



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-02B

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	<u>1500 Sunset Hill</u>		
SUBDIVISION	<u>Northshore</u>	LOT	BLOCK
GENERAL LOCATION	<u>1500 Sunset Hill</u>		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>R-10</u>	CURRENT USE	<u>Residential</u>
PROPOSED ZONING	<u>SUP</u>	PROPOSED USE	<u>Church</u>
ACREAGE	<u>7.43</u>	LOTS [CURRENT]	LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	<u>Brett Hall</u>	<input checked="" type="checkbox"/> APPLICANT	<u>St. Benedict's Anglican Church</u>
CONTACT PERSON	<u>individually and on behalf of the heirs of Ralph Hall</u>	CONTACT PERSON	<u>Dub Douphrate</u>
ADDRESS	<u>2710 Whispering Oaks - RW, TX</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall TX 75087</u>
PHONE	<u>214-354-9149</u>	PHONE	<u>972 771 9004</u>
E-MAIL		E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

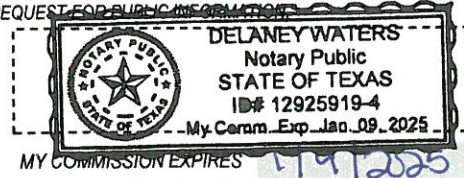
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brett Hall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

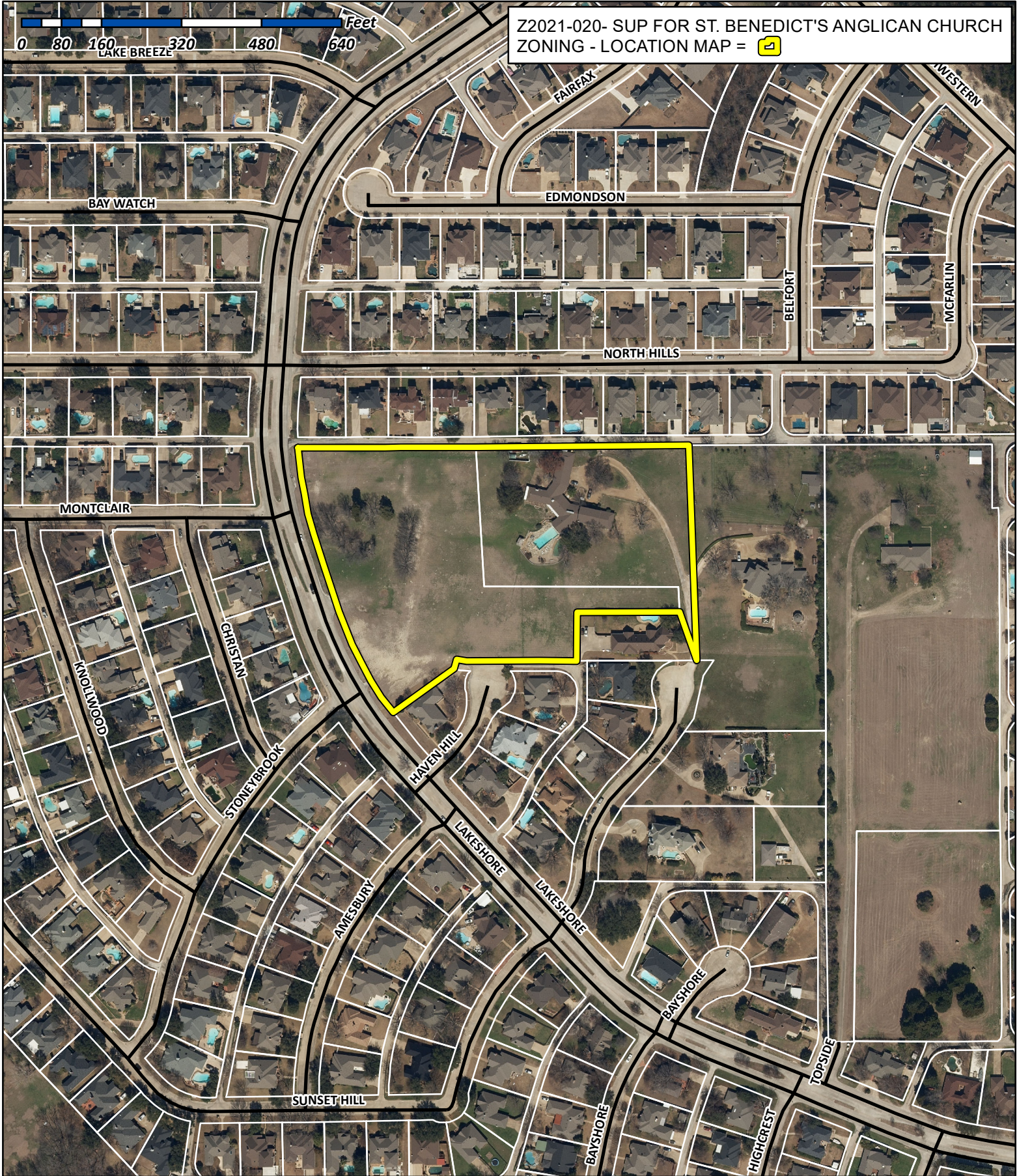
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF May, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





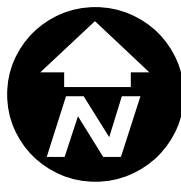
Z2021-020- SUP FOR ST. BENEDICT'S ANGLICAN CHURCH
 ZONING - LOCATION MAP = 



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.

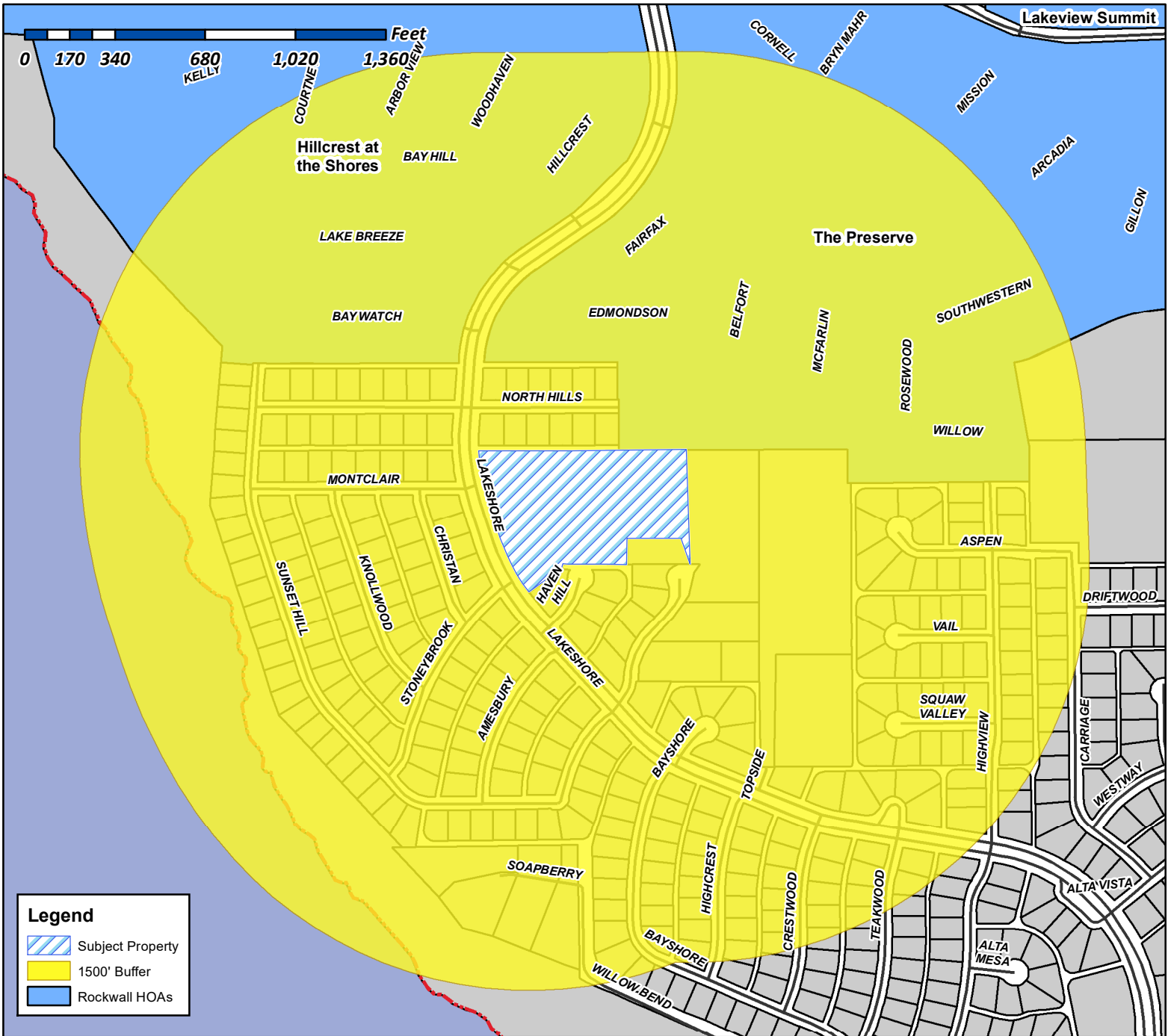




City of Rockwall

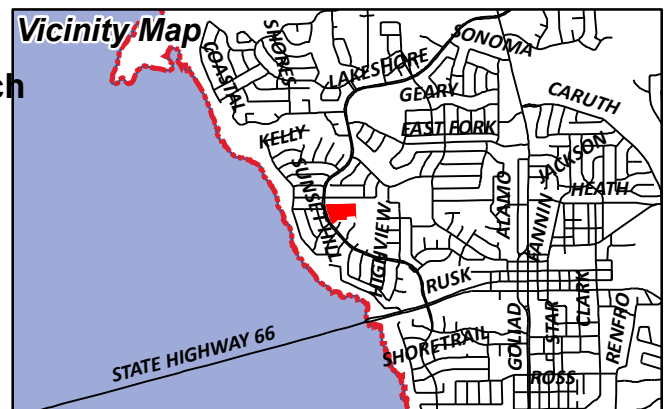
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2021-020
Case Name: SUP for St. Benedict's Anglican Church
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1500 Sunset Hill Drive

Date Created: 6/14/2021
For Questions on this Case Call (972) 771-7745

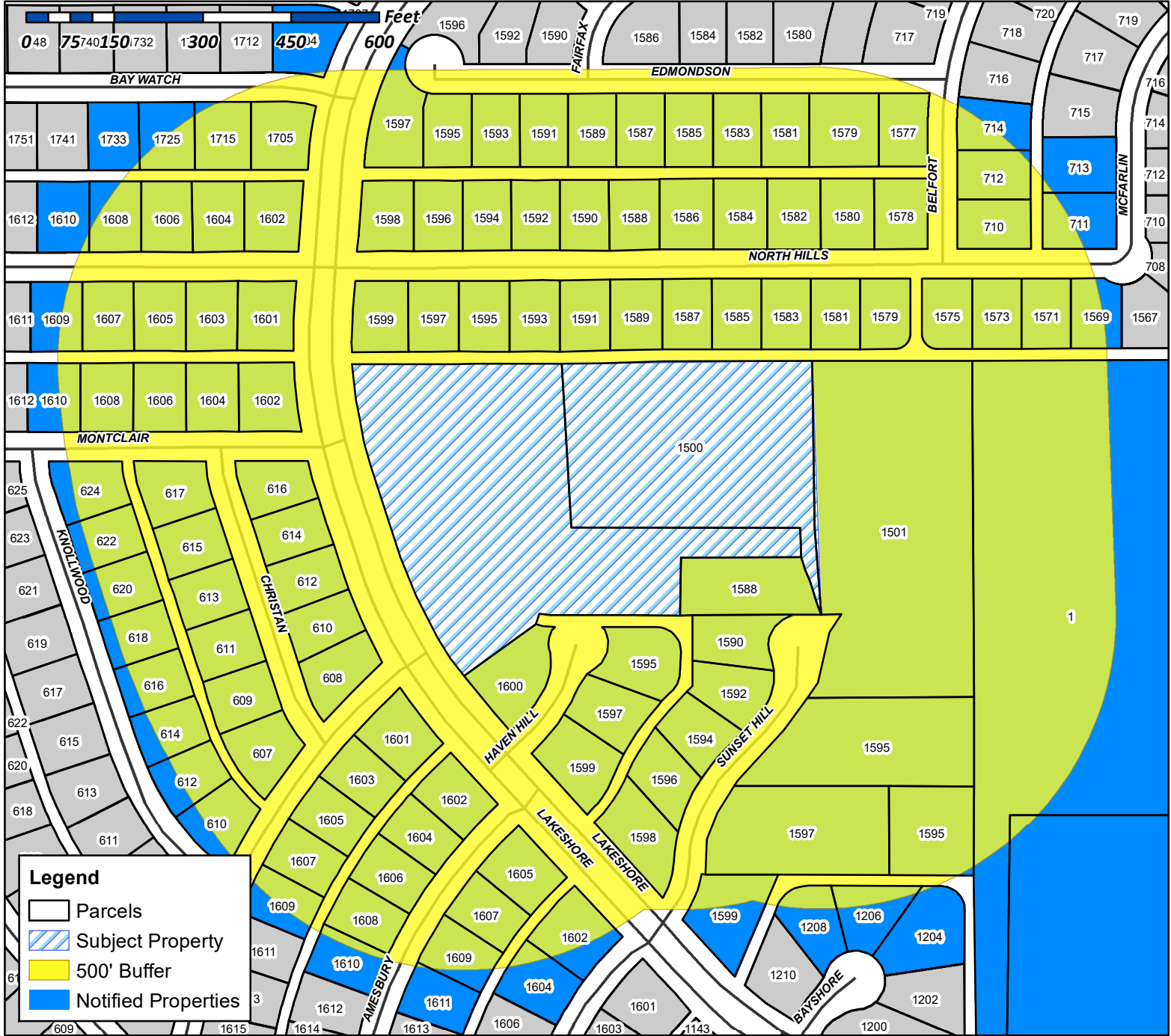
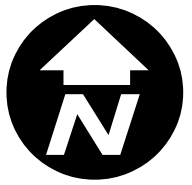




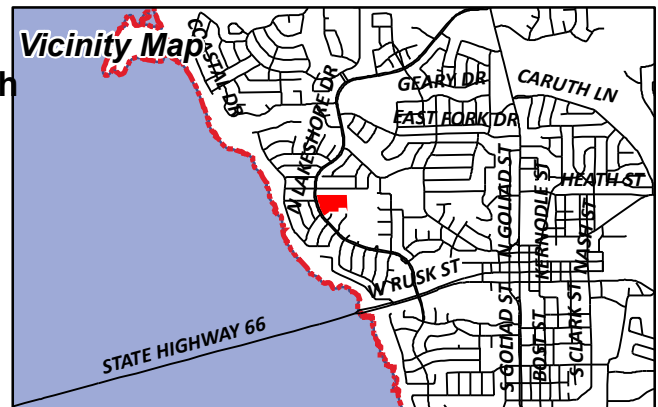
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For Questions on this Case Call (972) 771-7745

LOFLAND WILLIAM B
1 TOPSIDELN
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CHANDLER PIERCE L JR ETUX
1204 BAYSHORE DR
ROCKWALL, TX 75087

KESHMIRI CYRUS HOMAN & NATASHA KIM
1206 BAYSHORE DRIVE
ROCKWALL, TX 75087

MESSIMER SETH AND JENNY
1208 BAYSHORE DR
ROCKWALL, TX 75087

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
1500 SUNSET HILLDR
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P
1501 SUNSET HILL DR
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G
1569 NORTH HILLS DR
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA
1571 NORTH HILLS DRIVE
ROCKWALL, TX 75087

MAXON JOSHUA DAVID & LAUREN OPENSHAW
1573 N HILLS DR
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N
1575 NORTH HILLS DR
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM
1577 EDMONDSON TR
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA
1578 NORTH HILLS DR
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C
1579 EDMONDSON TR
ROCKWALL, TX 75087

MCCLENDON PAULA S
1579 N HILLS DRIVE
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE
1580 NORTH HILLS DR
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R
1581 EDMONDSON TRAIL
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE
1581 NORTH HILLS DR
ROCKWALL, TX 75087

BUCKNER GARY
1582 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WALDEN ALFRED F
1583 EDMONDSON TRL
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA
1583 N HILLS DR
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH
1584 NORTH HILLS DR
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN
1585 EDMONDSON TRL
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R
1585 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL
1586 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY
1587 NORTH HILLS DR
ROCKWALL, TX 75087

BEAUBIEN ALAN AND
REVI MENASCHE
1588 NORTH HILLSDR
ROCKWALL, TX 75087

BANAN SAEED & SANDRE
1588 SUNSET HILL DR
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY
1589 N HILLS DR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

ANDERSON JASON & KELLY
1590 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
1591 NORTH HILLSDR
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

BASSETT BRAD E & STACY R
1592 SUNSET HILL DR
ROCKWALL, TX 75087

MCCOY ELI AND
TAMMIE BROWN
1593 EDMONSON TRAIL
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

TURNER KYLE R AND
ROGER D TURNER
1594 SUNSET HILLDR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L
1595 HAVEN HILL CT
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA
1595 N HILLS DR
ROCKWALL, TX 75087

LANSING RONALD DOUGLAS
1595 SUNSET HILL DR
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

STACY JEFFREY B
1596 SUNSET HILL DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

LANGFORD DAVID NEIL AND MELANIE HILBERT
1597 HAVEN HILL COURT
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

SPARKS JOHN & MARIA
1597 SUNSET HILL DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

WILSON DOUGLAS L AND DANA J
1598 SUNSET HILL DR
ROCKWALL, TX 75087

VILLAPANDO ANTONIO & MARIA
1599 HAVEN HILL CT
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN
VANWAGNER
1599 NORTH HILLS DR
ROCKWALL, TX 75087

CHAPMAN DIANA STEGER
1599 SUNSET HILL DR
ROCKWALL, TX 75087

JONES JOHNNY DEWAYNE & MARTHA A
1600 N LAKESHORE DRIVE
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH
1601 N HILLS DR
ROCKWALL, TX 75087

CLARK GERALD B ETUX
1601 STONEYBROOK DR
ROCKWALL, TX 75087

ORTIZ SAM J & ADELLA J
1602 AMESBURY LN
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
1602 NORTH HILLSDR
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC
1602 SUNSET HILLDR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

SAENZ DIANA GONZALEZ
1603 STONEYBROOK DR
ROCKWALL, TX 75087

STEWART KAREN IRENE WILLIAMS
1604 AMESBURY LN
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND
STIEGELMAR JACK
1604 SUNSET HILLDR
ROCKWALL, TX 75087

MCINTIRE PRESTON G AND SANDY M LOMELI
1605 AMESBURY LANE
ROCKWALL, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

GRAY LISA MICHELE
1605 STONEYBROOK DRIVE
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H
1606 AMESBURYLN
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

SHIELDS CHARLENE
1607 STONEYBROOK DRIVE
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY
1608 AMESBURY LN
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BOULLION PAMELA S TOPPER
1608 MONTCLAIR DR
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
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ADAMS BRAD AND KASHA
1609 AMESBURY
ROCKWALL, TX 75087

BENAVIDES JORGE
1609 NORTH HILLS DR
ROCKWALL, TX 75087

CASE DAVID L ETUX
1609 STONEYBROOK DR
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
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TOCHKOV KIRIL AND KARIN
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ROCKWALL, TX 75087

CONFIDENTIAL
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ROCKWALL, TX 75087

SCAMPERINO CHARLES AND
BRIDGETT AND COOPER
1611 AMESBURY LANE
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H
2039 MORNING DOVE ST
SAN ANTONIO, TX 78232

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
207 EAST RUSK
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC
215 PARK AVENUE SOUTH SUITE 1713
NEW YORK, NY 10003

BEAUBIEN ALAN AND
REVI MENASCHE
2438 ADAMS STREET
HOLLYWOOD, FL 33020

TURNER KYLE R AND
ROGER D TURNER
520 MORAINE WAY
HEATH, TX 75032

GRAVES QING YUE
607 CHRISTIAN CT
ROCKWALL, TX 75087

GOODRICH GLENN W JR & KELLYE JAYE
608 CHRISTAN CT
ROCKWALL, TX 75087

GALLOWAY PRESTON AND BRITTANY
609 CHRISTAN COURT
ROCKWALL, TX 75087

SANTOS JUAN S AND TINA M
610 CHRISTIAN CT
ROCKWALL, TX 75087

TORKELSON KELLY L & STEVEN A
610 KNOLLWOOD DR
ROCKWALL, TX 75087

MOORE VELVET AND DANIEL
611 CHRISTIAN CT
ROCKWALL, TX 75087

STEWART-JOHNSON LOIS DIANNE
612 CHRISTAN CT
ROCKWALL, TX 75087

ELLIS TEX W & MONA E
612 KNOLLWOOD DRIVE
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S
613 CHRISTANCT
ROCKWALL, TX 75087

CARTER KAREN
614 CHRISTAN COURT
ROCKWALL, TX 75087

BLAKE DAVID G & SARAH E
614 KNOLLWOOD DRIVE
ROCKWALL, TX 75087

DEFEBAUGH CONNOR AND KELSEY BYRNES
615 CHRISTIAN COURT
ROCKWALL, TX 75087

HARMON ROBERT R & KIMBERLY
616 CHRISTAN CT
ROCKWALL, TX 75087

ETTER CHARLES W & LINDA L
616 KNOLLWOOD DR
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L
617 CHRISTAN CT
ROCKWALL, TX 75087

ALVAREZ CHRISTINA & LEROY
618 KNOLLWOOD DR
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S
618 SUNSET HILL DR
ROCKWALL, TX 75087

DEMEYER DANIEL T & ELAINE S
620 KNOLLWOOD DR
ROCKWALL, TX 75087

MILLER LAUREN & BARBARA REVOCALBE TRUST
LAUREN P & BARBARA E MILLER CO-TRUSTEES
622 KNOLLWOOD DR
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L
624 KNOLLWOOD DR
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND
STIEGELMAR JACK
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

DOLAS TAMARA AND DALIBOR
710 BELFORT DR
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH
711 MCFARLIN PL
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R
712 BELFORT DRIVE
ROCKWALL, TX 75087

THOMPSON BENJAMIN
713 MCFARLIN PLACE
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST
714 BELFORT DR
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

92696

NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS)

COUNTY OF ROCKWALL)

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

House

which said last described property is urban in nature.

EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD FROM RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume _____, Page _____, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume _____, Page _____, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume _____, Page _____, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume _____,

Page _____, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318
acres, the Ralph Hall addition, Phase 2,
Lot 10, described in Vol. 5349, page 1,
of the Rockwall Co. Deed Records.*

*↑
(This made the surrounding
land approx 4.5 acres)*

EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND
DESIGNATION OF HOMESTEAD FROM
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume _____, Page _____, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

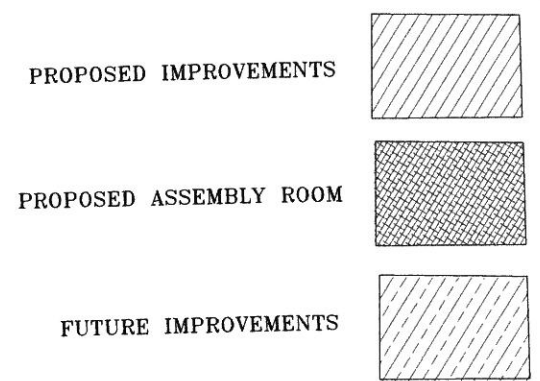
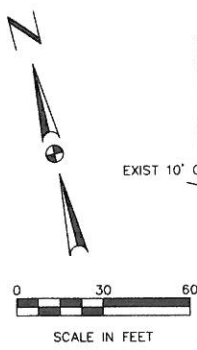
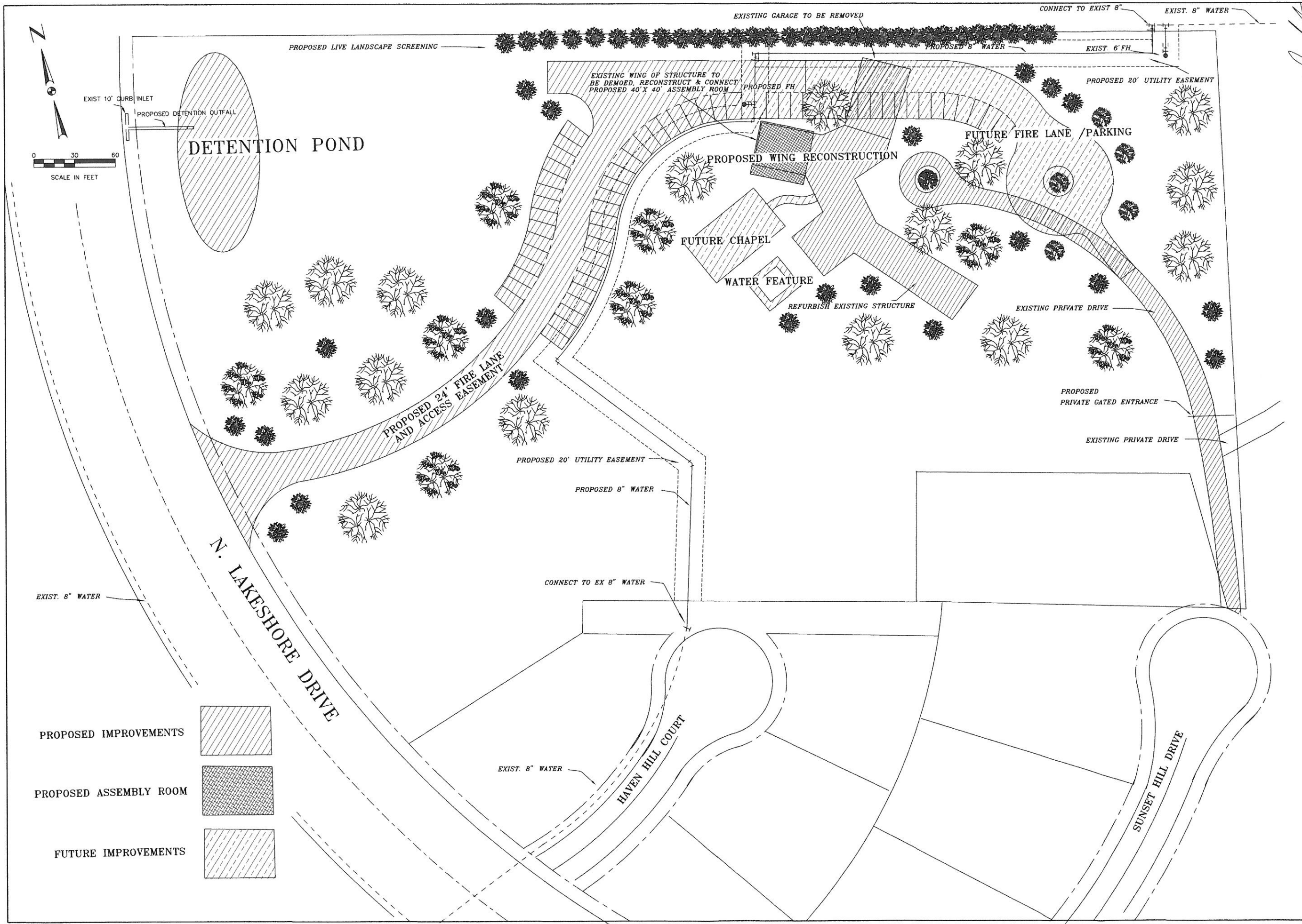
N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

Handwritten notes:
Volume 87 Page 488
Hanna
2.9 acres
Volume 200 Page 665

FILED FOR RECORD 20th DAY OF March, A.D., 1989 at _____ M.
RECORDED JM DAY OF March, A.D., 1989.
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
BY: J. Whitney, DEPUTY



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E., NO. 80102, F-388, ON DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1" = 30' H
DATE	APRIL 23, 2021
PROJECT	21007 SITE PL.
	20

2021-090