

Lofland Business Park Joint Venture
Vol. 249, Page 373

Cameron & Cameron
Vol. 101, Page 837

**B. J. T. LEWIS SURVEY
ABSTRACT 255
19.9981 Ac.**

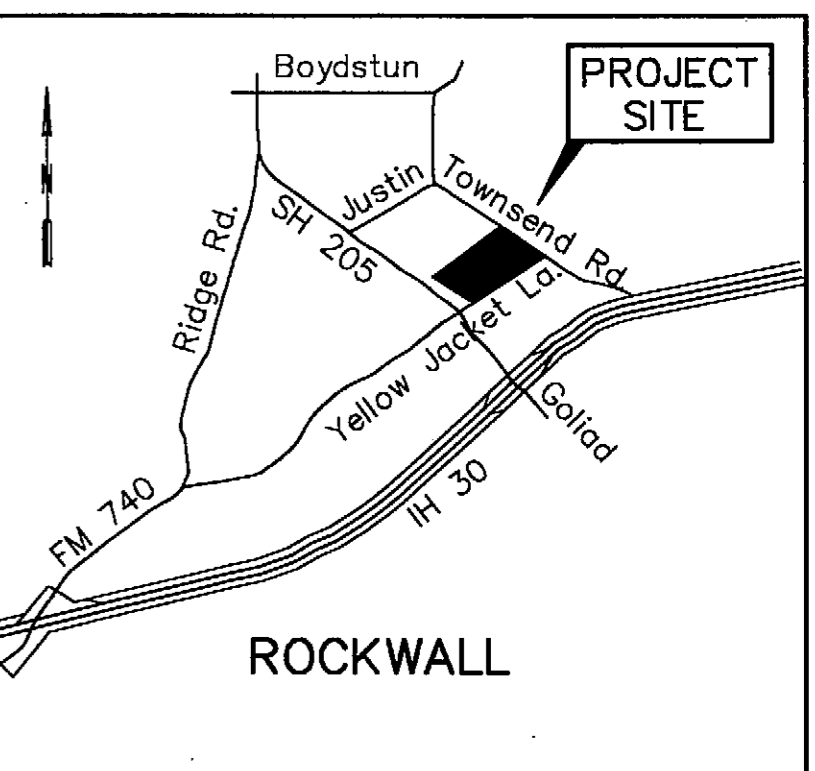
**Lot 2, Block 1
13.2000 Ac.**

**Lot 1, Block 1
6.5473 Ac**

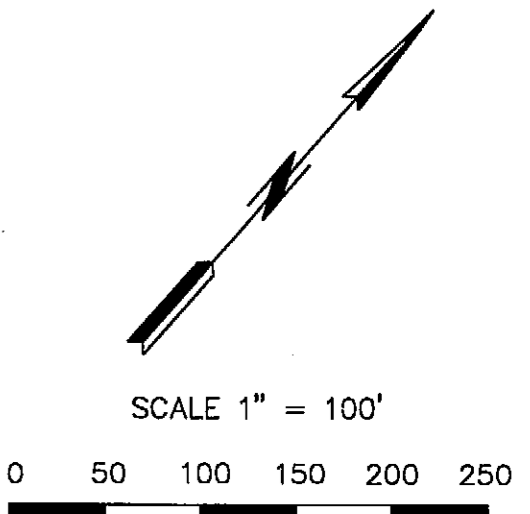
**A. HANNA SURVEY
ABSTRACT 99**

Rockwall Ind. School Dist.
Vol. 67, Page 436

Coordinates are NAD-83
TX State Plane, North
Central Zone



LOCATION MAP
1" = 0.5 miles



LEGEND

- Existing Property Line —————
- Proposed Property Line - - - - -
- Abstract Line — · · · —
- Fire Lane/Utility Easmt. [Box]
- Water/San. Sewer Easement Line — — — —
- Drainage Easement Line - - - - -
- Capped Iron Rod Set [Symbol]
- Iron Rod Found [Symbol]

Texas Commerce Bank, N.A.
Vol. 1749, Page 270
1.9195 Ac.

△ = 8° 24' 56"
R = 2,864.79'
L = 420.78'
T = 210.77'
CB = N 31° 14' 13" W
CH = 420.40'

Horace L. Williams
Vol., Page 150
2 Ac.

Z's Automotive
Vol. 1288
Page 137
0.867 Ac.

Rockwall Business Park
Cab. A, Enn 283
4.2774 Ac.

Ione D. Stroble
Vol. 210, Page 303
7.831 Ac.

James R. Dudney
3.51 Ac.

Summerbrook Rockwall JV
Vol. 425, Page 156
15.557 Ac.

**J. CADLE SURVEY
ABSTRACT 65**

LINE	DISTANCE	BEARING
L1	15.00'	N 48° 23' 43" E
L2	57.98'	S 41° 36' 17" E
L3	604.90'	S 48° 23' 43" W
L4	22.50'	S 25° 47' 36" E
L5	14.08'	S 48° 23' 43" W
L6	607.91'	N 25° 47' 36" W
L7	124.20'	N 39° 34' 34" W
L8	15.01'	N 47° 57' 52" E
L9	126.63'	S 39° 34' 34" E
L10	567.73'	S 25° 47' 36" E
L11	589.90'	N 48° 23' 43" E
L12	42.98'	N 41° 36' 17" W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CA	26° 24' 11"	207.50'	95.62'	48.67'
CB	27° 14' 20"	192.50'	91.52'	46.64'

OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1408 South Goliad
Rockwall, Texas 75087
(972) 771-5500

FIRST UNITED METHODIST CHURCH ADDITION
BLOCK 1, LOTS 1 and 2
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

#251397
FINAL PLAT E-178

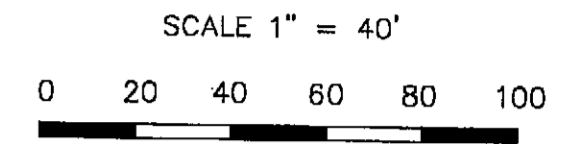
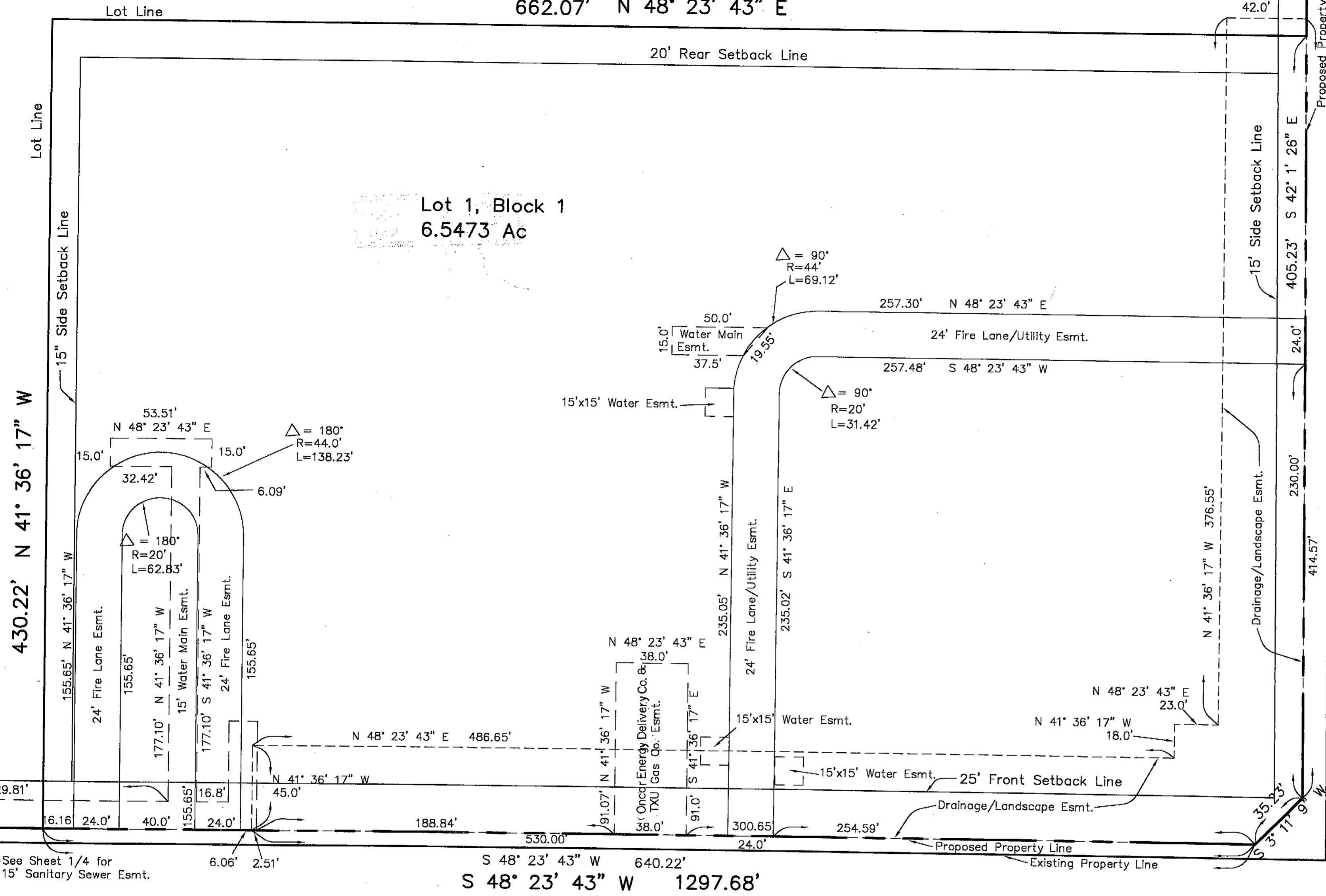
ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

Lot 2, Block 1
13.2000 Ac.

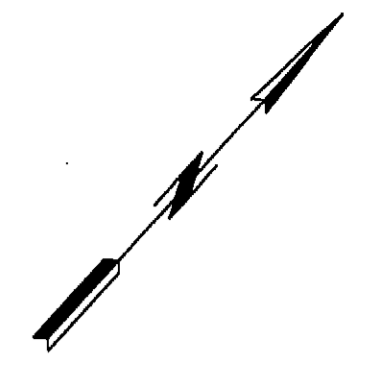
662.07' N 48° 23' 43" E

Lot 1, Block 1
6.5473 Ac



LEGEND

- Existing Property Line
- Proposed Property Line
- Fire Lane/Utility Easmt.
- Water/San. Sewer Easement Line
- Drainage Easement Line
- Capped Iron Rod Set CIRS



First United Methodist Church

430.22' N 41° 36' 17" W

S 42° 1' 26" E 725.12'

TOWNSEND ROAD

YELLOW JACKET LANE

See Sheet 1/4 for
15' Sanitary Sewer Esmt.

S 48° 23' 43" W 640.22'
S 48° 23' 43" W 1297.68'

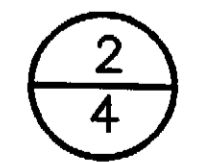
OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1408 South Goliad
Rockwall, Texas 75087
(972) 771-5500

ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

FINAL PLAT E-174
BLOCK 1, LOTS 1 and 2
FIRST UNITED METHODIST CHURCH ADDITION
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS FIRST UNITED METHODIST CHURCH OF ROCKWALL BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

That, First United Methodist Church of Rockwall, acting by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the FIRST UNITED METHODIST CHURCH ADDITION, a 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the First United Methodist Church Addition subdivision have been notified and signed this plat.

FIELD NOTES

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;

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of Townsend Road, said iron rod being at the east corner of a tract of land described in a deed from Raymond B. Cameron, et al, to Lofland Business Park Joint Venture as recorded in Volume 249, Page 373, Deed Records, Rockwall County Texas;

THENCE South 40° 9' 31" East a distance of 468.68 feet following the southwest line of Townsend Road (72.50 feet wide) to a 1/2 inch iron rod found with cap stamped "Stovall & Assoc.";

THENCE South 42° 1' 26" East a distance of 172.73 feet following the southwest line of Townsend Road to a 1/2 inch iron rod found with cap stamped "Stovall & Assoc." and to the POINT OF BEGINNING;

THENCE South 42° 1' 26" East a distance of 725.12 feet following the southwest line of Townsend Road to its intersection with the northwest line of Yellow Jacket Lane (77.29 feet wide) and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE South 48° 23' 43" West a distance of 1297.68 feet following the northwest line of Yellow Jacket Lane to the east corner of a tract of land described in a deed from M. K. Zamani to Z's Automotive, Inc. as recorded in Volume 1288, Page 137, Deed Records, Rockwall County, Texas, and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE North 27° 19' 33" West a distance of 183.21 feet following the northeast line of said Z's Automotive tract to a 1/2 inch iron rod found for corner;

THENCE South 49° 8' 26" West a distance of 3.08 feet following the northwest line of said Z's Automotive tract to the east corner of a tract of land described in a deed from Amanda Rochell to Horace L. Williams as recorded in Volume 56, Page 150, of the Deed Records of Rockwall County, Texas, and to the beginning of a curve to the left and to a 1 inch iron pipe found for corner;

THENCE following said curve to the left in a northwesterly direction and the northeast line of said Williams tract, said curve having a radius of 2864.79 feet through a central angle of 8° 24' 56", and arc length of 420.78 feet, a chord distance of 420.40 feet, a chord bearing North 31° 14' 15" West to the north corner of said Williams tract and a point in the southeast line of a tract of land described in a deed to Texas Community Bank, N.A. as described in Volume 1749, Page 270, Deed Records of Rockwall County, Texas, and to a 3/8 inch iron rod found for corner, and to the end of said curve;

THENCE North 47° 11' 29" East a distance of 59.70 feet following the southeast line of said Texas Community Bank tract, to the east corner of said tract and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE North 39° 34' 34" West a distance of 124.46 feet following the northwest line of said Texas Community Bank tract to a 5/8 inch iron rod set for corner with cap stamped "BSM";

THENCE North 47° 57' 52" East a distance of 1110.57 feet following a line across the remainder of a tract owned by Cameron and Cameron as recorded in Volume 101, Page 837 of the Deed Records of Rockwall County, Texas and to the POINT OF BEGINNING and containing 871,118 square feet or 19.9981 acres, more or less.

- 1. No buildings shall be constructed 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 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 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 exaction's made herein.

By: [Signature]
First United Methodist Church of Rockwall

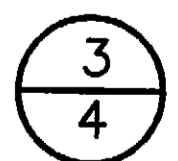
OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1408 South Goliad
Rockwall, Texas 75087
(972) 771-5500

ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

FINAL PLAT E-175
BLOCK 1, LOTS 1 and 2
FIRST UNITED METHODIST CHURCH ADDITION
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas



First United Meth.

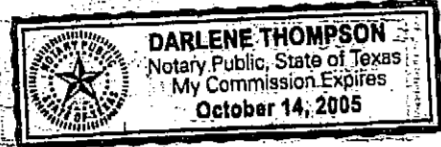
STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared S. C. Crabtree, Jr., 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 herein stated.

Given upon my hand and seal of office this 20 day of February, 2002.

Darlene Thompson
Notary Public in and for the State of Texas

10-14-05
My commission Expires:



Signature of Party with Mortgage or Lien Interest

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 herein stated.

Given upon my hand and seal of office this _____ day of _____, 2001.

Notary Public in and for the State of Texas

My commission Expires:

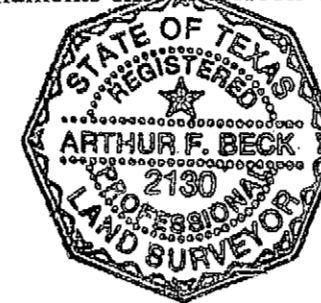
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Arthur F. Beck**, 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.

Arthur F. Beck
Arthur F. Beck, R.P.L.S. No 2130



STATE OF TEXAS §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 6 day of FEBRUARY, 2002.

G. M. Martin, Jr.
Notary Public in and for the State of Texas

1-4-05
My Commission Expires



afb:2
FUM_Rock.FN

RECOMMENDED FOR FINAL APPROVAL

Neil Helburn 2/28/02
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 7 day of Feb, 2002.

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 28th day of February, 2002.

Keenan
Mayor, City of Rockwall

Cheryl D. Auci
City Secretary, City of Rockwall



FILED FOR RECORD
ROCKWALL CO., TEXAS
02 MAR - 1 AM 9:03
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

4
4

ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1408 South Goliad
Rockwall, Texas 75087
(972) 771-5500

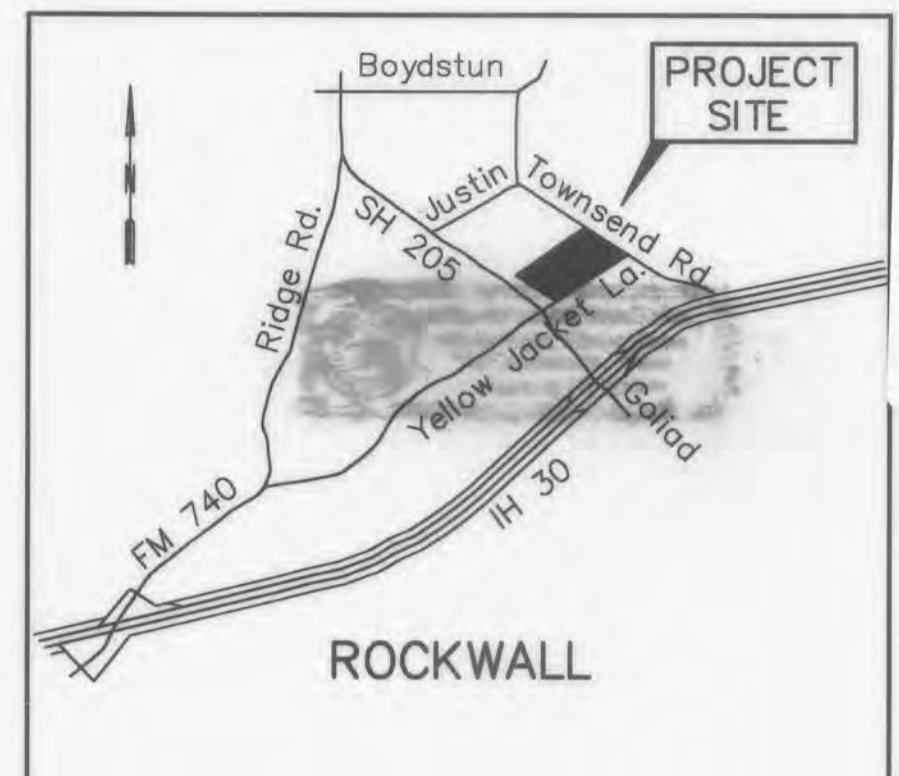
FINAL PLAT E-176
BLOCK 1, LOTS 1 and 2
FIRST UNITED METHODIST CHURCH ADDITION
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

November 19, 2001

First United Meth

C:\MISC\FUM_rock\Phase 2\RPlat1

First United Methodist Church Addition
Minor Replat
Block 1, Lots 5 & 6

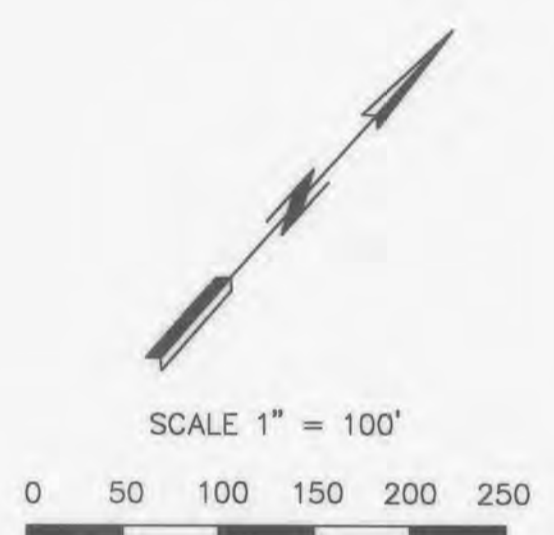


LOCATION MAP
1" = 0.5 miles

A. HANNA SURVEY
ABSTRACT 99

Rockwall Ind. School Dist.
Vol. 67, Page 436

Coordinates are NAD-83
TX State Plane, North
Central Zone



LEGEND

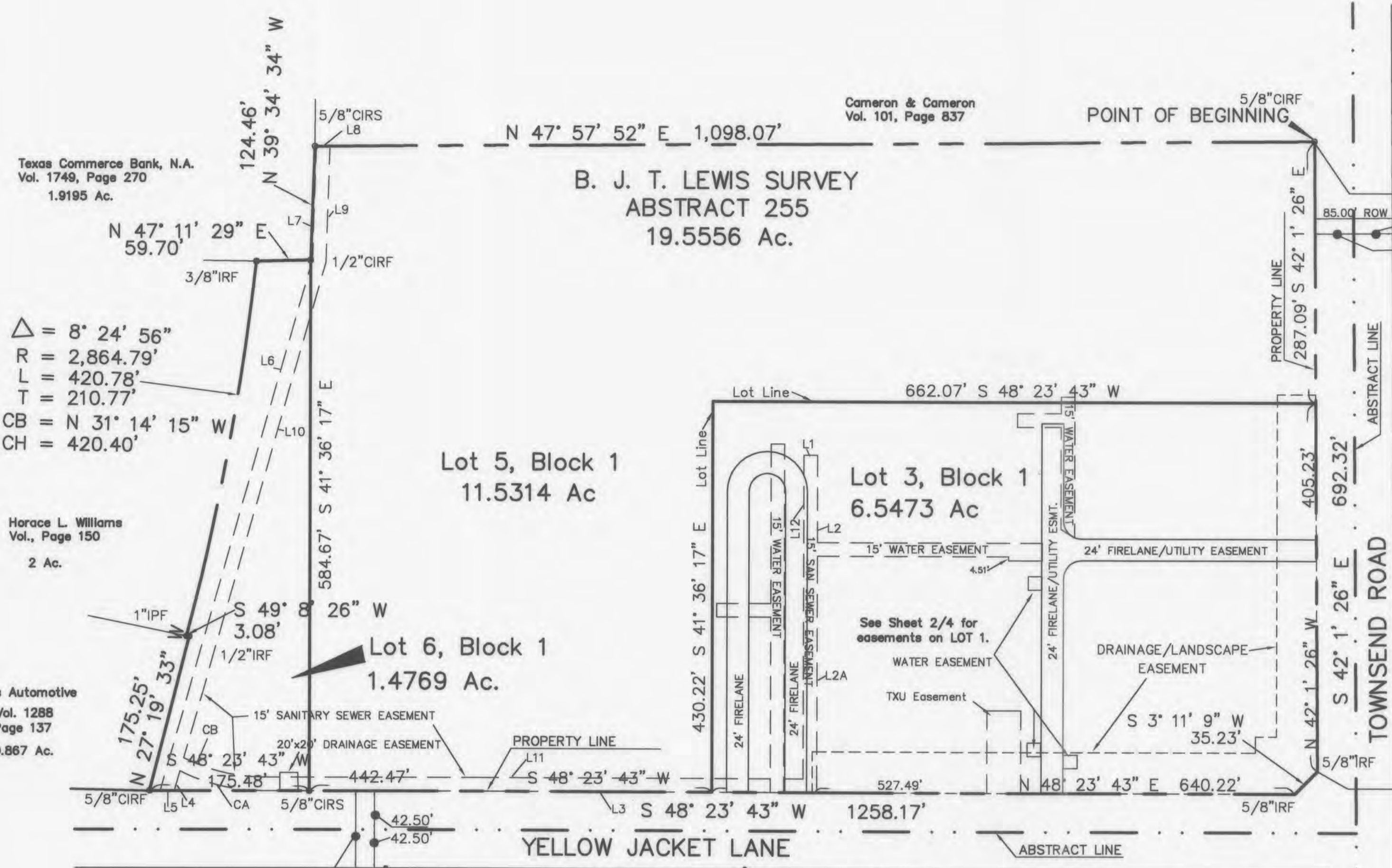
- Property Line ————
- Abstract Line - - - - -
- Fire Lane/Utility Easmt. [Symbol]
- Water/San. Sewer Easement Line [Symbol]
- Drainage Easement Line [Symbol]
- Capped Iron Rod Set CIRS
- Iron Rod Found IRF
- Iron Pipe Found IPF

MINOR REPLAT
BLOCK 1, LOTS 5 and 6
BEING A REPLAT OF
BLOCK 1, LOT 4



FIRST UNITED METHODIST CHURCH ADDITION
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

September 22, 2008



△ = 8° 24' 56"
R = 2,864.79'
L = 420.78'
T = 210.77'
CB = N 31° 14' 15" W /
CH = 420.40'

Horace L. Williams
Vol., Page 150
2 Ac.

Z's Automotive
Vol. 1288
Page 137
0.867 Ac.

Rockwall Business Park
Cab. A, Enn 283
4.2774 Ac.

Ione D. Stroble
Vol. 210, Page 303
7.831 Ac.

James R. Dudney
3.51 Ac.

Summerbrook Rockwall JV
Vol. 425, Page 156
15.557 Ac.

LINE	DISTANCE	BEARING
L1	15.00'	N 48° 23' 43" E
L2	96.51'	S 41° 36' 17" E
L2A	259.50'	S 41° 36' 17" E
L3	607.29'	S 48° 23' 43" W
L4	22.50'	S 25° 47' 36" E
L5	14.08'	S 48° 23' 43" W
L6	607.91'	N 25° 47' 36" W
L7	124.20'	N 39° 34' 34" W
L8	15.01'	N 47° 57' 52" E
L9	126.63'	S 39° 34' 34" E
L10	567.73'	S 25° 47' 36" E
L11	592.29'	N 48° 23' 43" E
L12	356.01'	N 41° 36' 17" W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CA	26° 24' 11"	207.50'	95.62'	48.67'
CB	27° 14' 20"	192.50'	91.52'	46.64'

J. CADLE SURVEY
ABSTRACT 65

OWNER
FIRST UNITED METHODIST CHURCH of ROCKWALL
1200 E. Yellow Jacket Lane
Rockwall, Texas 75087
(972) 771-5500

FILED FOR RECORD
ROCKWALL, TEXAS
AUG 21 PM 2:00
LIB. CLERK
COUNTY CLERK
DEPUTY

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS FIRST UNITED METHODIST CHURCH OF ROCKWALL BEING THE OWNER of a Tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

FIELD NOTES

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being that tract of land platted as First United Methodist Church Addition, Block 1, Lots 3 and 4, an addition to the City of Rockwall, recorded in Cabinet G, Slide 65-67 of the Map Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 5/8" iron rod found with cap stamped "BSM" at the North corner of this tract on the west right of way line of Townsend Road (85 feet wide);
THENCE South 42° 01' 26" East a distance of 287.09 feet following the southwest line of Townsend Road to the northeast corner of Lot 3 and to a 5/8 inch iron rod found for corner;
THENCE South 48° 23' 43" West a distance of 862.07 feet following the northwest line of Lot 3 to the northwest corner of Lot 3 and to a 5/8" iron rod found for corner;
THENCE South 41° 36' 17" East a distance of 430.22 feet following the southwest line of Lot 3 to the northwest line of Yellow Jacket Lane (85 feet wide) and to a 5/8 inch iron rod found for corner;
THENCE South 48° 23' 43" West a distance of 442.47 feet following the northwest line of Yellow Jacket Lane to the southeast corner of Lot 6 and to a 5/8 inch iron rod set with cap stamped "BSM";
THENCE South 48° 23' 43" West a distance of 175.48 feet following the northwest line of Yellow Jacket Lane to the east corner of a tract of land described in a deed from M. K. Zamani to Z's Automotive, Inc. as recorded in Volume 1288, Page 137, Deed Records, Rockwall County, Texas, and to a 5/8 inch iron rod found for corner with cap stamped "BSM";
THENCE North 27° 19' 33" West a distance of 175.25 feet following the northeast line of said Z's Automotive tract to a 1/2 inch iron rod found for corner;
THENCE South 49° 8' 26" West a distance of 3.08 feet following the northwest line of said Z's Automotive tract to the east corner of a tract of land described in a deed from Amanda Rochell to Horace L. Williams as recorded in Volume 56, Page 150, of the Deed Records of Rockwall County, Texas, and to the beginning of a curve to the left and to a 1 inch iron pipe found for corner;
THENCE following said curve to the left in a northwesterly direction and the northeast line of said Williams tract, said curve having a radius of 2864.79 feet through a central angle of 8° 24' 56", and arc length of 420.78 feet, a chord distance of 420.40 feet, a chord bearing North 31° 14' 15" West to the north corner of said Williams tract and a point in the southeast line of a tract of land described in a deed to Texas Community Bank, N.A. as described in Volume 1749, Page 270, Deed Records of Rockwall County, Texas, and to a 3/8 inch iron rod found for corner, and to the end of said curve;
THENCE North 47° 11' 29" East a distance of 59.70 feet following the southeast line of said Texas Community Bank tract, to the east corner of said tract and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";
THENCE North 39° 34' 34" West a distance of 124.46 feet following the northwest line of said Texas Community Bank tract to a 5/8 inch iron rod set for corner with cap stamped "BSM";
THENCE North 47° 57' 52" East a distance of 1098.07 feet following a line across the remainder of a tract owned by Cameron as recorded in Volume 101, Page 837 of the Deed Records of Rockwall County, Texas and to the POINT OF BEGINNING and containing 566,640 square feet or 13.0083 acres, more or less.
Bearings based on southwest line of Townsend Road as described in First United Methodist Church of Rockwall deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Arthur F. Beck, 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.

Arthur F. Beck, R.P.L.S. No 2130

STATE OF TEXAS §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 8 day of OCTOBER, 2008.
Notary Public in and for the State of Texas My Commission Expires 1-2-09

afb:5
FUM_Rock.FN

ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

That, First United Methodist Church of Rockwall, acting by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the FIRST UNITED METHODIST CHURCH ADDITION, a 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the First United Methodist Church Addition 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 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 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 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 exaction's made herein.

By: [Signature]



OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1200 E. Yellow Jacket Lane
Rockwall, Texas 75087
(972) 771-5500

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [Signature] 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 herein stated.

Given upon my hand and seal of office this 8th day of October, 2008.

[Signature]
Notary Public in and for the State of Texas

My commission Expires February 8, 2009

Signature of Party with Mortgage or Lien Interest



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 approval constitute any representation, assurance or guarantee by the City of any adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Director of Planning of the City of Rockwall on the 6 day of October, 2008

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.

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

[Signature] 10-21-08
Director of Planning

[Signature] 10-16-08
City Engineer

MINOR REPLAT

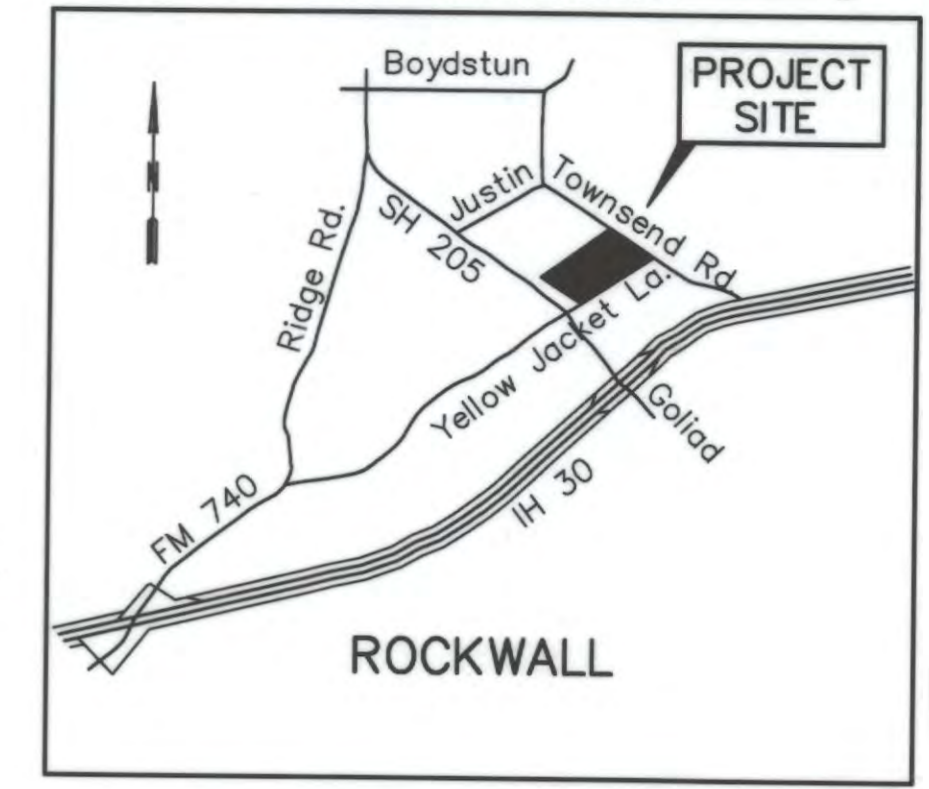
BLOCK 1, LOTS 5 and 6
BEING A REPLAT OF
BLOCK 1, LOT 4



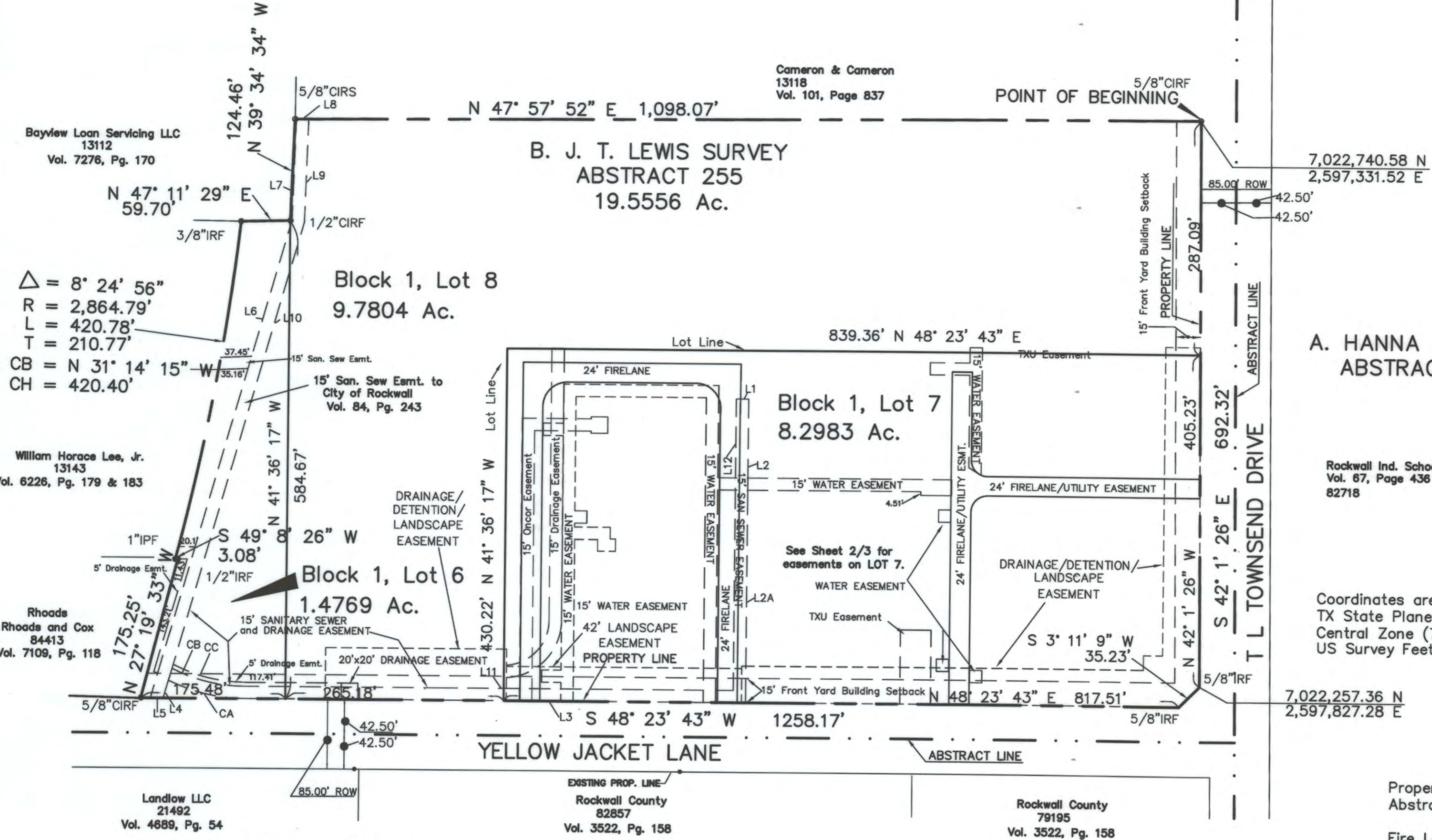
FIRST UNITED METHODIST CHURCH ADDITION
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

September 22, 2008

G-346



LOCATION MAP
1" = 0.5 miles



A. HANNA SURVEY
ABSTRACT 99

Rockwall Ind. School Dist.
Vol. 67, Page 436
82718

Coordinates are NAD-83
TX State Plane, North
Central Zone (7202)
US Survey Feet



SCALE 1" = 100'
0 50 100 150 200 250

LEGEND

- Property Line
- Abstract Line
- Fire Lane/Utility Easmt.
- Water/San. Sewer Easement Line
- Drainage Easement Line
- Capped Iron Rod Found CIRF
- Iron Rod Found IRF
- Iron Pipe Found IPF



J. CADLE SURVEY
ABSTRACT 65

OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1200 E. Yellow Jacket Lane
Rockwall, Texas 75087
(972) 771-5500

FINAL PLAT of
LOTS 6, 7 and 8, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
BEING A REPLAT OF
LOTS 3 and 5, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
3 LOTS, BEING 19.5556 Acres
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

November 6, 2014

Case P2014-037

I107

Bayview Loan Servicing LLC
13112
Vol. 7276, Pg. 170

Cameron & Cameron
13118
Vol. 101, Page 837

$\Delta = 8^{\circ} 24' 56''$
 $R = 2,864.79'$
 $L = 420.78'$
 $T = 210.77'$
 $CB = N 31^{\circ} 14' 15'' W$
 $CH = 420.40'$

Block 1, Lot 8
9.7804 Ac.

Block 1, Lot 7
8.2983 Ac.

Block 1, Lot 6
1.4769 Ac.

William Horace Lee, Jr.
13143
Vol. 6226, Pg. 179 & 183

Rhoads
Rhoads and Cox
84413
Vol. 7109, Pg. 118

Landlow LLC
21492
Vol. 4689, Pg. 54

EXISTING PROP. LINE
Rockwall County
82857
Vol. 3522, Pg. 158

Rockwall County
79195
Vol. 3522, Pg. 158

SANITARY SEWER EASEMENT

LINE	DISTANCE	BEARING
L1	15.00'	N 48° 23' 43" E
L2	96.51'	S 41° 36' 17" E
L2A	259.50'	S 41° 36' 17" E
L3	607.29'	S 48° 23' 43" W
L4	22.50'	S 25° 47' 36" E
L5	14.08'	S 48° 23' 43" W
L6	607.91'	N 25° 47' 36" W
L7	124.20'	N 39° 34' 34" W
L8	15.01'	N 47° 57' 52" E
L9	126.63'	S 39° 34' 34" E
L10	567.73'	S 25° 47' 36" E
L11	592.29'	N 48° 23' 43" E
L12	356.01'	N 41° 36' 17" W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CA	26° 24' 11"	207.50'	95.62'	48.67'
CB	27° 14' 20"	192.50'	91.52'	46.64'
CC	27° 14' 20"	187.50'	89.14'	45.43'

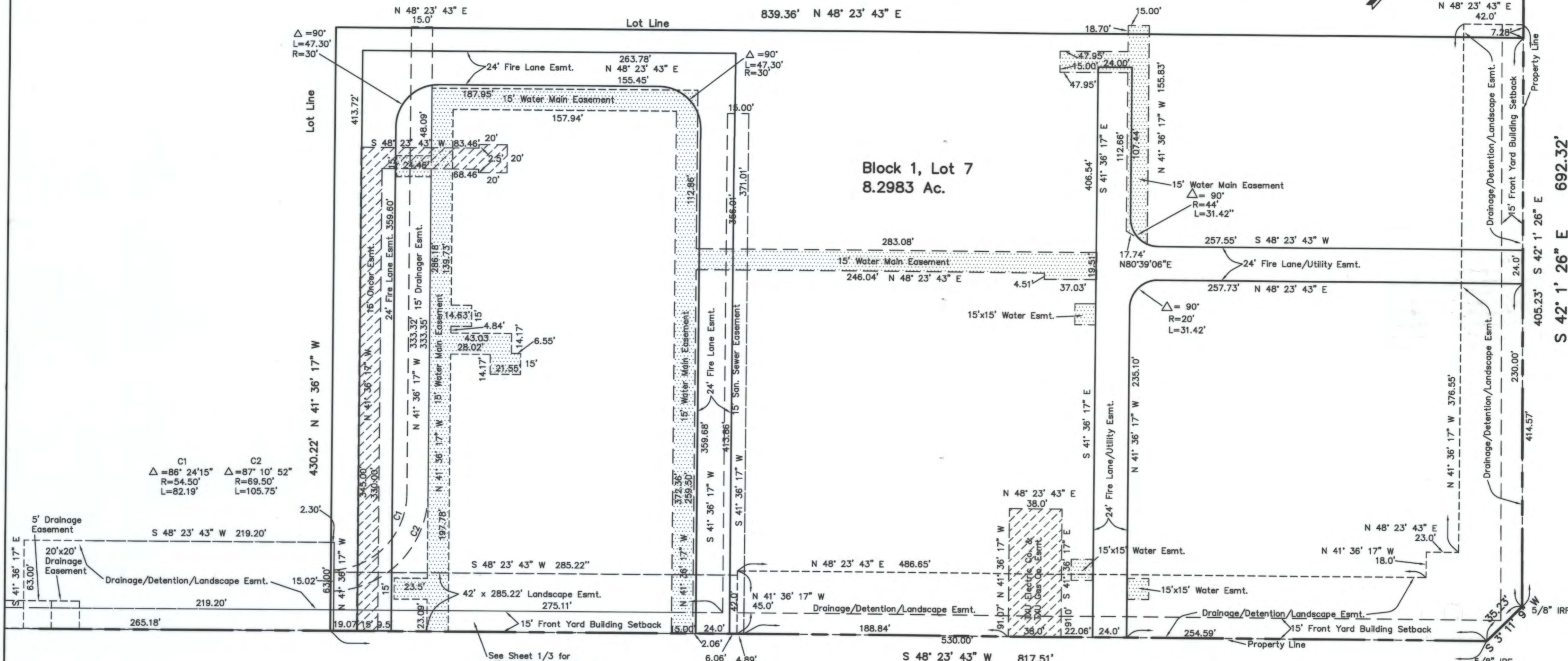
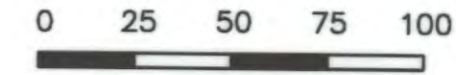
ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

C:\MISC\FUM_ROCK\Phase 3\Rplot1

Block 1, Lot 8
9.7804 Ac.

SCALE 1" = 50'



C1
 $\Delta = 86^\circ 24' 15''$
R=54.50'
L=82.19'

C2
 $\Delta = 87^\circ 10' 52''$
R=69.50'
L=105.75'

LEGEND

- Property Line
- Fire Lane/Utility Easmt.
- Water/San. Sewer Easement Line
- Capped Iron Rod Found CIRF
- Iron Rod Found IRF

ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

OWNER

FIRST UNITED METHODIST CHURCH of ROCKWALL
1200 E. Yellow Jacket Lane
Rockwall, Texas 75087
(972) 771-5500

FINAL PLAT of
LOTS 6, 7 and 8, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
BEING A REPLAT OF
LOTS 3 and 5, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
3 LOTS, BEING 19.5556 Acres
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

November 6, 2014

I107

Case P2014-037

2
3

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST UNITED METHODIST CHURCH OF ROCKWALL BEING THE OWNER of a Tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

FIELD NOTES

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being that tract of land platted as First United Methodist Church Addition, Block 1, Lots 1 and 2, an addition to the City of Rockwall, recorded in Cabinet E, Slide 173 of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with cap stamped "BSM" at the North corner of this tract on the west right of way line of T L Townsend Drive (85 feet wide);

THENCE South 42° 01' 26" East a distance of 692.32 feet following the southwest line of T L Townsend Drive to a 5/8 inch iron rod found for corner;

THENCE South 3° 11' 09" West a distance of 35.23 feet following a corner clip at the intersection of T L Townsend Drive and Yellow Jacket Lane to a 5/8" iron rod found for corner;

THENCE South 48° 23' 43" West a distance of 1258.17 feet following the northwest line of Yellow Jacket Lane to the east corner of a tract of land described in a deed from M. K. Zamani to Z's Automotive, Inc. as recorded in Volume 1288, Page 137, Deed Records, Rockwall County, Texas, and to a 5/8 inch iron rod found for corner with cap stamped "BSM";

THENCE North 27° 19' 33" West a distance of 175.25 feet following the northeast line of said Z's Automotive tract to a 1/2 inch iron rod found for corner;

THENCE South 49° 8' 26" West a distance of 3.08 feet following the northwest line of said Z's Automotive tract to the east corner of a tract of land described in a deed from Amanda Rochell to Horace L. Williams as recorded in Volume 56, Page 150, of the Deed Records of Rockwall County, Texas, and to the beginning of a curve to the left and to a 1 inch iron pipe found for corner;

THENCE following said curve to the left in a northwesterly direction and the northeast line of said Williams tract, said curve having a radius of 2864.79 feet through a central angle of 8° 24' 56", and arc length of 420.78 feet, a chord distance of 420.40 feet, a chord bearing North 31° 14' 15" West to the north corner of said Williams tract and a point in the southeast line of a tract of land described in a deed to Texas Community Bank, N.A. as described in Volume 1749, Page 270, Deed Records of Rockwall County, Texas, and to a 3/8 inch iron rod found for corner, and to the end of said curve;

THENCE North 47° 11' 29" East a distance of 59.70 feet following the southeast line of said Texas Community Bank tract, to the east corner of said tract and to a 1/2 inch iron rod found for corner with cap stamped "Stovall & Assoc.";

THENCE North 39° 34' 34" West a distance of 124.46 feet following the northwest line of said Texas Community Bank tract to a 5/8 inch iron rod set for corner with cap stamped "BSM";

THENCE North 47° 57' 52" East a distance of 1098.07 feet following a line across the remainder of a tract owned by Cameron and Cameron as recorded in Volume 101, Page 837 of the Deed Records of Rockwall County, Texas and to the POINT OF BEGINNING and containing 851,841 square feet or 19.5556 acres, more or less.

Bearings based on southwest line of T L Townsend Drive as described in First United Methodist Church of Rockwall deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Arthur F. Beck, 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.

Arthur F. Beck, R.P.L.S. No 2130



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 18th day of November, 2014.

Notary Public in and for the State of Texas

afb:5
FUM_Rock.FN



ENGINEER

BSM ENGINEERS, INC.
4111 E. US HIGHWAY 80, SUITE 405
MESQUITE, TEXAS 75150
(972) 681-4680

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That, First United Methodist Church of Rockwall, acting by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the FIRST UNITED METHODIST CHURCH ADDITION, a 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the First United Methodist Church Addition 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 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 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 exaction's made herein.

By: Ruth Seare

OWNER
FIRST UNITED METHODIST CHURCH of ROCKWALL
1200 E. Yellow Jacket Lane
Rockwall, Texas 75087
(972) 771-5500

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [Name], 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 herein stated.

Given upon my hand and seal of office this [Date] day of [Month], 2014.

Notary Public in and for the State of Texas My commission Expires:

Signature of Party with Mortgage or Lien Interest

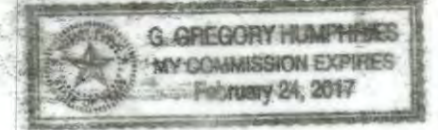
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [Name], 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 herein stated.

Given upon my hand and seal of office this [Date] day of [Month], 2014.

Notary Public in and for the State of Texas My commission Expires:

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 approval constitute any representation, assurance or guarantee by the City of any adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission

11/11/2014
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 [Date] day of [Month], 2014.

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 [Date] day of [Month], 2014
Mayor, City Secretary, City Engineer

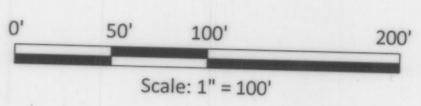
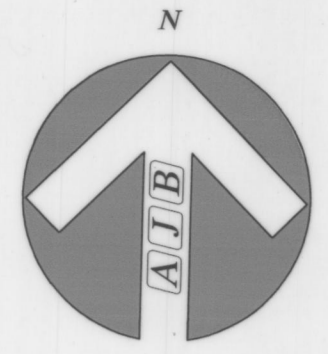


FINAL PLAT of
LOTS 6, 7 and 8, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
BEING A REPLAT OF
LOTS 3 and 5, BLOCK 1
FIRST UNITED METHODIST CHURCH ADDITION
3 LOTS, BEING 19.5556 Acres
B. J. T. LEWIS SURVEY, ABSTRACT 225
City of Rockwall, Rockwall County, Texas

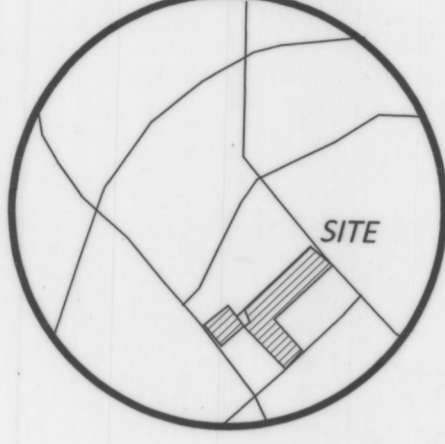
November 6, 2014

Case P2014-037

F109



Vicinity Map
(Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

- GENERAL NOTES:
- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
 - B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

LOT 1, BLOCK A
FINAL PLAT
Rockwall Seniors
Addition
CAB. J, SLIDE 344

LOT 2, BLOCK A
FINAL PLAT
Rockwall Seniors
Addition
CAB. J, SLIDE 344

Overall
11.687 Acres
509,097 Sq. Ft.



Case No.: P2018-034

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING A PROPERTY BOUNDARY FOR 2 LOTS
KNOWN AS RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A, BEING 2.164 ACRES
AND
FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A, BEING 9.526 ACRES
BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: TEASDALE INVESTMENTS LLC C/O RICHARD C. GRANIT CULHANE MEADOWS PLLC 100 CRESCENT COURT, SUITE 700 DALLAS, TEXAS 75201	Owner: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS 1200 E. YELLOW JACKET LN ROCKWALL, TX 75087
---	---

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 7, 2018	P.C.: Cryer/Spradling
Technician: Bedford	File: RUSTIC PLAT 2018-08-07
Drawn By: Bedford	Job No. 658-002
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



ALL FILES: DOUPHRAE/RUSTIC WAREHOUSE/RUSTIC PLAT 2018-11-07.dwg, Layout1 (2), 11/8/2018 1:27:34 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING an 11.687 acre of land situated in the B.J.T. LEWIS SURVEY, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas and also being part of the **First United Methodist Church Addition** according to the plat recorded in Cabinet I, Slide 107 of the Official Public Records of Rockwall County, Texas and being all of same property conveyed to **Teasdale Investments, LLC** according to the document recorded in Volume 2015, Page 10884 & Volume 2016, Page 18433 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southerly corner of said **First United Methodist Church Addition** and being located in the northwest line of Yellow Jacket Lane (85' wide);

THENCE departing the northwest line of said Yellow Jacket Lane, **NORTH 41°36'17" WEST** a distance of 584.67 to the East corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE **SOUTH 46°57'51" WEST** a distance of 290.65 feet to a point for corner located in the northeast line of Stae Highway 205 (variable width) and being beginning of a non-tangent curve to the left having a radius of 3,153.71 feet and chord bearing of North 39°32'09" West;

THENCE along the northeast line of said State Highway 205 as follows:

Continuing with said non-tangent curve to the left through a central angle of **01°09'52"** for an arc length of 64.09 feet to a 5/8 inch iron rod set for corner;

THENCE **NORTH 50°19'19" EAST** a distance of 24.80 feet to a 5/8 inch iron rod set for corner;

NORTH 43°08'38" WEST a distance of 243.29 feet to a 5/8 inch iron rod set for to the West corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE departing the northeast line of said State Highway 205, **NORTH 47°03'50" EAST** a distance of 268.70 feet to a 5/8 inch iron rod set for the North corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE **SOUTH 41°51'40" EAST** a distance of 181.06 feet to a 5/8 inch iron rod set for corner;

THENCE **NORTH 47°57'52" EAST** a distance of 1,103.03 feet to a 5/8 inch iron rod set in the southwest line of North T.L. Townsend Drive (85' wide);

THENCE along the southwest line of North T.L. Townsend Drive, **SOUTH 42°01'26" EAST** a distance of 287.09 feet to a 5/8 inch iron rod set for corner;

THENCE departing the southwest line of said North T.L. Townsend Drive, **SOUTH 48°23'43" WEST** a distance of 839.37 feet to a capped iron rod found for corner;

THENCE **SOUTH 41°36'17" EAST** a distance of 430.22 feet to a 5/8 inch iron rod set in the northwest line of said Yellow Jacket Lane;

THENCE along the northwest line of said Yellow Jacket Lane, **SOUTH 48°23'43" WEST** a distance of 265.18 feet to the POINT OF BEGINNING;

CONTAINING with in these metes and bounds 11.687 acres or 509,097 square feet of more or less.

GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **TEASDALE INVESTMENTS LLC** and **TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS**, the undersigned owners of the land shown on this plat, and designated herein as the **RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION** subdivision have been notified and signed this plat. 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. We 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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 within the time stated in 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.

We 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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

TEASDALE INVESTMENTS LLC

J. Cith
Name: Tavor Anterburn
Title: President of Teasdale Investments LLC
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tavor Anterburn 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 11 day of DECEMBER, 2018

Notary Public in and for the State of Texas



TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name: Tom Smiley
Title: Trustee Chair

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tom Smiley, 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 7th day of DECEMBER, 2018

Notary Public in and for the State of Texas

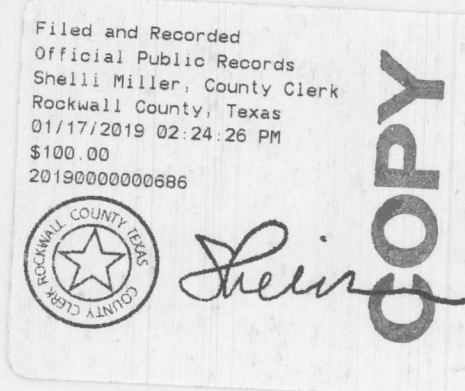


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



Engineer:
DOUPHRAE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

Case No.: P2018-034

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING A PROPERTY BOUNDARY FOR 2 LOTS
KNOWN AS RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A, BEING 2.164 ACRES
AND
FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A, BEING 9.526 ACRES
BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULIHANE MEADOWS PLC
300 CRESCENT COURT, SUITE 700
DALLAS, TEXAS 75201
TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF
ROCKWALL, TEXAS
1200 E. YELLOW JACKET LN
ROCKWALL, TX 75087

Scale: 1" = 100'
Date: August 7, 2018
Checked By: Cryer/Spradling
P.C.:
File: RUSTIC PLAT 2018-034
Technician: Bedford
Job No. 658-002
Drawn By: Bedford
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 2
Of: 2
AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL

[Signature] 10/20/18
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 9 day of NOV, 2018.

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 16th day of January, 2018.
[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer, P.E.

