
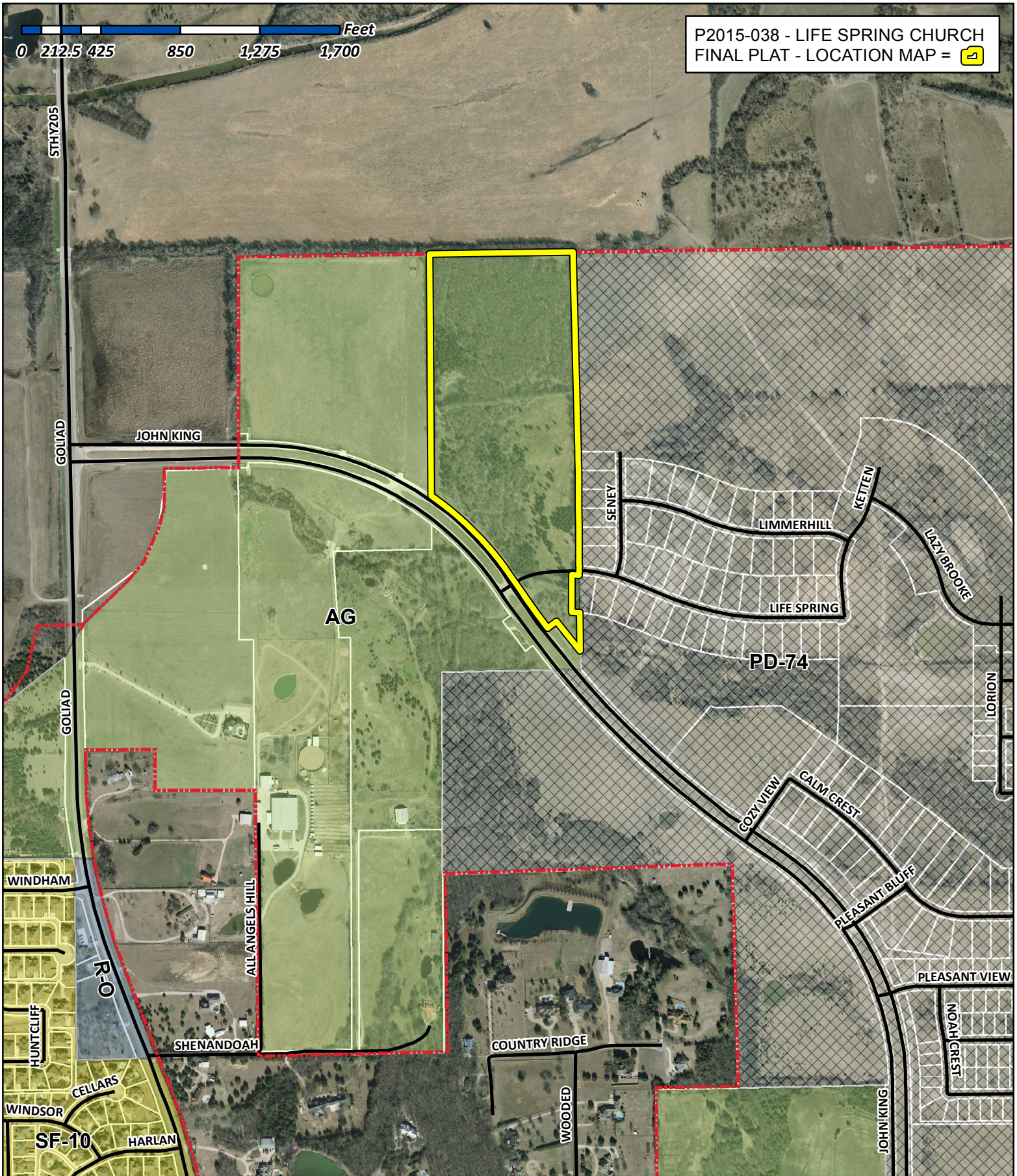


0 212.5 425 850 1,275 1,700 Feet

P2015-038 - LIFE SPRING CHURCH
FINAL PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



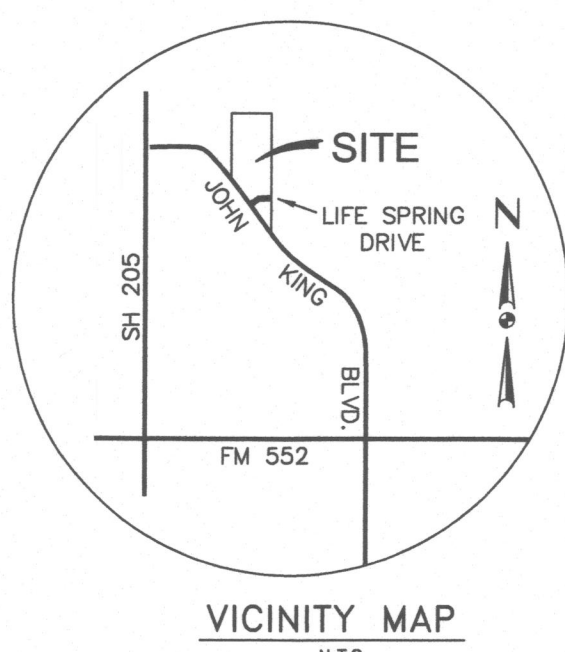
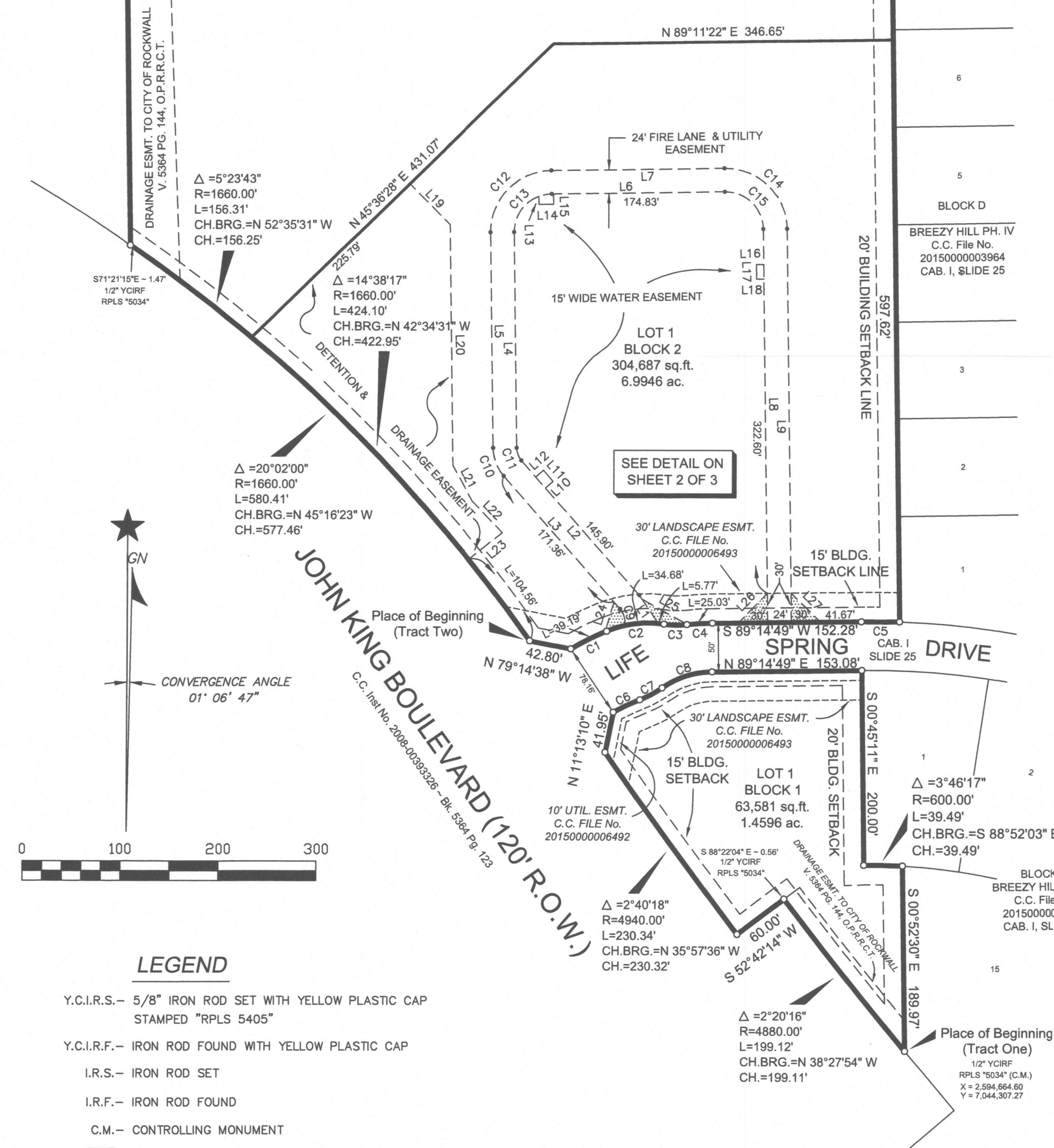
SHENNENDOAH REAL ESTATE PARTNERS, LP
69.22 AC.
C.C. FILE No. 20040000296071 (BOOK 3351 PG. 114)
O.P.R.R.C.T.

BH BALANCE III, LLC
PART OF TRACT 1
143.202 AC.
C.C. FILE No. 20130000498889
O.P.R.R.C.T.

SHENNENDOAH REAL ESTATE PARTNERS, LP
69.22 AC.
C.C. FILE No. 20040000296071 (BOOK 3351 PG. 117)
O.P.R.R.C.T.

W.W. CARUTH, JR.
VOL. 66 PG. 493
O.P.R.R.C.T.

X = 2,594,631.65
Y = 7,046,484.78
5/8" YCIRF
"DCA" (C.M.)



MONUMENTATION:

Unless shown otherwise, all boundary and lot corners are monumented with a 5/8" iron rod with yellow plastic cap stamped "RPLS 5405".

BASIS OF BEARINGS & COORDINATES:

Bearings & coordinates shown hereon are based on Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202, NAD83) via connection to Geomatic Resources VRS.

NOTES:

For all information regarding title, easements, and encumbrances of record, Dallas Mapping & Design relied upon information provided by the client or property owner, specifically, the Commitment For Title Insurance issued by WFG National Title Insurance Company, GF No. 12080518RW, issued September 13, 2012, with an effective date of September 6, 2012. Additionally, this subdivision plat is subject to any and all easements, reservations and restrictions of record otherwise not disclosed in said Commitment. This subdivision plat does not represent warranty of title or guarantee of ownership, nor provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose, or development. Except as specifically shown hereon, this subdivision plat does not purport to reflect any of the following which may be applicable to the subject tract: unrecorded easements; other building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; Agreements; Lease Agreements. Use of this subdivision plat by any other parties and/or for other purposes shall be at user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned.

SHEET 1 OF 3
FINAL PLAT P2015 038

LIFE SPRING CHURCH
LOT 1, BLOCK 1, & LOTS 1 & 2, BLOCK 2

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY CASE No. _____

LIFE SPRING CHURCH
Rex Walker
P.O. Box 886
Rockwall, Texas

OWNER
Pastor
(214) 497-7206
75087

DALLAS MAPPING & DESIGN
1222 TERRACE MILL DR.
MURPHY, TEXAS

SURVEYOR
(972) 569-0281
75094

T.B.P.L.S. FIRM # 10093100 Oct. 3, 2015

FILE COPY

OWNER'S CERTIFICATE

State of Texas
County of Rockwall

WHEREAS LIFE SPRING CHURCH, a Texas nonprofit corporation, is the owner of a tract of land situated in the JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187, Rockwall, Rockwall County, Texas, and being part of that certain 31.012 acre tract of land conveyed from Bruce A. Clark and Rose R. Clark to Life Spring Church, a Texas nonprofit corporation, by Warranty Deed With Vendor's Lien ("LSWD") recorded in Volume 6934, Page 206 of the Official Public Records of Rockwall County, Texas ("OPRRCT"), and being more particularly described as follows:

TRACT ONE

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5034" found for the most southerly corner of said 31.012 acre tract as described in said LSWD, said rod being in the northeasterly right-of-way line of John King Boulevard (120' R.O.W.) as described in Warranty Deed to the City of Rockwall, Texas, recorded in Volume 5364, Page 123 of the OPRRCT, and also being in a curve to the right and concave to the northeast, said curve having a central angle of 02°20'16", a radius of 4,880.00', and a chord which bears N 38°27'54" W a distance of 199.11';

THENCE northwesterly with said curve to the right and northeasterly right-of-way line an arc distance of 199.12 feet to point for corner from which a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5034" found bears S 88°22'04" E a distance of 0.56';

THENCE South 52 deg. 42 min. 14 sec. West with a northwesterly right-of-way line of John King Boulevard (120' R.O.W.) a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5405" ("5/8" YCIRS") set for corner, said rod being in the northeasterly right-of-way line of John King Boulevard (120' R.O.W.), and being in a curve to the right and concave to the northeast, said curve having a central angle of 02°40'18", a radius of 4940.00', and a chord which bears N 35°57'36" W a distance of 230.32';

THENCE with said curve to the right and northeasterly right-of-way line an arc distance of 230.34 feet to a 5/8" YCIRS at the southerly terminus of a right-of-way clip of Life Spring Drive (variable R.O.W.) as described in Right-Of-Way Plat of Life Spring Drive, recorded in County Clerk Instrument No. 2014000004816 of the OPRRCT;

THENCE North 11 deg. 13 min. 10 sec. East with said right-of-way clip of Life Spring Drive 41.95 feet to a 5/8" YCIRS for corner, said corner being the beginning of a curve to the right, said curve having a central angle of 08°09'12", a radius of 211.00', and a chord which bears N 64°25'58" E a distance of 30.00';

THENCE northeasterly with said curve to the right and right-of-way of Life Spring Drive an arc distance of 30.03 feet to a 5/8" YCIRS for corner and point of a reverse curve to the left, said curve being concave to the northwest and having a central angle of 13°33'08", a radius of 109.50', and a chord which bears N 61°43'57" E a distance of 25.84 feet;

THENCE northeasterly with said curve to the left and right-of-way of Life Spring Drive an arc distance of 25.90 feet to a 5/8" YCIRS for corner and point of reverse curve to the right, said curve being concave to the southeast and having a central angle of 34°17'31", a radius of 90.50, and a chord which bears N 72°06'04" E a distance of 53.36';

THENCE northeasterly with said curve to the right and right-of-way of Life Spring Drive an arc distance of 54.16 feet to a 5/8" YCIRS and PT of curve;

THENCE North 89 deg. 14 min. 49 sec. East with the south right-of-way line of Life Spring Drive (50' R.O.W. at this point) a distance of 153.08 feet to a 5/8" YCIRS for corner in the west line of Breezy Hill Phase IV, an addition to the City of Rockwall, Texas, as recorded in County Clerk File No. 2015000003964 of the OPRRCT, and also being the northwest corner of a 0.180 acre tract of land conveyed from Life Spring Church, a Texas nonprofit corporation, to BH Phase IV SF, Ltd., a Texas limited partnership, by Special Warranty Deed recorded in County Clerk Instrument No. 2014000004551 of the OPRRCT;

THENCE South 00 deg. 45 min. 11 sec. East with the west line of said 0.180 acre tract and Breezy Hill Phase IV a distance of 200.00 feet to a 5/8" YCIRS for corner and being in a curve to the right, said curve being concave to the south and having a central angle of 03°46'17", a radius of 600.00', and a chord which bears S 88°52'03" E a distance of 39.49';

THENCE easterly with said curve to the right and southerly line of said 0.180 acre tract and Breezy Hill Phase IV an arc distance of 39.49 feet to a 5/8" YCIRS for southeast corner of same;

THENCE South 00 deg. 52 min. 30 sec. with the east line of said 31.012 acre tract and Breezy Hill Phase IV a distance of 189.97 to the PLACE OF BEGINNING, and containing 63,581 square feet or 1.4596 acres of land, more or less.

TRACT TWO

BEGINNING at 5/8" iron rod with yellow plastic cap set ("5/8" YCIRS") for corner in the northeasterly right-of-way line of John King Boulevard (120' R.O.W.) as described in Warranty Deed to the City of Rockwall, Texas, recorded in Volume 5364, Page 123 of the OPRRCT, and also being in a curve to the left and concave to the southwest, said curve having a central angle of 20°02'00", a radius of 1,660.00', and a chord which bears N 45°16'23" W a distance of 577.46';

THENCE northwesterly with said curve to the left and northeasterly right-of-way line an arc distance of 580.41 feet to a 5/8" YCIRS for corner, from which a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5034" found bears S 71°21'15" E a distance of 1.47';

THENCE North 00 deg. 54 min. 03 sec. West with the west line of said 31.012 acre tract 1321.62 feet to a 3/8" iron rod found in barbed-wire fence line for the northwest corner of same as described in LSWD, as described in the Deed In Lieu Of Foreclosure to Bruce A. Clark and wife Rose R. Clark, recorded in Volume 5667, Page 135, and as described in Warranty Deed to Shennendoah Real Estate Partners, LP, a Texas limited partnership, recorded in Volume 3351, Page 114, of the OPRRCT;

THENCE North 89 deg. 15 min. 55 sec. East with the north line of said 31.012 acre tract 782.50 feet to a leaning 5/8" iron rod with yellow plastic cap stamped "DCA" found for the northeast corner, taken to be the same rod described in said LSWD, and being that same rod described as the northwest corner of Tract 1 in Special Warranty Deed With Vendor's Lien to BH Balance III LLC, a Texas limited liability company, recorded in County Clerk Instrument No. 20130000498889 of the OPRRCT;

THENCE South 00 deg. 52 min. 30 sec. East with the east line of said 31.012 acre tract and west line of said Tract 1, at a distance of 1,109.65 pass the northwest corner of Block D of Breezy Hill Phase IV, an addition to the City of Rockwall, Texas as recorded in County Clerk Instrument No. 2015000003964, and continuing with same for a total distance of 1,717.69 feet to a 5/8" YCIRS for corner in the north right-of-way line of Life Spring Drive (variable R.O.W.) as described in Right-Of-Way Plat of Life Spring Drive, recorded in County Clerk Instrument No. 2014000004816 of the OPRRCT, said rod corner being in a curve to the left, said curve being concave to the south and having a central angle of 02°37'29", a radius of 850.00', and a chord which bears N 89°26'27" W a distance of 38.93';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 38.94 feet to a 5/8" YCIRS for corner and PT of said curve;

THENCE South 89 deg. 14 min. 49 sec. West with said north right-of-way line 152.28 feet to a 5/8" YCIRS for corner and PC of a curve to the left, said curve being concave to the south and having a central angle of 5°25'24", a radius of 275.00', and a chord which bears S 86°32'09" W a distance of 26.02';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 26.03 feet to a 5/8" YCIRS for corner and point of reverse curve to the right, said curve being concave to the north and having a central angle of 14°46'00", a radius of 90.50', and a chord which bears N 88°47'28" W a distance of 23.26';

THENCE westerly with said curve to the right and north right-of-way line an arc distance of 23.32 feet to a 5/8" YCIRS for corner and point of reverse curve to the left, said curve being concave to the southeast and having a central angle of 31°16'08", a radius of 109.50', and a chord which bears S 82°57'31" W a distance of 59.02';

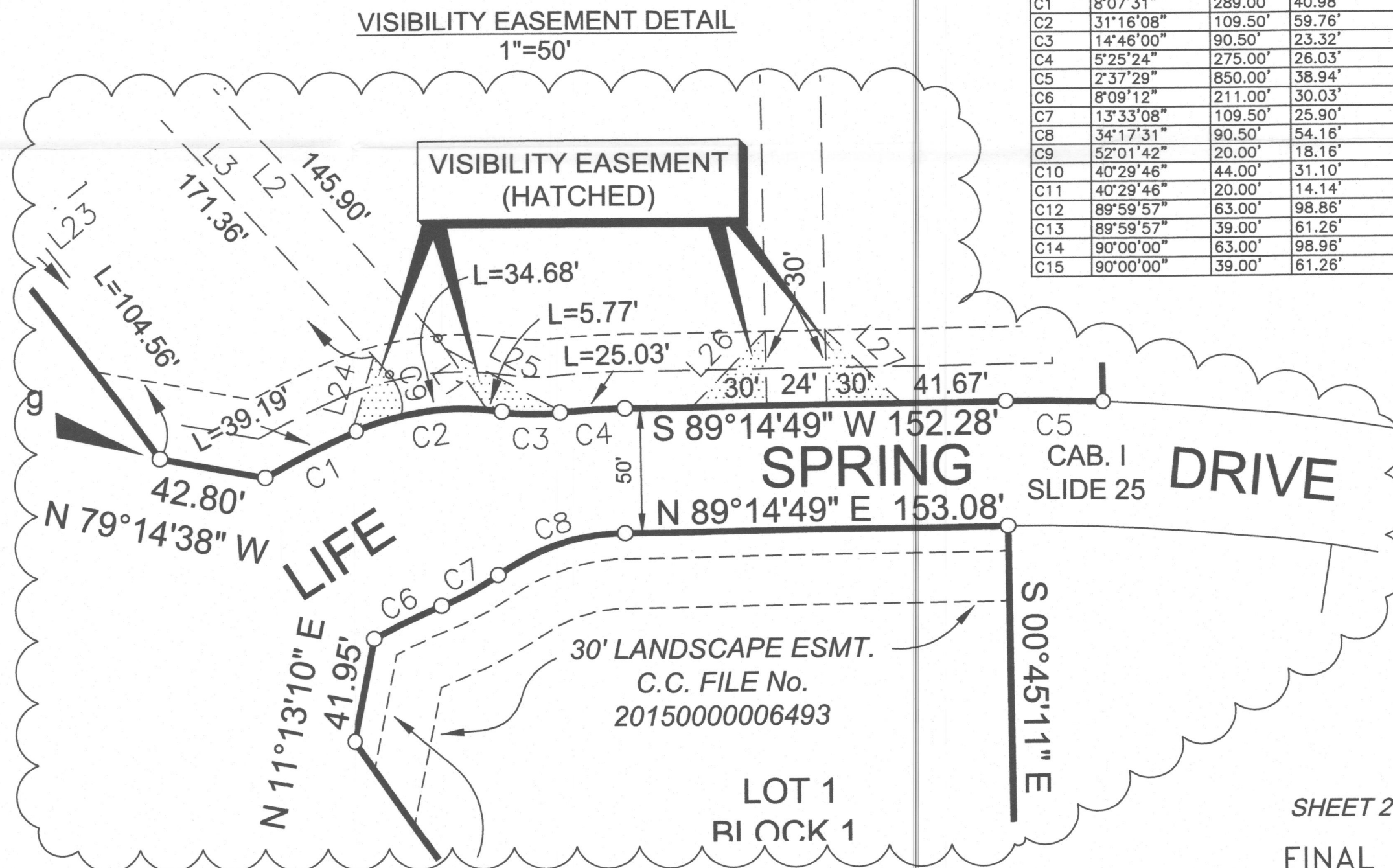
THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 59.76 feet to a 5/8" YCIRS for corner and point of compound curve to the left, said curve being concave to the southeast and having a central angle of 08°07'31", a radius of 289.00', and a chord which bears S 63°15'40" W a distance of 40.95';

THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 40.98 feet to a 5/8" YCIRS for corner and easterly terminus of a northerly right-of-way clip;

THENCE North 79 deg. 14 min. 38 sec. West with the said northerly right-of-way clip 42.80 feet to the PLACE OF BEGINNING, and containing 1,258,048 square feet or 28.8808 acres of land, more or less.

LINE	BEARING	DISTANCE
L1	S 34°07'28" E	35.11'
L2	S 41°22'16" E	183.08'
L3	S 41°22'16" E	180.95'
L4	S 00°52'30" E	240.89'
L5	S 00°52'30" E	240.89'
L6	N 89°07'30" E	214.50'
L7	S 89°07'30" W	214.50'
L8	S 00°52'30" E	423.06'
L9	S 00°52'30" E	423.11'
L10	S 48°37'44" W	10.50'
L11	S 41°22'16" E	15.00'
L12	S 48°37'44" W	10.50'
L13	N 00°52'30" W	10.50'
L14	N 89°07'30" E	15.00'
L15	N 00°52'30" W	10.50'
L16	N 89°07'30" E	7.50'
L17	S 00°52'30" E	15.00'
L18	N 89°07'30" E	7.50'
L19	S 44°23'32" E	58.84'
L20	S 00°52'30" E	247.15'
L21	S 29°09'47" E	42.58'
L22	S 43°32'29" E	44.14'
L23	S 51°08'05" W	44.04'
L24	S 16°27'04" W	31.95'
L25	S 61°00'53" E	53.51'
L26	S 44°11'10" W	42.38'
L27	S 45°48'50" E	42.47'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°07'31"	289.00'	40.98'	S 63°15'40" W	40.95'
C2	31°16'08"	109.50'	59.76'	S 82°57'31" W	59.02'
C3	14°46'00"	90.50'	23.32'	S 88°47'28" E	23.26'
C4	5°25'24"	275.00'	26.03'	S 86°32'09" W	26.02'
C5	2°37'29"	850.00'	38.94'	N 89°26'27" W	38.93'
C6	8°09'12"	211.00'	30.03'	S 64°25'58" W	30.00'
C7	13°33'08"	109.50'	25.90'	N 61°43'57" E	25.84'
C8	34°17'31"	90.50'	54.16'	S 72°06'04" W	53.36'
C9	52°01'42"	20.00'	18.16'	N 15°21'25" W	17.54'
C10	40°29'46"	44.00'	31.10'	S 21°07'23" E	30.46'
C11	40°29'46"	20.00'	14.14'	S 21°07'23" E	13.84'
C12	89°59'57"	63.00'	98.86'	S 44°07'30" W	89.09'
C13	89°59'57"	39.00'	61.26'	S 44°07'30" W	55.15'
C14	90°00'00"	63.00'	98.96'	N 45°52'30" W	89.10'
C15	90°00'00"	39.00'	61.26'	N 45°52'30" W	55.15'



LIFE SPRING CHURCH
Rex Walker
P.O. Box 886
Rockwall, Texas

OWNER
Pastor
(214) 497-7206
75087

DALLAS MAPPING & DESIGN
1222 TERRACE MILL DR.
MURPHY, TEXAS

SURVEYOR
(972) 569-0281
75094

T.B.P.L.S. FIRM # 10093100

Oct. 3, 2015

SHEET 2 OF 3
FINAL PLAT
LIFE SPRING CHURCH
LOT 1, BLOCK 1, & LOTS 1 & 2, BLOCK 2
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY CASE No. _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LIFE SPRING CHURCH subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LIFE SPRING CHURCH subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Owner: Rex Walker, Lead Pastor
Life Spring Church, a Texas nonprofit corporation

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ Day of _____, 20____

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL BY THESE PRESENTS:

THAT I, Glenn S. Breysacher, 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 or found under my personal supervision.

PRELIMINARY PLAT FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE Registered Professional Land Surveyor No. 5405

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Glenn S. Breysacher, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 20____

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

WITNESS OUR HANDS, this _____ day of _____, 20____

Mayor, City of Rockwall

City Secretary

City Engineer

THIS SPACE RESERVED
FOR ROCKWALL COUNTY
RECORDING LABEL

SHEET 3 OF 3

FINAL PLAT

LIFE SPRING CHURCH

LOT 1, BLOCK 1, & LOTS 1 & 2, BLOCK 2

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 18
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY CASE No. _____

LIFE SPRING CHURCH
Rex Walker
P.O. Box 886
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