

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: AUG. 27 1984

Name of Proposed Development LADY OF THE LAKE CATHOLIC CHURCH

Name of Developer 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-1

Number of Lots/Units 1 Signed _____

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
_____	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
_____	_____	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or</u> <u>Shown on Plat</u>	<u>Not</u> <u>Applicable</u>
--	---------------------------------

_____	_____
_____	_____
_____	_____

16. Compliance with all special requirements developed in preliminary plat review
17. Waiver of drainage liability by the City due to development's design
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

ENGINEERING DRAWINGS CHECKLISTDate: AUG. 27 1984Name of Proposed Development LADY OF THE LAKE CATHOLIC CHURCH.Name of Developer LADY OF THE LAKE CATHOLIC CHURCHAddress 306 E. RUSK, ROCKWALL, TEXAS 75087 Phone 722-6671.Owner of Record LADY OF THE LAKE CATHOLIC CHURCHAddress 306 E RUSK, ROCKWALL, TX. 75087 Phone 722-6671Name of Land Planner/Surveyor/Engineer Harold L. Evans Consulting EngineerAddress P.O. Box. 28355, Dallas Texas 75228 Phone 328-8133Total Acreage 7.000 Current Zoning MF-1Number of Lots/Units 1 Signed _____

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 1-21-85

NAME Our Lady of the Lake Church

ADDRESS P.O. Box 191
Rockwall

Cash Check #3449 Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICITORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
PLAT	34000
TOTAL	34000

3090

FORM G-1

Received By

HNN

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 Burlal 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 Burlal 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.

Rockwall Colored Burial Club

STATE
Highway No. 205

RAYMOND & ELIZABETH CAMERON

RAYMOND & ELIZABETH CAMERON

First United Methodist Church Addition

PEBBLEBROOK Apartments PHASE ONE

Lot 1 Block A

PEBBLEBROOK Apartments PHASE TWO

Folsom Investments

Curve Data
A=44°40'44"
R=300.00
T=121.75
L=231.52

Curve Data
A=18°20'13"
R=300.00
T=48.42
L=96.01

Curve Data
A=27°54'58"
R=270.00
T=67.30
L=131.92

Curve Data
A=97°37'24"
R=150.00
T=111.01
L=255.66

STREET
N 19° 37' 31" E
236.81

N 44° 14' 32" W

705.58

S 19° 41' 49" W

S 60° 49' 50" E

607.94

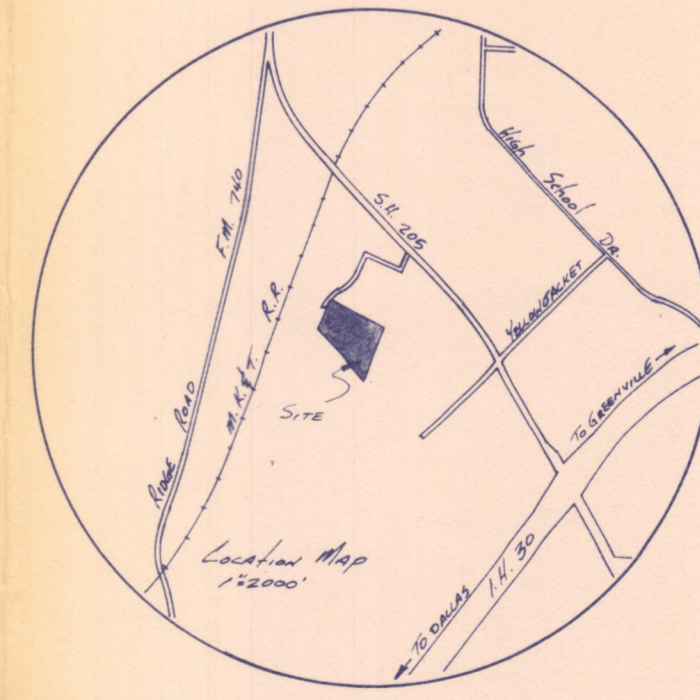
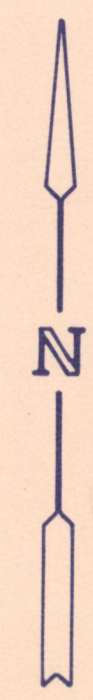
639.73

367.58

544.36

410 Utility Easmt.

Ex. 20.0 Access Easmt.



1
5

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	8-21-84	83276

OUR LADY of the LAKE Catholic Church
B.J.T. LEWIS SURVEY Abstract No. 205
City of Rockwall Rockwall County, TEXAS
THOMAS TSCHOEPE
304 E. RUSK OWNER
ROCKWALL, TEXAS 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Lady of the Lake Catholic Church, are the owners of a tract of land 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:

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 705.58 feet along the Southwest line of said Rochell tract 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 _____ feet to the Point of Beginning and Containing 7.000 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Thomas Tschoepe, being the owners, does hereby adopt this plat designating the hereinabove described property as Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 on any of these easements strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1984.

Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas and for His Successors

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1984, by Thomas Tschoepe

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1984, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator Date: _____

Chairman, Planning and Zoning Commission Date: _____

I hereby certify that the above and foregoing plat of Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1984.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
5

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	8-27-84	83216

Our Lady of the Lake Catholic Church
B.J.T. Lewis Survey Abstract No. 225
City of Rockwall *Rockwall County, Texas*
THOMAS TSCHOEPE *OWNER*
306 E. RISK *ROCKWALL, TEXAS 75087*

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Lady of the Lake Catholic Church, are the owners of a tract of land 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:

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 705.58 feet along the Southwest line of said Rochell tract 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 _____ feet to the Point of Beginning and Containing 7.000 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Thomas Tschoepe, being the owners, does hereby adopt this plat designating the hereinabove described property as Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 on any of these easements strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1984.

Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas and for His Successors

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1984, by Thomas Tschoepe

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1984, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator Date: _____

Chairman, Planning and Zoning Commission Date: _____

I hereby certify that the above and foregoing plat of Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1984.

Mayor, City of Rockwall

City of Secretary, City of Rockwall

2
6

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	8-27-84	83216

Our Lady of the Lake Catholic Church
B.J.T. Lewis Survey Abstract No. 225
City of Rockwall Rockwall County, Texas
THOMAS TSCHOEPE OWNER
306 E. RISK ROCKWALL, TEXAS 75087

144285

ng in their second
held in this classroom
y building when built.
ite plan and platting
e Planning and Zoning
ild a street to FM-3097;
ir perimeter street

make off site improve-
al Homes is almost
ong the rear of the
t a route across Our
hurch on the Rock would
e way to FM-3097. Eise
gested the Church on
of the property. The
the Church on the Rock
entennial Homes would
ft. on their property,
Centennial Homes pro-
e the land and pave
h's property, with
uary. Willhite pointed
s than three per car.
r occupancy in hopes
improvements. He agai
three lanes along the
e east side of their pr
as unreasonable to ask
all the way to FM-3097;
ity creating the traffic
the financial burden to
he location of the road
ovements. Willhite
t improvements. The
her project whereby the
n obtaining a building
and Zoning Commission
pointed out that the
generated by 5,000 seat
anes to FM-3097. He
is already platted,
ty for the roadway.
raffic problems around
table the request from
e Permit for a temporan
ck to the Planning and
er approval of a site

application
Zoning Commission had given the applicants the conditions they
wanted met at 5,000 seats. If the Church was asking for 9,750
seats, however, they must expect that the Planning Commission
would put additional requirements on any approval. Fox stated
that the Planning Commission and Council would consider negotiating
the width of a road if the Church could insure connection to FM-3097.
The Mayor restated the motion. Dickson made a motion to amend
the motion that the improvements and consideration of the site plan
be based upon 5,000 seats in the sanctuary. Fox seconded the
amendment. The amendment was voted on and carried unanimously.
The amended motion to table the request was voted on and carried
unanimously.

The Mayor recessed the meeting at 9:40 P.M. He reconvened
the meeting at 10:00 o'clock P.M.

Robert Kennedy of Folsom Investments explained the site plan
for the expansion of Wal-Mart and two new retail buildings. In
response to the Planning and Zoning Commission, Wal-Mart had
agreed to place landscaping between their two entrances on SH-205.
The landscaping would consist of a berm with trees and shrubs.
Folsom Investments would landscape and provide parking around
Building A in the first phase and the rest of the parking and
landscaping with Building B. The Board of Adjustments has granted
a variance to the entry separation requirement on I-30 for the
project. Folsom will build both entry drives with asphalt with
the first phase. The asphalt drives will be replaced by a concrete
parking lot with the second phase. The Council and Kennedy dis-
cussed improvements to SH-205 and landscaping. Fox made a motion
to approve the site plan for Rockwall Central Shopping Center on
I-30 and SH-205. Dickson seconded the motion. The motion was
voted on and carried unanimously.

Harold Evans presented Our Lady of the Lake Catholic Church's
final plat with a 20 ft. wide concrete street. The Council dis-
cussed the water line for the property. Eisen said that an 8 in.
looped line or a 12 in. shorter line would be sufficient to sup-
port the lower density development occurring in the area. Martin
explained that when the preliminary plat and Conditional Use Per-
mit for the Church were approved that the City and the applicant
agreed to pave half of a street to the edge of the property. The
new street paving ordinance would require any developer to pave
one half of the roadway the length of their property unless the
Council granted them special consideration. Ed Heath reiterated
that the water model had shown sufficient fire protection with
an 8 in. looped water line. Dickson made a motion to approve

Clayton Sanders of Centennial reviewed the areas in question for Windmill Ridge Phase 3A. Martin reviewed the areas in question. Sanders agreed to reduce the number of streets entering the 6-lane divided to two entries as shown on the original development plan. He agreed to remove the two lots shown on the curve in the flood plain and turn it into an entry to the flood plain park. He said their property line restricted them from paving more than 25 ft. of Rockwall Parkway. They hope to get the adjoining owner to participate in paving of the street when they reach that area. He said the lot over the sewer trunk line would be enlarged so as to provide enough buildable space for a house. Martin suggested the Planning Commission discuss screening of those lots along the 6-lane divided and paving of the 6-lane divided thoroughfare. Smith suggested the lots needed some type of screening. Sanders pointed out that when Centennial Homes purchased the property, the Thoroughfare Plan did not show a 6-lane divided in that location. The applicant had provided a collector street, Rockwall Parkway, to handle the traffic in the area. In addition, the City did not have any requirements for screening walls along this thoroughfare. He noted that the developer had already provided off site water improvements and that the City had raised its availability fees since the time they had purchased the property. Quinn expressed concern over wood fences deteriorating in the project. Martin explained that an ordinance recently passed by the City Council would require the developer to pave or place the money in escrow for paving of 24 ft. of any perimeter thoroughfares. Welborn said she favored a masonry screen. Sanders said the most durable fence in terms of tilting was a poured concrete wall. Welborn made a motion to recommend approval of a preliminary plat for Windmill Ridge Phase 3A subject to the following conditions: 1) two street entries onto the 6-lane divided thoroughfare, 2) removal of two flood plain lots giving access to park, 3) redesign of the curve radius near the flood plain, 4) paving the entire width of Rockwall Parkway to the applicant's property line, 5) enlarging lot over sewer line to make buildable, 6) providing a 6 ft. masonry screen along the proposed 6-lane divided thoroughfare, 7) placing the money in escrow for 24 ft. of paving with curb and gutter and storm drainage as the property is final platted along the proposed thoroughfare. Smith seconded the motion. Smith offered two amendments: 1) defining the phases when the first final plat is submitted, 2) escrowing the cost of 24 ft. of paving of the thoroughfare on a per lot basis as each phase is platted even if those phases do not abut the proposed thoroughfare. Martin explained why the applicant had been directed to prepare a preliminary plat on the entire property to give the Staff guidance in street alignment and utility plans. The applicant would then provide a final plat on each phase, depending on market forces. Sumrow agreed that this was a good procedure. Quinn suggested the Commission should only deviate from the Council's ordinance on street paving requirements with good cause. Smith expressed concern that the developer might not construct those lots next to the thoroughfare and therefore the City would not receive its money. He also expressed concern over the lots along the thoroughfare being forced to absorb the entire cost of paving. Quinn and Sumrow pointed out that a good developer would plan ahead and add those costs in to every lot. Crumbley seconded the amendment to require escrowing of funds based on the number of lots platted. The amendment on escrowing funds was voted on and failed, with Smith and Crumbley voting for and Plagens, Welborn and Sumrow voting against. The motion to recommend approval of the plat with the seven conditions listed was voted on and carried unanimously.

Harold Evans presented the final plat for Our Lady of the Lake Catholic Church. He said the proposed street would meet all City stand

P42
Feb
1985

in terms of grade. Martin and the Commissioners discussed the width which the Church should pave on its access street. A representative of the Church agreed to work out their service schedule with the Methodist Church which would be sharing the drive. Sumrow made a motion to recommend approval of the final plat for Our Lady of the Lake Catholic Church with a 20 ft. wide paved driveway subject to engineering approval. Plagens seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Philip Williams for a change in zoning from Agricultural to Commercial on Lots 2, 3, 6 and 2A of the Brown Partition and 4.399 acres on Hill Top Drive, and a request for a change in zoning from PD-16 General Retail to Commercial on part of Lot 28, Lake Ridge Estates. Williams explained that he had made some improvements to the lots along the road behind the Safeway site. He therefore wanted to upgrade the property to Commercial zoning in order to find a buyer to develop the property. E. T. Moton expressed concern over the Commission rezoning only a small area in an Agricultural District. He asked what effect such a zoning would have on his property, his taxes, and his chances for getting a variance for rebuilding his house if something should happen to it. He suggested that the Commission and Council should only consider rezoning a larger area. Jeanie Carlson, a realtor, expressed interest as a representative of other property owners in the area. Martin reviewed the existing zoning in the area. Williams said he foresaw the entire area being rezoned to Commercial as an extension of the Safeway development and Commercial development along I-30. Quinn sketched a concept for the area which included a General Retail buffer along the Commercial areas and a Residential interior. Smith expressed concern over the amount of vacant Commercially zoned property in the City. He questioned whether there is a need to rezone additional property to Commercial. The Commission and Williams had extensive discussions on the property, its zoning and its potential uses. Williams said he wanted to get the highest density allowed in order to obtain the best sale price from a developer. The Commissioners discussed various zoning classifications which could be placed on the property, depth of such districts to make them useable, and the allowed uses in each district. Williams said he wanted to get the district which would allow a potential developer the most flexibility in developing the entire tract. Welborn suggested the road behind Safeway as a boundary between Commercial and less intense uses. The Chairman closed the public hearing. Smith made a motion to recommend denial of the change in zoning from Agricultural to Commercial on 4.399 acres on Hill Top Drive, encouraging resubmission consistent with the concepts discussed at the meeting. Plagens seconded the motion. The motion was voted on and carried unanimously. Smith made a motion to recommend denial of the change in zoning from Agricultural to Commercial on Lots 2 and 3 of the Brown Partition, encouraging resubmission consistent with the concepts discussed. Plagens seconded the motion. The motion was voted on and carried unanimously. Sumrow made a motion to recommend denial of the change in zoning from Agricultural to Commercial on Lots 6 and 2A of the Brown Partition and encouraging resubmission consistent with the concepts discussed. Plagens seconded the motion. The motion was voted on and carried unanimously. Sumrow made a motion to recommend denial of a change in zoning from PD-16 General Retail to Commercial on part of Lot 28, Lake Ridge Estates. Plagens seconded the motion. The motion was voted on and carried unanimously.

MINUTES OF THE ROCKWALL CITY COUNCIL

February 4, 1985

The meeting was called to order at 7:40 P.M. Members present were Mayor Leon Tuttle and Councilmembers Bill Fox, Granville Davis, Russell Phelps, Ed Eubanks and Ken Dickson. The Council considered the minutes of January 21, 1985. Phelps asked that the discussion on ethics reflect his statement that he was unaware that the traffic ticket issued to his son had been dismissed until a member of the City Staff called him. He asked that his statement at the meeting to that effect be included in the minutes. Eubanks seconded the motion to amend the minutes to reflect Phelps' statement. The motion to amend the minutes was voted on and carried, with Eubanks, Phelps, Fox, Davis and Tuttle voting for and Dickson voting against. Eubanks made a motion to approve the minutes of January 7, 1985, as written and January 21, 1985, as amended. Davis seconded the motion. The motion was voted on and carried unanimously.

Fox asked that the resolution deleting personal property taxes from the 1980 tax roll be removed from the Consent Agenda. Eubanks made a motion to approve the remainder of the Consent Agenda as follows:

1. Approval of Resolution No. 85-3 expressing support for a grant application for a juvenile/crime prevention officer for the City of Rockwall.
2. Approval of Resolution No. 85-4 correcting certain accounts on the approved 1983 tax roll of the City of Rockwall
3. Approval of a deposit of \$2,328.00 toward a Wells Fargo jogging trail.

Phelps seconded the motion. The motion was voted on and carried unanimously.

Fox explained that his name appeared on the delinquent tax roll for 1980 for taxes due on an automobile. Before he ran for City Council he had asked the City if he was in arrears. He said that the City Staff had told him he was not. Nevertheless, he paid the tax again with interest under protest. Phelps made a motion to approve Resolution No. 85-6 deleting certain personal property taxes from the approved tax roll of the City of Rockwall for the year 1980 with Bill Fox's name removed. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor explained that the representatives from the Texas Air Quality Control Board could not attend the meeting. The discussion of the Alumax permit was rescheduled for February 18th.

The Mayor opened a public hearing on a request from Billy Peoples for a change in zoning from "SF-7" to General Retail at 612 South Fannin. Bob Brown explained that the site was located between the new Fire Station and St. Marys' Place. He reported that Peoples had a tentative contract with the U. S. Postal Service

to place a post office on the site. Dickson said he had spoken with Peoples, who pointed out that no one had spoken against the rezoning at the public hearing. He noted that the City did receive one written negative response to the rezoning. The Mayor said that Peoples had made a proposal to the U. S. Postal Service to place a post office at the site, that he did not have a contract. Fox suggested the Council and Peoples should follow the Planning and Zoning Commission's recommendation to apply for a Conditional Use Permit for a parking lot. Davis questioned whether the City should be obtaining an alley through the lot. Eisen said the City had no plans for an alley in this area. The Council discussed the General Retail District which neighbors the property facing Goliad Street and on Boydston Street next to the City's water tower. The Council discussed the Thoroughfare Plan and proposed uses along Fannin Street. The Mayor closed the public hearing. Phelps made a motion to approve the change in zoning from "SF-7" Single Family Residential to General Retail at 612 South Fannin. Davis seconded the motion. The motion was voted on and failed, with Davis, Phelps and Eubanks voting for and Fox, Dickson and Tuttle voting against.

The Mayor opened a public hearing on a request from Sheffield Development for a development plan/preliminary plat for PD-2: Turtle Cove. Gary Sheffield explained the history of PD-2. He said the developer would try to retain as many of the existing trees as possible. They plan a private street system, with a guard gate on the developer's side of the railroad tracks. He had planned an access to Lakeside Village until the property owners there asked that it be emergency access only. He planned to require garage door openers and would restrict parking to only one side of the street where rear entry houses faced each other. He explained the concept of a mixture of front entry and rear entry cluster homes. Rear entry homes would have a drive 18 ft. long. He offered to place a guardrail and retaining wall along the alley near the creek. He had added parking spaces to the plan since it had been reviewed by the Planning and Zoning Commission. Houses would be a minimum of 75% masonry, not including stucco. He would place sprinklers in the common areas and return with a detailed recreational area plan with the first phase plat. Fox noted that there had been several written responses from property owners in Lake Ridge Park. Sheffield said that many of the responses were due to misunderstanding that the property would contain three story condominiums. He also pointed out that he had agreed to block the emergency access to Lakeside Village to prevent people from driving in to the existing Lakeside Village and using the golf course. He does not plan to alter the drainage area and creek next to Lake Ridge Park. Joe Holt, First Garland Savings, explained that the original land plan before Sheffield became involved was for townhouses of a higher density than those being shown to the City Council. Ed Frasier, a property owner in Lake Ridge Park, asked that the developer maintain the berm on the south side of the creek. He asked that the houses along the shoreline not exceed one story in height. He expressed concern over stakes on the property and building inside the flood plain, as well as maintaining the Dallas takeline property. Harold Adair, representative from the Parks and Recreation Board, questioned maintenance of the takeline property and access. Luke Gournay questioned the density of the project, access and what

type or railroad crossing warnings would be used. Sheffield said the project would be accessed from Ridge Road. He had met with the MKT Railroad. The railroad will decide what warning devices are needed, but at a minimum, he would be installing lights and alarms. The developer offered to maintain the Dallas takeline property and provide all weather access along the creek in the center of the property. He said he had no intention to build beyond the takeline. Harold Evans explained that the stakes were in the ground to locate topos for fill areas above the takeline. Sheffield said the density of the project would be 5.5 units per acre. He asked to keep the two story houses along the lake. He offered to drain the project directly to the lake so as not to impact the berm and drainage toward Lake Ridge Park. Davis questioned flooding of lots along the northern creek. Evans said he planned to place deep lots along the creek and have the building pad above the flood level. Eubanks questioned the minimum square footage in the houses and why the rear driveway length was less than 20 ft. Sheffield said the houses would be a minimum of 1,400 to 1,500 sq. ft. He had studied the length of new cars and determined that 20 ft. was more than necessary to park two cars behind the garage. The driveways would be 18 ft. wide. Eubanks questioned how the applicant was addressing the 2½ space requirement on townhouse lots. Sheffield explained that his front entry lots were much wider than the minimum townhouse width and therefore provide additional on street parking space. He is providing small parking lots scattered throughout the development. Eubanks questioned the sidewalk requirements. Eisen said the City had not prepared an ordinance yet. Davis questioned where children would stand to wait for the school bus. Sheffield pointed out that children could wait in the cluster green areas in front of the houses. The Mayor closed the public hearing. Phelps made a motion to approve the development plan/preliminary plat for PD-2: Turtle Cove with 18 ft. rear driveways, renaming Elena Drive to Turtle Cove Boulevard, and with all the other conditions shown on the development plan. The Mayor asked that Phelps add to his motion that the necessary engineering be taken to insure that no additional drainage will run onto the Lake Ridge Park Addition. and that the homeowners' association will maintain the takeline property. Phelps agreed to change his motion. Dickson seconded the motion. Davis made a motion to amend the motion to insure that lots are high enough to be out of the flood plain on the north end of the property. Eubanks seconded the amendment. The amendment was voted on and carried unanimously. The amended motion was voted on and carried unanimously.

Bill Eisen reported that the North Texas Municipal Water District had awarded bids for the \$1,094,000 expansion of the Buffalo Creek Wastewater Treatment Plant. He said that the proposed rules on Extended Area Service had been published in the Texas Register. The City's attorneys in Austin suggested that the City employ an expert to determine the cost of providing the service under those proposed rules. The Council agreed and instructed the City Manager to have the attorneys find someone to review the proposed rules at a cost of up to \$3,000. Eisen reported that the new Building Official will start work on February 11th. Fox questioned how citizens could help with obtaining Extended Area Service. Eisen said there

was a limited role for the general public just now. There will be a citizens' survey in March.

Pastor Bob Willhite appeared before the Council on behalf of the Church on the Rock. He said the Church was asking to place a temporary classroom on a future permanent multistory building site. However, the preferred site is on a new piece of property which isn't platted. The new property is tied up in approval of a site plan and rather than wait for the new plan to be approved, the Church has asked for a temporary building in their second choice location. The classes which will be held in this classroom building will be moved to the main sanctuary building when built. The reason he was not proceeding with the site plan and platting of the new piece of property was because the Planning and Zoning Commission had requested that the Church build a street to FM-3097. He said the Church was willing to build their perimeter street now if the City would extend the street through to FM-3097, but was not willing to make off site improvements. The Mayor pointed out that Centennial Homes is almost ready to build their portion of the road along the rear of the Church property. If the City could work out a route across Our Savior Lutheran Church's property and the Church on the Rock would build the road, then it could extend all the way to FM-3097. Eisen explained that the traffic planners had suggested the Church on the Rock needed three lanes across the rear of the property. The Staff had been working on a program whereby the Church on the Rock would pave three lanes on their property, Centennial Homes would dedicate 60 ft. of right-of-way and pave 24 ft. on their property, Church on the Rock would pave 12 ft. on the Centennial Homes property, and Church on the Rock would purchase the land and pave three lanes along Our Savior Lutheran Church's property, with 5,000 seats in the Church on the Rock sanctuary. Willhite pointed out that the Church's occupancy rate is less than three per car. The Church is interested in increasing their occupancy in hopes of reducing their requirements for off site improvements. He again stated that the Church was willing to pave three lanes along the rear of the property and two lanes along the east side of their property. The Mayor said that he thought it was unreasonable to ask the Church on the Rock to pave three lanes all the way to FM-3097. Fox pointed out that the Church was the entity creating the traffic problem and therefore they should shoulder the financial burden to solve the problem. The Council discussed the location of the roadway and escrowing the funds for future improvements. Willhite offered a letter of credit for future street improvements. The Mayor reported on a compromise made on another project whereby the developer will pay or pave improvements when obtaining a building permit. Davis questioned why the Planning and Zoning Commission had not recommended escrowing the funds. Eisen pointed out that the traffic planners believed that the traffic generated by 5,000 seats was enough to require the paving of three lanes to FM-3097. He pointed out that Our Savior Lutheran Church is already platted, so someone will have to purchase the property for the roadway. Willhite pointed out the short duration of traffic problems around the Church site. Dickson made a motion to table the request from the Church on the Rock for a Conditional Use Permit for a temporary classroom building and refer the request back to the Planning and Zoning Commission, directing them to consider approval of a site

plan for Church on the Rock with three lanes paved on the Church on the Rock property and participation in right-of-way acquisition and paving along Our Savior Lutheran Church property; or if the street cannot be built at this time, then the escrowing of funds for three lanes on the Church on the Rock property when the Church obtains a building permit. If the Planning and Zoning Commission can make a recommendation on February 14th, then the City Council will consider the plan on February 18th. Fox seconded the motion. Willhite expressed concern over the delay in getting approval for the building. Martin explained that the Planning and Zoning Commission had given the applicants the conditions they wanted met at 5,000 seats. If the Church was asking for 9,750 seats, however, they must expect that the Planning Commission would put additional requirements on any approval. Fox stated that the Planning Commission and Council would consider negotiating the width of a road if the Church could insure connection to FM-3097. The Mayor restated the motion. Dickson made a motion to amend the motion that the improvements and consideration of the site plan be based upon 5,000 seats in the sanctuary. Fox seconded the amendment. The amendment was voted on and carried unanimously. The amended motion to table the request was voted on and carried unanimously.

The Mayor recessed the meeting at 9:40 P.M. He reconvened the meeting at 10:00 o'clock P.M.

Robert Kennedy of Folsom Investments explained the site plan for the expansion of Wal-Mart and two new retail buildings. In response to the Planning and Zoning Commission, Wal-Mart had agreed to place landscaping between their two entrances on SH-205. The landscaping would consist of a berm with trees and shrubs. Folsom Investments would landscape and provide parking around Building A in the first phase and the rest of the parking and landscaping with Building B. The Board of Adjustments has granted a variance to the entry separation requirement on I-30 for the project. Folsom will build both entry drives with asphalt with the first phase. The asphalt drives will be replaced by a concrete parking lot with the second phase. The Council and Kennedy discussed improvements to SH-205 and landscaping. Fox made a motion to approve the site plan for Rockwall Central Shopping Center on I-30 and SH-205. Dickson seconded the motion. The motion was voted on and carried unanimously.

* Harold Evans presented Our Lady of the Lake Catholic Church's final plat with a 20 ft. wide concrete street. The Council discussed the water line for the property. Eisen said that an 8 in. looped line or a 12 in. shorter line would be sufficient to support the lower density development occurring in the area. Martin explained that when the preliminary plat and Conditional Use Permit for the Church were approved that the City and the applicant agreed to pave half of a street to the edge of the property. The new street paving ordinance would require any developer to pave one half of the roadway the length of their property unless the Council granted them special consideration. Ed Heath reiterated that the water model had shown sufficient fire protection with an 8 in. looped water line. Dickson made a motion to approve

72

the final plat for Our Lady of the Lake Catholic Church with an 8 in. looped water line and a 20 ft. wide road to the edge of the Church property. Phelps seconded the motion. The motion was voted on and carried unanimously.

Harold Evans presented the final plat on the Estates of Coast Royale No. 2 on Lakeshore Drive submitted by Cecil Unruh. The Council questioned whether Unruh had arranged to purchase the property for an alley across August Boto's land. Unruh said they were still in negotiation. Eubanks made a motion to approve the final plat on the Estates of Coast Royale No. 2. Dickson seconded the motion. The motion was voted on and carried unanimously.

Bob Brown presented the final plat for Carroll Estates, a three lot subdivision on Ridge Road submitted by Clayvon Carroll. Carroll explained that he wanted to build his own house on Lot 1 and maintain the area behind the other lots for a swimming pool and tennis court. Dickson made a motion to approve the final plat for Carroll Estates as submitted, with no alley access for Lots 2 and 3. Fox seconded the motion. The motion was voted on and carried unanimously.

Because of the inclement weather Centennial Homes had asked to be delayed until the February 18th meeting. The Council agreed to consider their preliminary plat at that time.

Bill Eisen presented the bids for contract hauling and materials for asphalt, sand and gravel as follows:

<u>Item</u>	<u>Bidder</u>	
	<u>Jayroe</u>	<u>Richards and Richards</u>
Cold Mix Asphalt	\$28.65/ton	\$27.75/ton
Hot Mix Asphalt	\$26.65/ton	\$26.75/ton
Fill Sand	\$ 6.88/yd.	\$ 5.70/ton
Red Ball Diamond Sand	\$ 7.00/ton	\$ 7.20/ton
White Rock	\$ 7.10 ton	\$ 7.25/ton
Pea Gravel	\$ 9.25/ton	\$ 9.55/ton
Crushed Rock	\$14.25/ton	\$14.50/ton

Davis made a motion to award the bids for contract hauling and materials for asphalt, sand and gravel as follows:

Cold Mix Asphalt	\$27.75/ton	Richards and Richards
Hot Mix Asphalt	\$26.65/ton	Jayroe
Fill Sand	\$ 5.70/ton	Richards and Richards
Red Ball Diamond Sand	\$ 7.00/ton	Jayroe
White Rock	\$ 7.10/ton	Jayroe
Pea Gravel	\$ 9.25/ton	Jayroe
Crushed Rock	\$14.25/ton	Jayroe

Phelps seconded the motion. The motion was voted on and carried unanimously.

Eisen presented the bids for asphalt and concrete installation, labor, equipment and materials as follows:

<u>Item</u>	<u>Willis</u>	<u>Evans</u>	<u>Smith</u>
Curb/Gutter	\$7.00 l.f.	\$7.25 l.f.	\$6.50 l.f.
Sidewalks	\$2.00 sq. ft.	\$2.25 sq. ft.	\$2.20 sq.ft.
Alley	\$2.75 sq. ft.	\$2.50 sq. ft.	\$2.40 sq.ft.
Street	\$2.75 sq. ft.	\$2.50 sq. ft.	\$2.40 sq.ft.
Headwall	No Bid	\$6.50/unit	\$7.00 cu.ft.
Hot Mix Installation	No Bid	\$9.00/ton	No Bid

Dickson made a motion to award the bids for asphalt and concrete installation, labor, equipment and materials as follows:

Curb/Gutter	\$6.50 l.f.	Smith
Sidewalks	\$2.00 sq. ft.	Williss
Alley	\$2.40 sq. ft.	Smith
Street	\$2.40 sq. ft.	Smith
Headwall	\$7.00 cu. ft.	Smith
Hot Mix Installation	\$9.00/ton	Evans

Davis seconded the motion. The motion was voted on and carried unanimously.

The Mayor gave the first reading to an ordinance calling a municipal election on April 6, 1985, designating poling places and appointing Lucile Stephenson as Election Judge and Margaret Williams as Alternate Judge. Dickson made a motion to approve the ordinance. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor gave first reading to an ordinance granting a Conditional Use Permit for a day care center and kindergarten on Lot 1 Block A, Church on the Rock Addition. Dickson made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and carried unanimously.

The Council went into Executive Session under Section 6252-17 V.A.C.S. to discuss land acquisition at 10:20 P.M. The meeting was reopened at 10:36 P.M.

Eisen presented the bids for purchase of the old Fire Station as follows:


<u>Bidder</u>	<u>Proposed Use</u>	<u>Bid Amount</u>
Peoples Realtors, Inc.	Office space or auto mechanic repair shop	\$41,900.00 (no closing costs to City)
McCallum & McCallum, Incorporated	Tex-Pac warehouse & delivery annex or garage to repair cars	\$41,005.00 (City furnish title policy, closing costs shared 50/50)

Bidder	Proposed Use	Bid Amount
J.W.B. Enterprises Inc.	Wholesale Glass Sales	\$40,250.00 (no closing costs to City)
Horace C. Bowen	Proposed use unknown at this time to bidder, proposes to purchase as investment property.	\$26,560.00

Eubanks questioned what zoning district covered the old Fire Station. Eisen explained that the Station was in General Retail District. Peoples Realtors indicated they would use the building for office space or an auto repair shop. Eisen had telephone Billy Peoples and explained to him that auto repair was only allowed as an accessory to a retail use in General Retail. Peoples agreed that he understood this. Dickson made a motion to award the bid for purchase of the old Fire Station to Peoples Realtors for \$41,900.00 with no closing costs to the City. Phelps seconded the motion. The motion was voted on and carried unanimously. The Council agreed that the money from the sale of the Fire Station should go into the General Fund.


There being no further business to come before the City Council, the meeting was adjourned at 10:40 P.M.

APPROVED:


 Mayor



ATTEST:


 City Secretary

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 P.M.
RECORDED 27th DAY OF September, A.D., 1988.
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
BY: [Signature], 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
Notary Public, State of Texas
JAMES D. CONWAY
Notary Public, State of Texas
My Commission Expires Feb. 21, 1985

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 04710000
1101 RIDGE ROAD
P. O. BOX 727
ROCKWALL, TEXAS 75087
PHONE 214-286-1201

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

EXHIBIT A

657

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.

[Faint, illegible text, possibly a signature or stamp]

[Faint, illegible text, possibly a signature or stamp]

[Faint, illegible text, possibly a signature or stamp]

[Faint, illegible text, possibly a signature or stamp]

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
Laurie Burk 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 24th 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:



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

JAMES D. CONWAY
ATTORNEY AT LAW
BAR NO. 02719002
1001 BRIDGE ROAD
P. O. BOX 757
ROCKWALL, TEXAS 75087
PHONE 214-220-1251

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 WIMPEY, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Faulette Burk DEPUTY

654

41596

EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

That, RAYMOND B. CAMERON and wife, ELIZABETH CAMERON, hereinafter called Grantor, for the sum of ONE AND NO/100 DOLLARS (\$.00) and other good and valuable consideration paid by THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS, and/or his successors in office, hereinafter called Grantee, does hereby GRANT, SELL and CONVEY unto Grantee, his successors and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain way across a certain tract of land situated in said county adjoining the premises of the grantee, and now occupied by us, being the same tract of land conveyed to G.C. Rochelle, Jr. by E.W. Titus and wife, Elizabeth Titus, by deed dated March 30, 1943, and recorded in Volume 38, Page 117, Deed Records, Rockwall County, Texas, to which reference is here made, said way being more particularly described in Exhibit D attached hereto and incorporated herein by reference for any and all purposes, together with free ingress, egress, regress to and for the grantee, his successors and assigns and his invitees and licensees, by foot, automobile, and other automobiles as may by grantee, his invitees, licensees, successors or assigns shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said way, in common with grantor, their heirs and assigns, invitees and licensees.

The easement herein granted shall be perpetual. Grantor hereby binds himself, his heirs and assigns, to warrant and forever defend the above described easement and rights unto grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement, rights, and privileges granted herein are not exclusive, and grantor reserves and retains the right to convey similar rights and easements to such other persons and on such other terms and conditions as grantor shall deem proper.

Grantee, his successors and assigns shall be liable and responsible for the cost and expenses of construction and maintenance of the road surface across said right-of-way. Such right-of-way shall be constructed and maintained in accordance with the specifications and requirements of the City of Rockwall as they may exist from time to time.

Grantors, his heirs or assigns shall not be responsible for the cost of construction or repair of the surface or the roadway.

The easement granted hereunder shall terminate when, or at such time, as the purposes cease to exist, or abandoned by grantee, or become impossible of performance.

This instrument shall be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is 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: _____

AFTER RECORDING RETURN TO: Roman Catholic

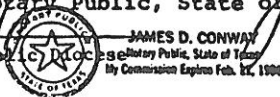


EXHIBIT D

BEING a 30 foot wide access easement 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 found for the West corner of the First United Methodist Church, an addition to the City of Rockwall, and on the Northeast line of a 3.5 acre tract of land conveyed to Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas by Raymond B. Cameron and wife, Elizabeth Cameron, being called Tract Two therein;

THENCE: North 62 deg. 49 min. 50 sec. West a distance of 30.26 feet along said Northeast line to an iron rod for a corner;

THENCE: North 19 deg. 37 min. 31 sec. 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 deg. 43 min. 05 sec. 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 deg. 19 min. 02 sec. East a distance of 183.81 feet to an iron rod on the Southwest line of State Highway 205;

THENCE: South 42 deg. 22 min. 14 sec. East a distance of 33.47 feet along said Southwest line to an iron rod for a corner;

THENCE: South 21 deg. 19 min. 02 sec. West a distance of 213.37 feet to an iron rod for a corner;

THENCE: North 62 deg. 43 min. 05 sec. 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 deg. 27 min. 25 sec. 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 deg. 27 min. 25 sec. and a radius of 25.00 feet;

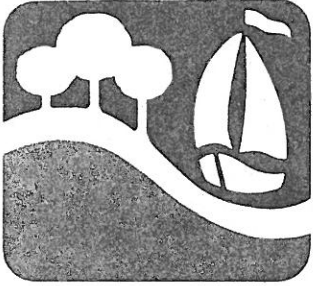
THENCE: Along said curve in a Northwesterly direction an arc distance of 13.29 feet to an iron rod at the point of tangency of said curve;

THENCE: North 62 deg. 43 min. 05 sec. 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 deg. 39 min. 24 sec. 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 deg. 37 min. 31 sec. 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.

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



CITY OF ROCKWALL
"THE NEW HORIZON"

January 14, 1985

Our Lady of the Lake Catholic Church
306 E. Rusk
Rockwall, Texas 75087

Subject: Church Plat

On January 10, 1985 the Planning and Zoning Commission recommended approval of your final plat with a 20 foot wide driveway. The revised engineering plans and 7 copies of the plat drawing must be submitted by January 21, 1985 along with the \$340.00 filing fee to be considered by the City Council on February 4, 1985.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

cc: Harold Evans

KM/sle

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

January 18, 1985

Mr. William Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: Second Review
Lady of the Lake Catholic
Church
ROK 84858

Dear Mr. Eisen:

We have completed the second review of the referenced project and offer the following comments regarding compliance with the City of Rockwall Standards for Design and good engineering practice.

STREET SYSTEM

1. According to the Standards of Design, streets greater than 400 feet in length which end in cul-de-sacs, are discouraged. In addition, the concept plan for this area indicates that the road adjacent to Our Lady of the Lake property is a looping street that ties into Yellowjacket Lane. Development in accordance with this plan should be encouraged and may require that a bridge or drainage structure be constructed at a future time to allow the street to loop.
2. Developer should extend the design for the road fronting on Our Lady of the Lake completely across the property to the southwesterly property line.

STORM DRAINAGE

1. A site plan showing the proposed on-site paving and structures should be provided so that the drainage characteristics created by the development may be assessed.
2. The method of satisfying on-site drainage and storm drainage collected from the proposed street, including the extended section along the property frontage, should be provided in order to complete the storm drainage review.

WATER

1. The water plans submitted indicate a 6-inch water pipeline will extend to serve this property. The 1983 Water Distribution Master Plan calls for the installation of a 12-inch water pipeline to loop between State Hwy. 205 to Yellowjacket Lane. The logical location for the 12-inch water pipeline would be in the right-of-way of the proposed street shown in this project. The City should consider installation of this 12-inch line at this time across the property frontage so that the water pipeline can be extended as the road is extended.
2. If the 12-inch line is not constructed along the proposed road, the proposed 6-inch water pipeline and easement should extend across the rear of the property to the southwestern property line in order to facilitate future extension of the line.

SANITARY SEWER

1. Since an existing sanitary sewer pipeline is provided, no comments are provided.

GENERAL COMMENTS

Upon the City Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's Standard for Design and good engineering practice.

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.



C. Diane Palmer, P.E.

CDP/DCB:dd

xc: Ed Heath
Robert L. Nichols
T. Anthony Reid
Dan C. Boutwell