCE: Along said curve in a Northwesterly direction an arc distance of 13.29 feet to an iron rod at the point of tangency of said curve;
THENCE: North 62° 43' 05" West a distance of 272.72 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 97° 39' 24" and a radius of 25.00 feet;
THENCE: Along said curve in a Westerly and then Southwesterly direction an arc distance of 42.61 feet to an iron rod at the point of tangency of said curve;
THENCE: South 19° 37' 31" West passing at 126.53 feet to an iron rod found for the North corner of said Methodist Church Addition and continuing a total distance of 595.48 feet to the Point of Beginning and Containing 0.8755 Acres of Land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

TO

John Messina

Our Lady of the Lake Catholic Church

306 E. Rusk

Rockwall, Tx. 75087

FROM

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

SUBJECT: Staff and Planning Commission Comments

DATE: 3/30/84

MESSAGE:

1. Concept Plan Evans prepared earlier for area shows street continuing around through Folsom property to Yellowjacket. Need two means of access eventually to church and Cameron property.

2. Need site plan to check location of church versus future extension of street.

3. Will road be private drive or built to City standards and dedicated to the City?

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE — REPLY TO → SIGNED Karen Martin

REPLY

1. SUBMITTING NEW PLAT WITH CHANGES SHOW HOW ROAD CAN BE CONTINUED THRU TO FOLSOM PROP. + YELLOW JACKET
2. CHURCH HAS NOT BEEN DESIGNED YET-
3. ROAD TO BE BUILT TO CITY SPECS + DEDICATED TO CITY — one-half of street

DATE 4-4-84

SIGNED John Messina, Fr. Albert Cuschieri

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

Ennis RM-858-3

RETURN TO ORIGINATOR

CITY OF ROCKWALL

"THE NEW HORIZON"

June 23, 1988

Mr. Bill Efeney
Our Lady of the Lake Catholic Church
Post Office Box 191
Rockwall, Texas 75087

Dear Mr. Efeney:

On May 7, 1984, the Rockwall City Council approved a Conditional Use Permit for a church facility in a residential zoning category. However, a Conditional Use Permit must be activated within six months of its issuance or it becomes void. The permit for Our Lady of the Lake has expired.

If you wish to reapply for the Conditional Use Permit, you application and filing fee should be submitted according to the attached deadline schedule. For example, if your application and fee are submitted by June 27th, the Planning and Zoning Commission will consider your request on July 14th and the City Council will consider approval of the request on August 1st. Please note that no building permit may be issued until the Conditional Use Permit is approved and adopted by ordinance.

Attached is a deadline schedule, a CUP application and our filing requirements. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

Attachments
MN/mmp

205 West Rusk Rockwall, Texas 75087 (214) 771-1111

CITY OF ROCKWALL

"THE NEW HORIZON"

August 15, 1988

Mr. Bill Efeney
Our Lady of the Lake Catholic Church
Post Office Box 191
Rockwall, Texas 75087

Dear Mr. Efeney:

On May 7, 1984, the Rockwall City Council approved a Conditional Use Permit for a church facility in a residential zoning category. However, a Conditional Use Permit must be activated within six months of its issuance or it becomes void. The permit for Our Lady of the Lake has expired.

If you wish to reapply for the Conditional Use Permit, your application and filing fee should be submitted according to the attached deadline schedule. For example, if your application and fee are submitted by August 22nd, the Planning and Zoning Commission will consider your request on September 8th and the City Council will consider approval of the request on October 3rd. Please note that no building permit may be issued until the Conditional Use Permit is approved and adopted by ordinance.

With my letter dated June 23rd I sent you a deadline schedule, a CUP application and our filing requirements. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

Attachment
MN/mmp

205 West Rusk Rockwall, Texas 75087 (214) 771-1111

89306

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.

NOTARY PUBLIC STATE OF TEXAS

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 4:05 P.M.
RECORDED 29th DAY OF September, A.D., 1988.
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
BY: Lynn Whitney, 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, monastary, 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

NOTARY PUBLIC STATE OF TEXAS
JAMES D. CONWAY
Notary Public, State of Texas
My Commission Expires Feb. 11, 1986

My commission expires:

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

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 04710000
1101 RIDGE ROAD
P. O. BOX 757
ROCKWALL, TEXAS 75087
PHONE 214-226-1551

EXHIBIT E

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: Annette 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, monastary, 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

JAMES D. CONWAY
Notary Public, State of Texas
My Commission Expires Feb. 11, 1986

My commission expires:

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

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 04710000
1104 RIDGE ROAD
P. O. BOX 727
ROCKWALL, TEXAS 75087
PHONE 214-226-1551

EXHIBIT A

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 WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
Paulette Burk DEPUTY