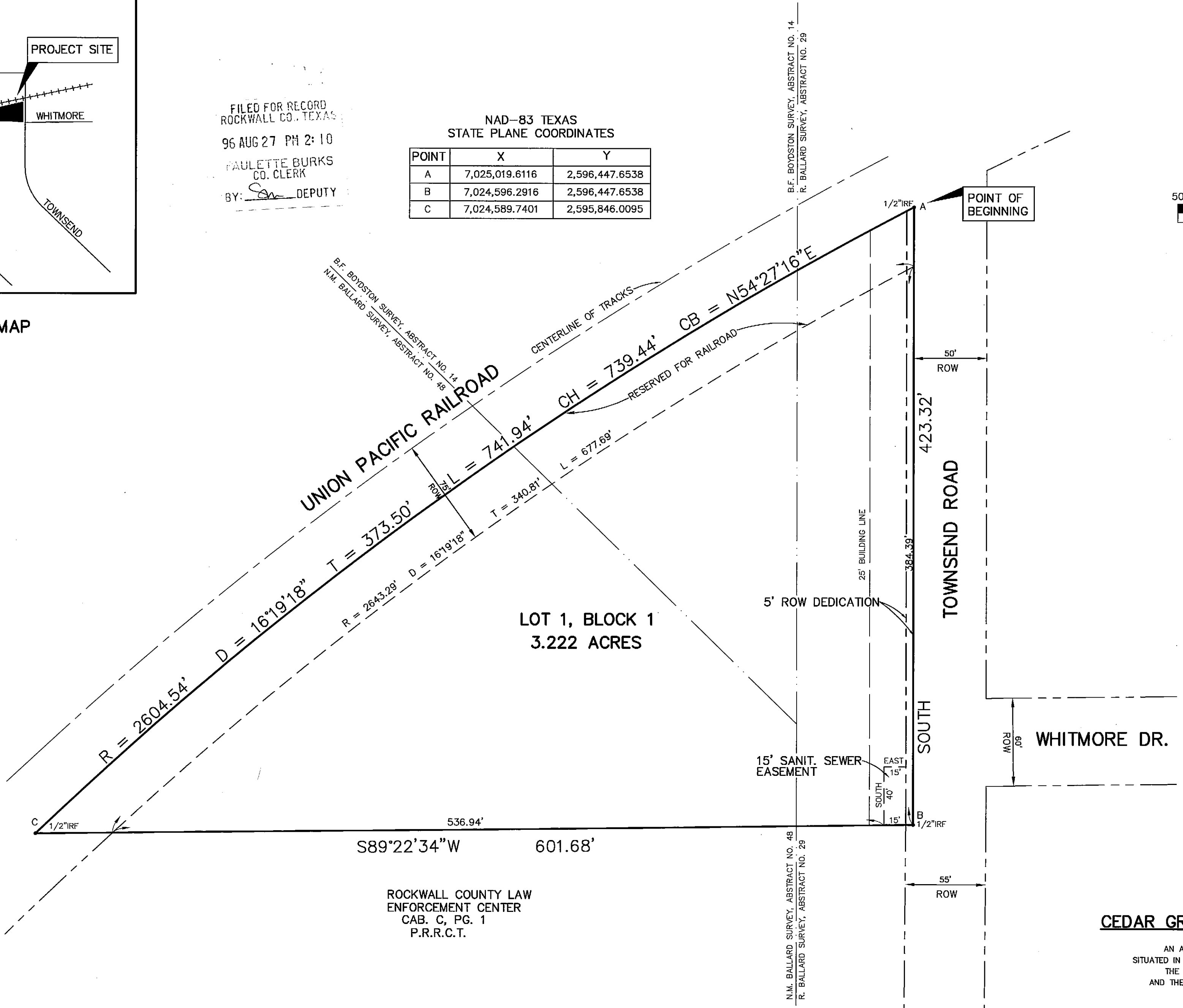
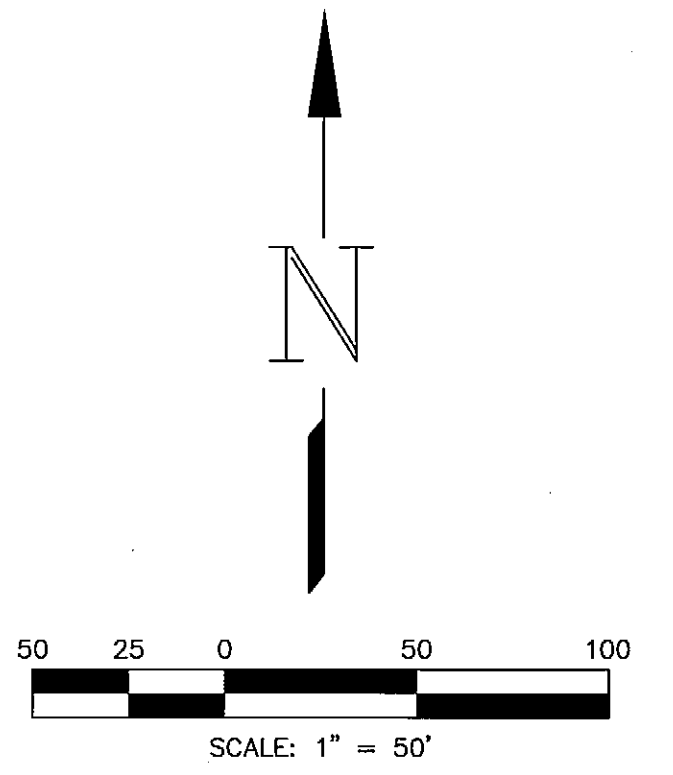


LOCATION MAP

FILED FOR RECORD
 ROCKWALL CO. TEXAS
 96 AUG 27 PM 2:10
 PAULETTE BURKS
 CO. CLERK
 BY: *[Signature]* DEPUTY

NAD-83 TEXAS
 STATE PLANE COORDINATES

POINT	X	Y
A	7,025,019.6116	2,596,447.6538
B	7,024,596.2916	2,596,447.6538
C	7,024,589.7401	2,595,846.0095



ROCKWALL COUNTY LAW
 ENFORCEMENT CENTER
 CAB. C, PG. 1
 P.R.R.C.T.

FINAL PLAT
CEDAR GROVE CHRISTIAN CHURCH

AN ADDITION TO THE CITY OF ROCKWALL,
 SITUATED IN THE B.F. BOYDSTON SURVEY, ABSTRACT 14,
 THE R. BALLARD SURVEY, ABSTRACT 29,
 AND THE N. M. BALLARD SURVEY, ABSTRACT 48
 ROCKWALL COUNTY, TEXAS

CEDAR GROVE CHRISTIAN CHURCH OWNER
 1040 CEDAR GROVE DRIVE (214) 475-9598
 ROCKWALL, TEXAS 75087

JOHN B. FINCHER SURVEYOR
 8801 BROOKHOLLOW DRIVE (214) 475-2316
 ROWLETT, TEXAS 75088

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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CEDAR GROVE CHRISTIAN CHURCH, being the owner of a tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, the R. BALLARD SURVEY, ABSTRACT NO. 29 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas and being that certain tract of land as recorded in Volume 1019, Page 239, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the west line of Townsend Road (formerly High School Road) with the southeast line of the Union Pacific Railroad, a 1/2 inch iron rod found for corner;

THENCE South along the west line of said Townsend Road, a distance of 423.32 feet to a 1/2 inch iron rod found for corner, being the northeast corner of Lot 1, Block "A", Rockwall County Law Enforcement Center as recorded in Cabinet C, Page 1, Plat Records of Rockwall County, Texas;

THENCE S 89deg 22min 34sec W departing said west line of Townsend Road and along the north line of said Lot 1, Block "A", a distance of 601.68 feet to a 1/2 inch iron rod found for corner on the southeast line of said Union Pacific Railroad;

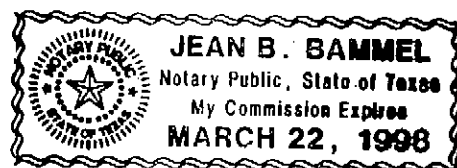
THENCE Northeasterly, an arc distance of 741.94 feet along a curve to the right which has a central angle of 16deg 19min 18sec, a radius of 2604.54 feet and whose chord bears N 54deg 27min 16sec E, 739.44 feet to the PLACE OF BEGINNING and containing 3.222 acres of land of which 0.562 acres lie within Railroad right-of-way, leaving a net of 2.660 acres of land.

SURVEYOR'S CERTIFICATE

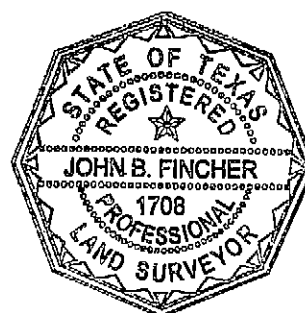
STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John B. Fincher, 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 supervision.



John B. Fincher
John B. Fincher, R.P.L.S. No. 1708



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John B. Fincher, 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 6th day of June, 1996.

Jean B. Bammel
Notary Public in and for the State of Texas
My Commission Expires MARCH 22, 1998

RECOMMENDED FOR FINAL APPROVAL

F. Dan Grogan III
Planning and Zoning Commission

8/26/96
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 13th day of MAY, 1996.

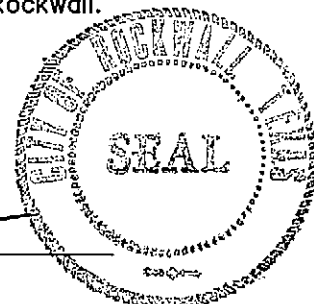
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 19th day of August, 1996.

Ed Miller
Mayor, City of Rockwall

Shirley R. Roller
City Secretary, City of Rockwall



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as CEDAR GROVE CHRISTIAN 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the CEDAR GROVE CHRISTIAN CHURCH subdivision have been notified and signed this plat.

I (we) 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 (we) also understand the following:

- No buildings shall be constructed of placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any building, fences, 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 the purposes 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 the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drainage improvements.
- 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.
- 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.

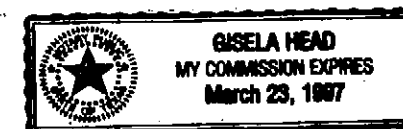
I (we) further acknowledge that the dedications and/or exactions made are proportioned to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive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

Lien Holder or Mortgage Interest	Cedar Grove Christian Church
By: _____	By: <i>Charles Scroggins</i>
Title: _____	Title: <u>Head Trustee</u>

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Charles Scroggins, 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 2 day of August, 1996.

Gisela Head
Notary Public in and for the State of Texas
My Commission Expires 3-23-97



STATE OF TEXAS
COUNTY OF

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 _____, 1996.

Notary Public in and for the State of Texas
My Commission Expires _____

FINAL PLAT
CEDAR GROVE CHRISTIAN CHURCH

AN ADDITION TO THE CITY OF ROCKWALL,
SITUATED IN THE B.F. BOYDSTON SURVEY, ABSTRACT 14,
THE R. BALLARD SURVEY, ABSTRACT 29,
AND THE N. M. BALLARD SURVEY, ABSTRACT 48
ROCKWALL COUNTY, TEXAS

CEDAR GROVE CHRISTIAN CHURCH OWNER
1040 CEDAR GROVE DRIVE (214) 475-9598
ROCKWALL, TEXAS 75087

JOHN B. FINCHER SURVEYOR
8801 BROOKHOLLOW DRIVE (214) 475-2316
ROWLETT, TEXAS 75088