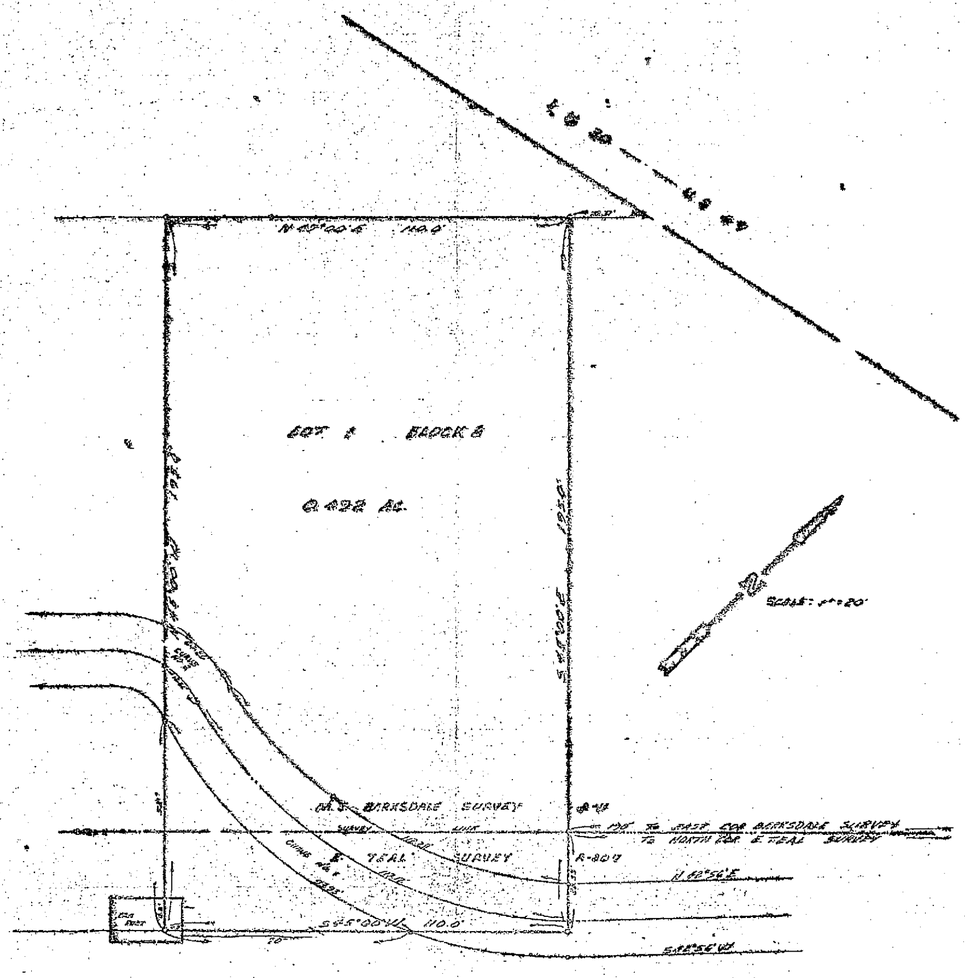

		1st	2nd	3rd
CURVE NO 1	A	64°19'56"	60°18'36"	64°30'38"
	R	100'	110'	120'
	L	112.28'	117.18'	135.08'
	T	63.39'	66.18'	76.52'
CURVE NO 2	A		87°59'28"	39°22'18"
	R		25'	35'
	L		38.81'	24.28'
	T		24.53'	12.64'

CHRISTIAN CHURCH SUBDIVISION

Rockwall, Texas

CEDAR GROVE CHRISTIAN CHURCH—OWNER

Rockwall, Texas

PRESLEY LAND SURVEYORS

P.O. Box 518
722-3036

Rockwall, Texas
226-7522

June 14, 1976

6476-80

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, TEXAS CHRISTIAN MISSIONARY CONVENTION OF DISCIPLES OF CHRIST, ROCKWALL, TEXAS, KNOWN AS CEDAR GROVE CHRISTIAN CHURCH, is the owner of a tract of land situated in the M. J. Berksdale Survey A-11 and the E. Teal Survey A-207 and being a part of a 43 acre tract of record in Volume 18, Page 565, Deed Records of Rockwall County, Texas, and being the same tract of land as described in Volume 46, Page 160, Deed Records of Rockwall County, Texas and more particularly described as follows:

Beginning 190.0 feet South 45 deg. West and 28.33 feet South 45 deg. East of the North corner of the E. Teal Survey and the East corner of the M. J. Berksdale Survey

Thence South 45 deg. West 110.0 feet to an iron rod on the West line of said 13 acre tract;

Thence North 45 deg. West with the West line of said 13 acre tract 195.0 feet to the West corner of said 13 acre tract;

Thence North 45 deg. East with the North line of said 13 acre tract, 110.0 feet to an iron rod for corner;

Thence South 45 deg. East, 195.0 feet to the place of beginning and containing 0.492 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CEDAR GROVE CHRISTIAN CHURCH does hereby adopt this plat designating the herein described property as CHRISTIAN CHURCH SUBDIVISION, 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 purpose stated and for the mutual use and accommodation of all utilities desiring to use same. Any public utility shall have the right to remove and keep removed all or part of any building, 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 have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspection, 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.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Rockwall, Texas.

Witness our hands at Rockwall, Texas, this 19th day of July, 1976.

CEDAR GROVE CHRISTIAN CHURCH

Emmit Young, Trustee

STATE OF TEXAS:
COUNTY OF ROCKWALL:
Before me, a Notary Public in and for the said County and State, on this day personally appeared Emmit Young, ~~[illegible]~~ 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 in the capacity therein expressed,

Given under my hand and seal of office this 19th day of July, 1976.

Notary Public, Rockwall County, Texas

Notes:

No house, dwelling units 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 and/or owner has complied with all requirements of the platting ordinances of the City of Rockwall regarding improvements with respect to the entire block on the street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot), including the actual installation of streets with the required base and paving. Curbs and gutter, drainage structures, and storm sewers all alleys, all according to the specifications of the City of Rockwall. These restrictions with respect to street improvements are made to insure the installation of such street improvements to give notice to each owner and to each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said street improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein. No claim shall be made against the City for damages caused by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in this subdivision.

SURVEYORS CERTIFICATE:

I do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and that all corners are marked as shown and there are no apparent conflicts or encroachments other than shown.

Pat L. Presley
Registered Public Surveyor

STATE OF TEXAS:
COUNTY OF ROCKWALL:
Before me, a Notary Public in and for the said County and State, on this day personally appeared Pat L. Presley, 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 purposes and in the capacity therein stated.

Given under my hand and seal of office this 19th day of July, 1976.

Notary Public, Rockwall County, Texas

RECOMMENDED FOR FINAL APPROVAL:

Chairman, Planning and Zoning Commission — Date

APPROVED:

Mayor, City of Rockwall — Date

City Secretary — Date