

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Rockwall Missionary Baptist Church is the owner of a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being that certain tract of land conveyed to W. S. Taylor, Larry B. Kearby, and Floyd Hitt, Trustees, or their duly qualified successors in office, in Trust for the Rockwall Missionary Baptist Church, by Warranty Deed recorded in Volume 106, Page 642, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Northerly line of I.H. 30 at the Southwest corner of said Church tract and at the Southeast corner of Industrial Addition, Revised, an addition to the City of Rockwall recorded in Slide A, Page 21, Plat Records, Rockwall County, Texas, said iron rod bears North 73° 39' 47" East a distance of 429.00 feet along the Northerly line of I.H. 30 from an iron rod found at the Southwest corner of said Industrial Addition, Revised;
THENCE: North 27° 55' 04" East with the Southeast line of said addition, passing at 455.70 feet a 1/2" iron rod found and continuing a total distance of 523.27 feet to a 1/2" iron rod set for a corner at the Northwest corner of said Church tract, said iron rod bears South 27° 55' 04" West a distance of 312.43 feet along the Southeast line of said Addition from a 1/2" iron rod found at an angle point in said line;
THENCE: North 89° 30' 00" East a distance of 164.79 feet with the North line of said Church tract to a 1/2" iron pipe found for the Northeast corner of said Church tract;
THENCE: South 27° 45' 50" West a distance of 459.28 feet with the East line of said Church tract to the Northerly line of I.H. 30 and the Southeast corner of said Church tract, from which a 1/2" iron rod set for a witness bears South 73° 39' 47" West a distance of 30.00 feet;
THENCE: South 78° 39' 47" West with the Northerly line of I.H. 30, passing at 30.00 feet said witness and continuing a total distance of 204.08 feet to the Point of Beginning and containing 1.643 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Rockwall Missionary Baptist Church, being owner does hereby adopt this plat designating the hereinabove described property as Rockwall Missionary Baptist 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 endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, 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, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

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

ROCKWALL MISSIONARY BAPTIST CHURCH

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____, on behalf of Rockwall Missionary Baptist Church.

Notary Public

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 Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of Rockwall Missionary Baptist Church, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this _____ day of _____, 1991.

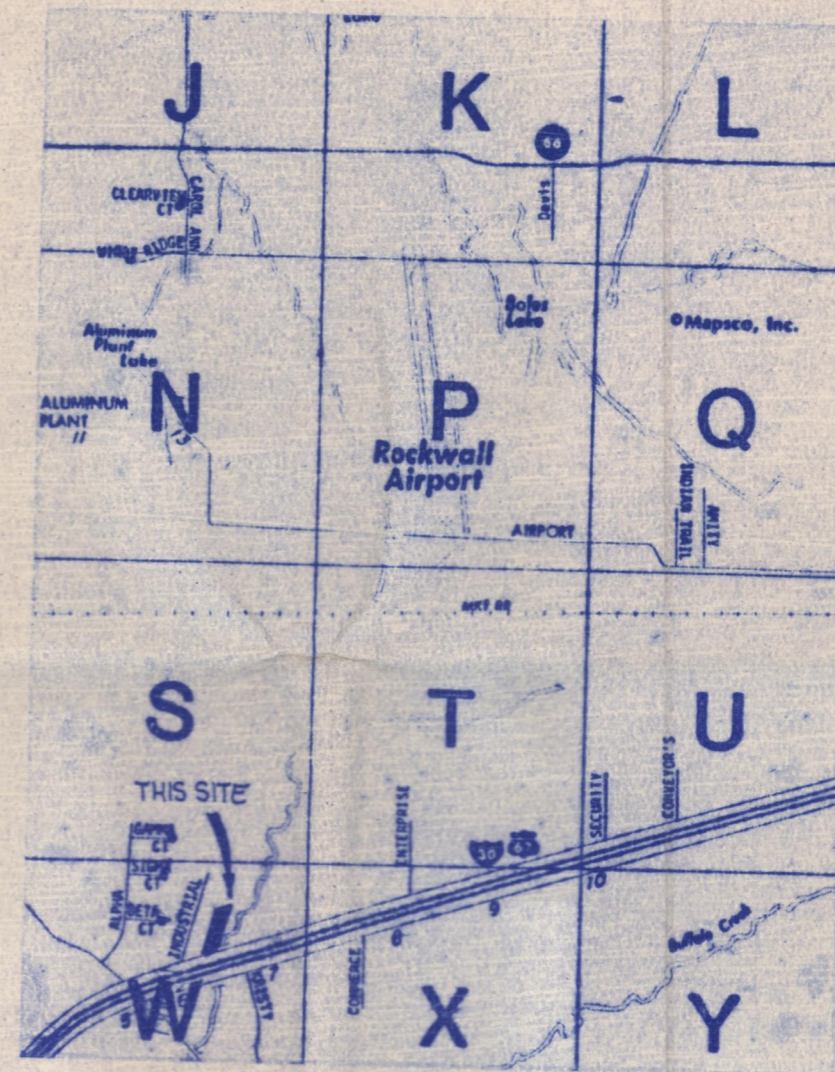
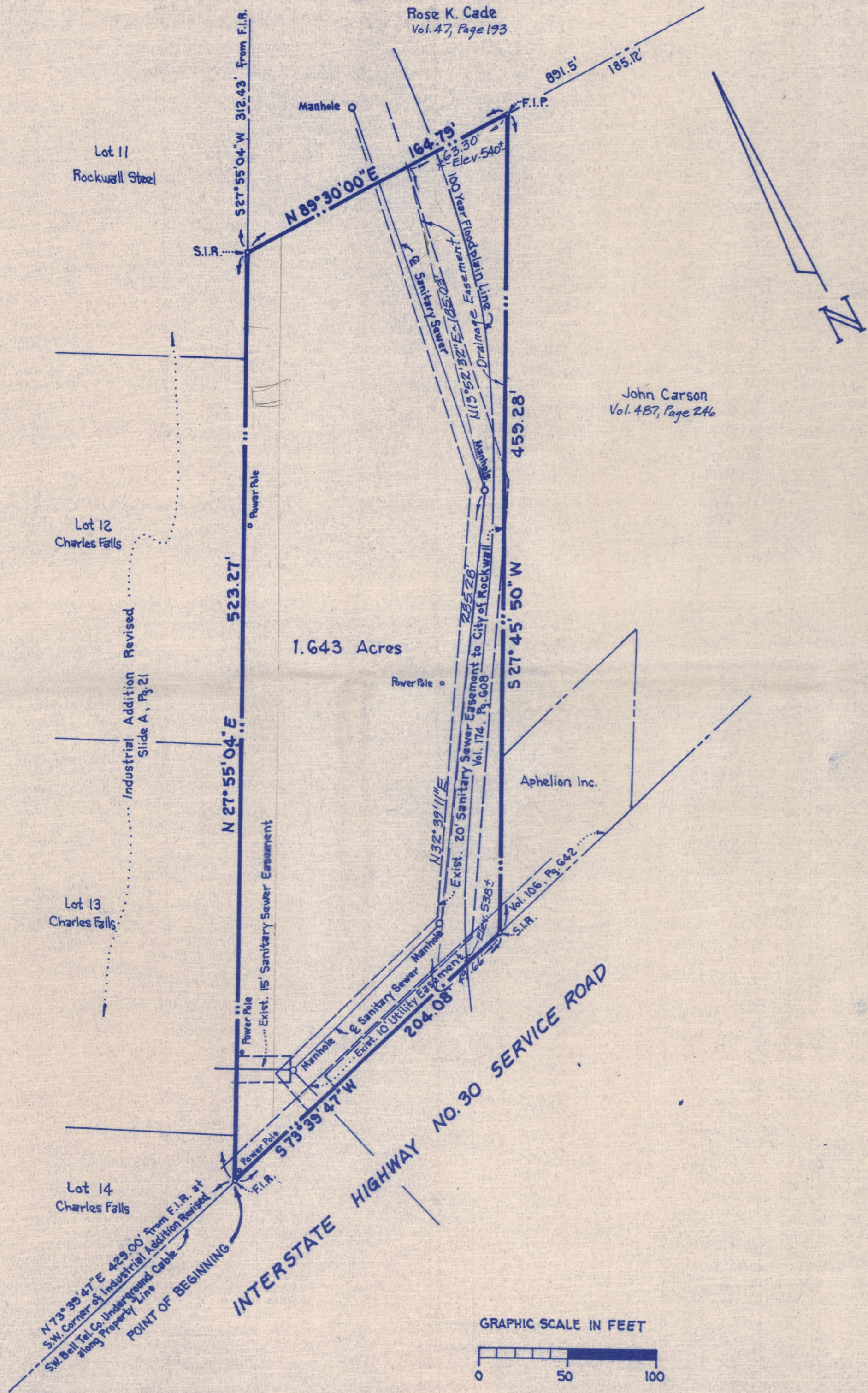
Mayor, City of Rockwall

Date

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	2-27-91	9033

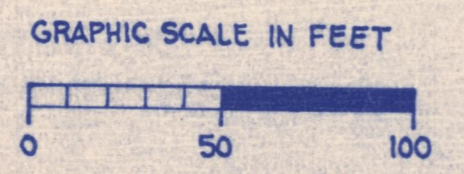
ROCKWALL MISSIONARY BAPTIST CHURCH ADDITION
N. M. BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
THE ROCKWALL MISSIONARY BAPTIST CHURCH - OWNER



LOCATION MAP
Scale: 1" = 2,000'

2nd Submission

1
2



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

SCALE	DATE	JOB NO.
1" = 50'	2-27-91	9033

ROCKWALL MISSIONARY BAPTIST CHURCH ADDITION
N. M. BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
THE ROCKWALL MISSIONARY BAPTIST CHURCH ~ OWNER

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ROCKWALL MISSIONARY BAPTIST CHURCH

By: _____

STATE OF TEXAS
COUNTY OF _____

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Notary Public

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 Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

Date

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	2-27-91	9033

ROCKWALL MISSIONARY BAPTIST CHURCH ADDITION
N. M. BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
THE ROCKWALL MISSIONARY BAPTIST CHURCH ~ OWNER

JOHN F. CARSSOW

12124 DRUJON LANE

DALLAS, TEXAS 75244

(214) 385-1773

TO

City of Rockwall
Zoning Dept
City Hall
Rockwall, Texas 75087

DATE

5-8-90

SUBJECT

Missinary Baptist Church
Land on I-30 zoning to
Commerical.

I, John F. Carssow the owner of land next to the church land is in
favor of the requested zoning change to commerical zoning.

Sincerely


John F. Carssow

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: March 14, 1991

Agenda No: IV. B.

Agenda Item: Discuss and Consider Recommending Approval of a Final Plat for the Missionary Baptist Church

Item Generated By: Applicant, Missionary Baptist Church

Action Needed: Consider approval of the final plat.

Background Information:

We have received a request for a final plat for the church located on the Interstate. The Commission approved a site plan and preliminary plat for the church a number of months ago. Since that time the City completed a flood study in this area and it was determined that the building will not be in the flood plain. The plat, as submitted, meets our requirements and complies with the preliminary plat with one addition. We have asked the church to provide a drainage easement along the drainage channel on the east side of their property so that the City will have the ability to maintain that channel if the need arises. They are willing to add that easement and we recommend that the plat be approved with that condition.

Attachments:

1. Location Map
2. Plat

Agenda Item: Missionary Baptist Church Plat

Item No: IV. B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: March 18, 1991

Agenda No: VI. B.

Agenda Item: Discuss and Consider Approval of a Final Plat for the Missionary Baptist Church Located on I-30 East of Industrial Blvd.

Item Generated By: Applicant, Missionary Baptist Church

Action Needed: Consider approval of the final plat.

Background Information:

The plat has been amended to reflect a drainage easement. The Planning and Zoning Commission has recommended that the final plat as amended be approved.

Attachments:

1. Revised Plat

Agenda Item: Missionary Baptist Church Plat

Item No: VI. B.