

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Lakepointe Baptist Church, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 and the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of REVISED FINAL PLAT - CHURCH ON THE ROCK ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84 of the Plat Records of Rockwall County, Texas, and being all of Lot 2, Block A, of REPLAT PATRICK-STEPHENSON SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 71 of the Plat Records of Rockwall County, Texas, and being all of those tracts of land as described in a Warranty deed to The Church on the Rock as recorded in Volume 286, Page 11 and Volume 248, Page 323 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the South right-of-way line of Interstate Highway 30, at the Northeast corner of said Church on the Rock tract recorded in Volume 286, Page 11, in said Deed Records, said point also being at the Northwest corner of a tract of land as described in a Deed to Terrell Bancshares, Inc. as recorded in Volume 778, Page 297 in said Deed Records;

THENCE S. 10 deg. 52 min. 30 sec. E. along the West line of said Terrell Bancshares, Inc. tract a distance of 249.69 feet to a 1/2" iron rod found for corner:

THENCE S. 28 deg. 30 min. 44 sec. E. along the West line of said Terrell Bancshares, Inc. tract, a distance of 282.71 feet to a 1/2" iron rod found for corner.

THENCE in a Southeasterly direction along a curve to the left having a central angle of 30 deg. 23 min. 52 sec., a radius of 210.00 feet, a tangent of 57.05 feet, a chord of S. 13 deg. 34 min. 34 sec. E., 110.11 feet and an arc distance of 111.41 feet to a 1/2" iron rod found for corner;

THENCE S. 28 deg. 46 min. 30 sec. E. a distance of 227.00 feet to a 1/2" iron rod found for corner:

THENCE in a Southeasterly direction along a curve left having a central angle of 11 deg. 25 min. 35 sec., a radius of 210.00 feet, a tangent of 21.01 feet, a chord of S. 34 deg. 29 min. 14 sec. E., 41.81 feet, and an arc distance of 41.88 feet to a 1/2" iron rod found for corner;

THENCE S. 40 deg. 12 min. 02 sec. E. a distance of 94.02 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 11 deg. 41 min. 18 sec., a radius of 190.00 feet, a tangent of 19.45 feet, a chord of S. 34 deg. 21 min. 23 sec. E., 38.69 feet, and an arc distance of 38.76 feet to a 1/2" iron rod found for corner;

THENCE S. 28 deg. 30 min. 44 sec. E. continuing along the West line of said tract a distance of 1334.10 feet to a point for corner in Ralph Hall Parkway (agreement in Volume 1550, Page 100 R.P.R.R.C.T.);

THENCE S. 44 deg. 53 min. 38 sec. E. continuing along the West line of said tract a distance of 60.20 feet to a 1/2" iron rod found for corner in the Northwest line of WINDMILL RIDGE ESTATES NO. 3B;

THENCE S. 45 deg. 31 min. 37 sec. W. along the Northwest line of said Addition, a distance of 578.26 feet to a 1/2" iron rod found for corner;

THENCE N. 11 deg. 40 min. 29 sec. W. crossing Ralph Hall Parkway, a distance of -65.43 feet to a 1/2" iron rod found for corner;

THENCE S. 45 deg. 31 min. 37 sec. W. a distance of 177.15 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 11 min. 14 sec. W. along the East line of Steger Town Crossing Addition, a distance of 1154.73 feet to a 1/2" iron rod found for corner at the South corner of MILLER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 1 of said Plat records:

THENCE N. 12 deg. 32 min. 54 sec. E. along said MILLER ADDITION a distance of 90.40 feet to a 1" axle rod found for corner at the South corner of said LOT 2, BLOCK A, REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 28 deg. 30 min. 01 sec. W. along the West line of said Lot 2, a distance of 485.59 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 2;

THENCE N. 43 deg. 23 min. 13 sec. E. along the common line between said Lot 1 and Lot 2, a distance of 174.31 feet to an "X" found chiseled in concrete at the Southeast corner of said LOT 1, BLOCK A REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 71 deg. 24 min. 41 sec. E. a distance of 160.13 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Warranty deed to Retail Buildings, Inc. as recorded in Volume 239, Page 276 of the Real Estate Records of Rockwall County, Texas, said point being in the West line of said Church on the Rock Addition;

THENCE N. 11 deg. 18 min. 14 sec. W. along the West line of said Addition a distance of 210.09 feet to a 1/2" iron rod found for corner at the Northwest corner of said CHURCH ON THE ROCK ADDITION, said point being in the South right-of-way line of said Interstate Highway 30;

THENCE N. 71 deg. 15 min. 32 sec. E. along said right-of-way line a distance of 661.74 feet to the POINT OF BEGINNING and containing 35.91 acres of land, of which 0.82 acres lies within Ralph Hall Parkway, leaving 35.09 acres net.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the Replat of LAKE POINTE BAPTIST CHURCH ADDITION, an Addition 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 further certify that all other parties who have a mortgage or lien interest in the said REPLAT 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;

- No building 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.
- 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 street 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 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 bound, which time shall be fixed by the city council of the City of Rockwall.

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

John Wardell, Trustee

STATE OF TEXAS COUNTY OF ROCKWALL

01 MAR -7 AM 8: 4

AULETTE BURKS

BY: \_ OEPUTY

Before me, the undersigned authority, on this day personally appeared John Wardell, known to me to be the person whose name is subscribed to the forgoing 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 \_\_\_\_\_\_\_\_\_

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, 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.

Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_\_\_, 2001.

HAROLD D. FETTY III

Jenell Lee Strickland

My Commission Explires

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

RECOMMENDED FOR FINAL APPROVAL

Jenell Lee Strickland My Commission Expires February 16, 2004

SEAL

\_, 2001.

day day

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 of Council of the City of Rockwall on the \_\_\_\_\_\_\_, 2001.

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 A/hundred twenty (120) days from said dated 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 Lind day of Ma

b<sup>fn</sup> day of March

1000 6. 5 **11** 

Mayor, City of Rockwall

City Secretary City of Rockwall

REPLAT OF

# CHURCH ADDITION

SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

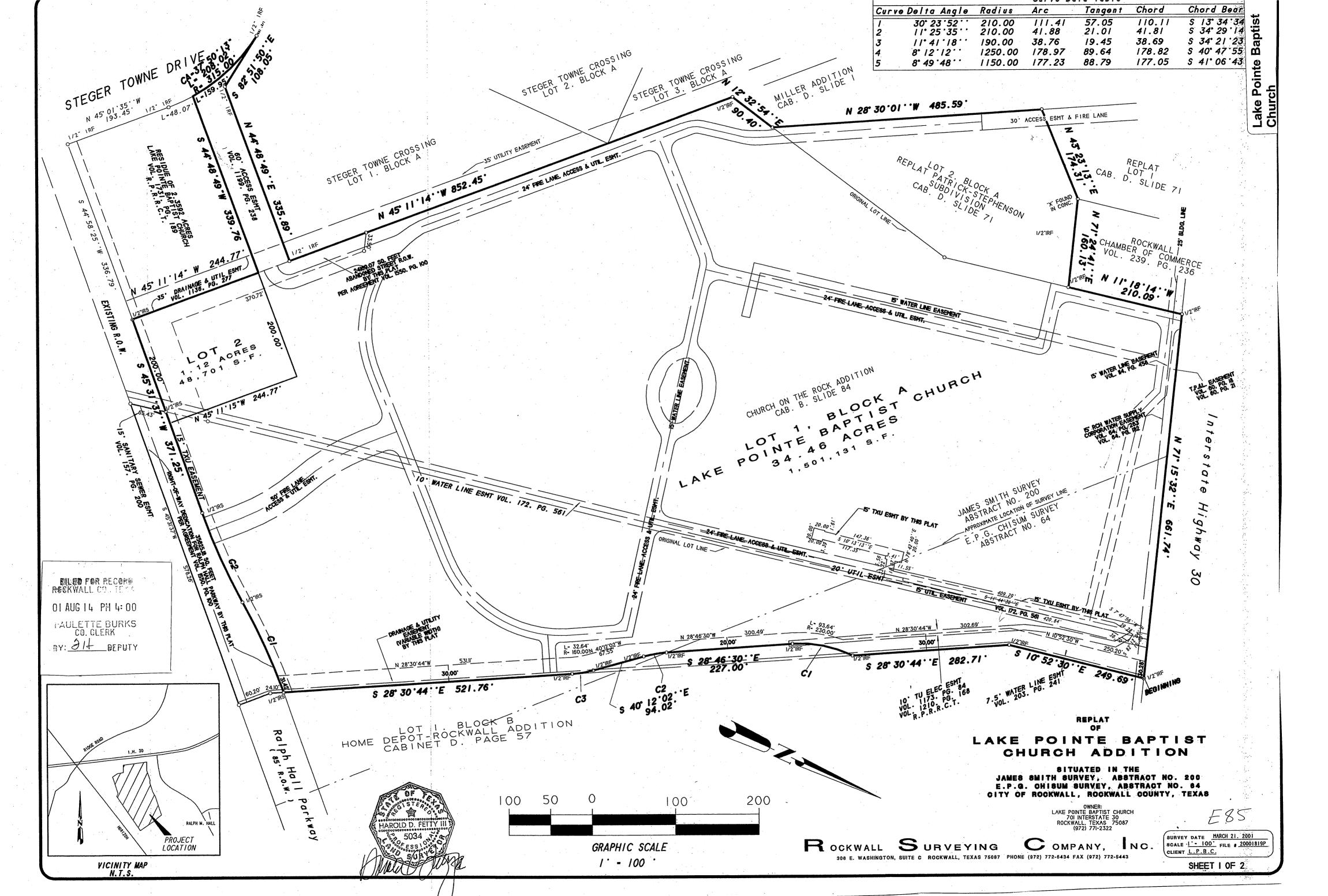
> OWNER: LAKE POINTE BAPTIST CHURCH 701 INTERSTATE 30 ROCKWALL. TEXAS 75087 (972) 771-2322

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ROCKWALL SURVEYING

C OMPANY, NC

SURVEY DATE FEB. 12. 2001 SCALE L - 100 FILE #20001819P2 CLIENT L.P.B.C.



### STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Lakepointe Baptist Church, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 and the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of REVISED FINAL PLAT - CHURCH ON THE ROCK ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84 of the Plat Records of Rockwall County, Texas, and being all of Lot 2, Block A, of REPLAT PATRICK-STEPHENSON SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 71 of the Plat Records of Rockwall County, Texas, and being all of those tracts of land as described in a Warranty deed to The Church on the Rock as recorded in Volume 286, Page 11 and Volume 248, Page 323 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the South right-of-way line of Interstate Highway 30, at the Northeast corner of said Church on the Rock tract recorded in Volume 286, Page 11, in said Deed Records, said point also being at the Northwest corner of a tract of land as described in a Deed to Terrell Bancshares, Inc. as recorded in Volume 778, Page 297 in said Deed Records;

THENCE S. 10 deg. 52 min. 30 sec. E. along the West line of said Terrell Bancshares, Inc. tract a distance of 249.69 feet to a 1/2" iron rod found for

THENCE S. 28 deg. 30 min. 44 sec. E. along the West line of said Terrell Bancshares, Inc. tract, a distance of 282.71 feet to a 1/2" iron rod found for

THENCE in a Southeasterly direction along a curve to the left having a central angle of 30 deg. 23 min. 52 sec., a radius of 210.00 feet, a tangent of 57.05 feet, a chord of S. 13 deg. 34 min. 34 sec. E., 110.11 feet and an arc distance of 111.41 feet to a 1/2" iron rod found for corner;

THENCE S. 28 deg. 46 min. 30 sec. E. a distance of 227.00 feet to a 1/2" iron rod

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THENCE in a Southeasterly direction along a curve to the right having a central angle of 11 deg. 41 min. 18 sec., a radius of 190.00 feet, a tangent of 19.45 feet, a chord of S. 34 deg. 21 min. 23 sec. E., 38.69 feet, and an arc distance of 38.76 feet to a 1/2" iron rod found for corner;

THENCE S. 28 deg. 30 min. 44 sec. E. continuing along the West line of said tract a distance of 1334.10 feet to a point for corner in Ralph Hall Parkway ( agreement in Volume 1550, Page 100 R.P.R.R.C.T.);

THENCE S. 44 deg. 53 min. 38 sec. E. continuing along the West line of said tract a distance of 60.20 feet to a 1/2" iron rod found for corner in the Northwest line of WINDMILL RIDGE ESTATES NO. 3B;

THENCE S. 45 deg. 31 min. 37 sec. W. along the Northwest line of said Addition, a distance of 578.26 feet to a 1/2" iron rod found for corner;

THENCE N. 11 deg. 40 min. 29 sec. W. crossing Ralph Hall Parkway, a distance of 65.43 feet to a 1/2" iron rod found for corner;

THENCE S. 45 deg. 31 min. 37 sec. W. a distance of 371.25 feet to a 1/2" iron rod found for corner

THENCE N. 45 deg. 11 min. 14 sec. W. a distance of 244.77 feet to a 1/2" iron rod with yellow plastic stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 44 deg. 48 min. 49 sec. W. a distance of 339.76 feet to a 1/2" iron rod found for corner in the East right-of-way line of Steger Towne Drive;

THENCE in a Northeasterly direction along a curve to the left having a central angle of 29 deg. 05 min. 37 sec., a radius of 315.00 feet, a chord of N. 68 deg. 19 min. 01 sec. W. 158.24 feet along said right-of-way line an arc distance of 159.95 feet to a 1/2" iron rod

THENCE S. 82 deg. 51 min. 50 sec. E. a distance of 108.05 feet to a 1/2" iron rod found

THENCE N. 44 deg. 48 min. 49 sec. E. a distance of 335.89 feet to a 1/2" iron rod found

THENCE N. 45 deg. 11 min. 14 sec. W. along the East line of Steger Town Crossing Addition, a distance of 852.45 feet to a 1/2" iron rod found for corner at the South corner of MILLER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 1 of said Plat

THENCE N. 12 deg. 32 min. 54 sec. E. along said MILLER ADDITION a distance of 90.40 feet to a 1" axle rod found for corner at the South corner of said LOT 2, BLOCK A, REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 28 deg. 30 min. 01 sec. W. along the West line of said Lot 2, a distance of 485.59 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 2;

THENCE N. 43 deg. 23 min. 13 sec. E. along the common line between said Lot 1 and Lot 2, a distance of 174.31 feet to an "X" found chiseled in concrete at the Southeast corner of said LOT 1, BLOCK A REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 71 deg. 24 min. 41 sec. E. a distance of 160.13 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Warranty deed to Retail Buildings, Inc. as recorded in Volume 239, Page 276 of the Real Estate Records of Rockwall County, Texas, said point being in the West line of said Church on the Rock Addition;

THENCE N. 11 deg. 18 min. 14 sec. W. along the West line of said Addition a distance of 210.09 feet to a 1/2" iron rod found for corner at the Northwest corner of said CHURCH ON THE ROCK ADDITION, said point being in the South rightof-way line of said Interstate Highway 30;

THENCE N. 71 deg. 15 min. 32 sec. E. along said right-of-way line a distance of 661.74 feet to the POINT OF BEGINNING and containing 36.40 acres of land, of which 0.82 acres lies within Ralph Hall Parkway, leaving 35.58 acres net.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the Replat of LAKE POINTE BAPTIST CHURCH ADDITION , an Addition 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 further certify that all other parties who have a mortgage or lien interest in the said REPLAT 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 siring to use or using same. I also understand the following;

- 1. No building shall be constructed or placed upon, over, or across the utility
- 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. 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
- 4. The developer and subdivision engineer shall bear total responsibility for
- 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
- 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 street with the required base and paying, 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 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 bound, which time shall be fixed by the city council of the City of Rockwall.

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

STATE OF TEXAS COUNTY OF ROCKWALL

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

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linell	111	Shirland	

Given upon my hand and seal of office this 13th day of August & Jenell Lee Strickland My Commission Expires February 16, 2004

HAROLD D. FETTY III

5034

Sa ESS LOS

My Commission Expires

February 16, 2004

E Company

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, 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.

Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 17

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

RECOMMENDED FOR FINAL APPROVAL

**APPROVED** 

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Teks, was approved by the City of Council of the City of Rockwall on the \_\_\_\_\_, 2001.

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 dated 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 \_\_\_\_\_\_\_

Mayor, City of Rockwall

SEAL

REPLAT OF

LAKE POINTE BAPTIST CHURCH ADDITION

SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 E.P.Q. CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

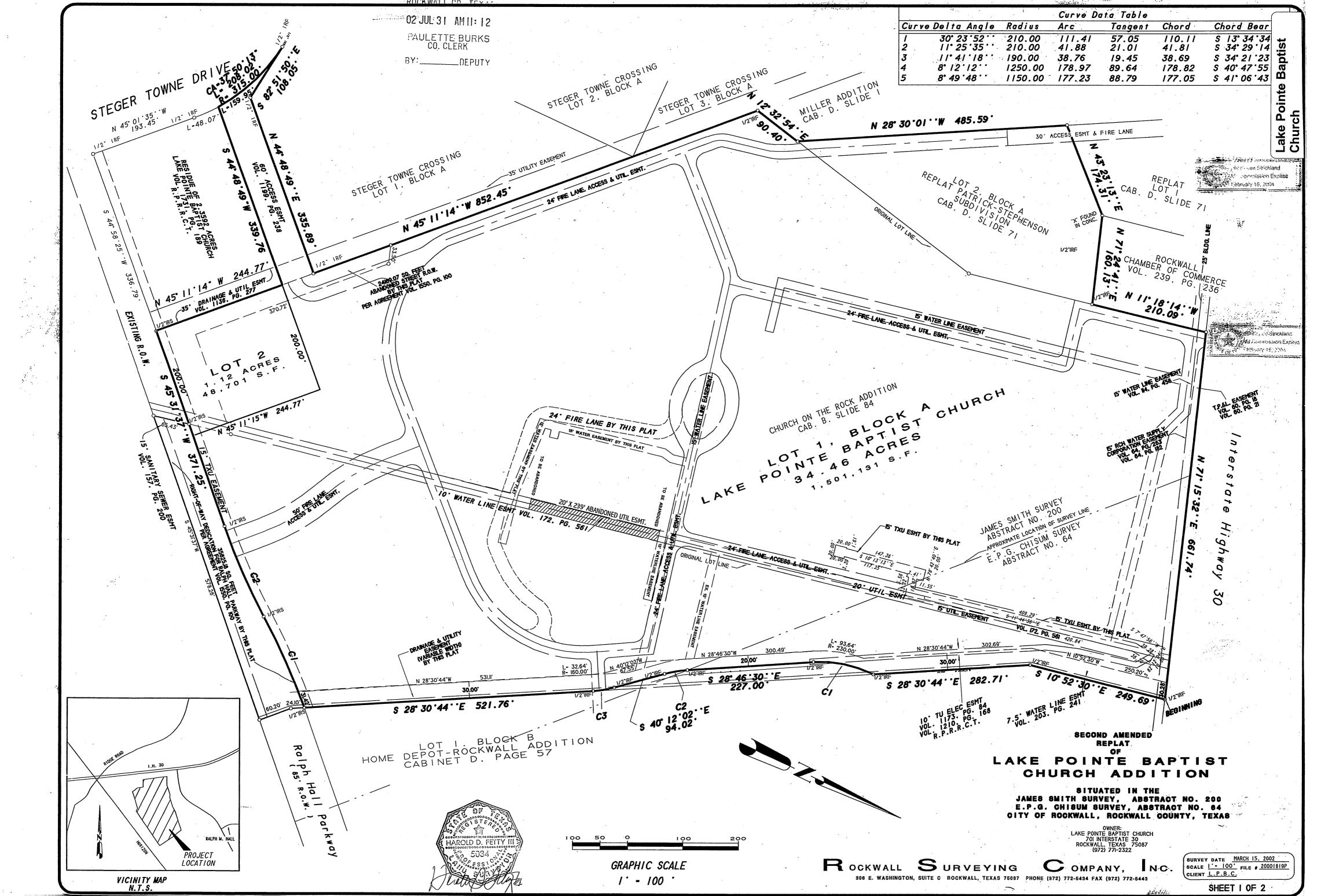
OWNER:
LAKE POINTE BAPTIST CHURCH
70I INTERSTATE 30:
ROCKWALL. TEXA\$ 75087
(972) 771-2322

E. 86

ROCKWALL SURVEYING 308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (872) 772-5434 FAX (872) 772-5443

C OMPANY, NC.

BURVEY DATE AUG. 13. 2001 SCALE 1 - 100 FILE #20001819P CLIENT L.P.B.C.



WHEREAS, Lakepointe Baptist Church, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 and the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of REVISED FINAL PLAT - CHURCH ON THE ROCK ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84 of the Plat Records of Rockwall County, Texas, and being all of Lot 2, Block A, of REPLAT PATRICK-STEPHENSON SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 71 of the Plat Records of Rockwall County, Texas, and being all of those tracts of land as described in a Warranty deed to The Church on the Rock as recorded in Volume 286, Page 11 and Volume 248, Page 323 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 30 deg. 23 min. 52 sec., a radius of 210.00 feet, a tangent of 57.05 feet, a chord of S. 13 deg. 34 min. 34 sec. E., 110.11 feet and an arc distance of 111.41 feet to a 1/2" iron rod found for corner;

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THENCE S. 44 deg. 53 min. 38 sec. E. continuing along the West line of said tract a distance of 60.20 feet to a 1/2" iron rod found for corner in the Northwest line of WINDMILL RIDGE ESTATES NO. 3B;

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THENCE N. 44 deg. 48 min. 49 sec. E. a distance of 335.89 feet to a 1/2" iron rod found

THENCE N. 45 deg. 11 min. 14 sec. W. along the East line of Steger Town Crossing Addition, a distance of 852.45 feet to a 1/2" iron rod found for corner at the South corner of MILLER ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 1 of said Plat

THENCE N. 12 deg. 32 min. 54 sec. E. along said MILLER ADDITION a distance of 90.40 feet to a 1" axle rod found for corner at the South corner of said LOT 2, BLOCK A, REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 28 deg. 30 min. 01 sec. W. along the West line of said Lot 2, a distance of 485.59 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 2;

THENCE N. 43 deg. 23 min. 13 sec. E. along the common line between said Lot 1 and Lot 2, a distance of 174.31 feet to an "X" found chiseled in concrete at the Southeast corner of said LOT 1, BLOCK A REPLAT PATRICK-STEPHENSON SUBDIVISION;

THENCE N. 71 deg. 24 min. 41 sec. E. a distance of 160.13 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Warranty deed to Retail Buildings, Inc. as recorded in Volume 239, Page 276 of the Real Estate Records of Rockwall County, Texas, said point being in the West line of said Church on the Rock Addition;

THENCE N. 11 deg. 18 min. 14 sec. W. along the West line of said Addition a distance of 210.09 feet to a 1/2" iron rod found for corner at the Northwest corner of said CHURCH ON THE ROCK ADDITION, said point being in the South rightof-way line of said Interstate Highway 30;

THENCE N. 71 deg. 15 min. 32 sec. E. along said right-of-way line a distance of 661.74 feet to the POINT OF BEGINNING and containing 36.40 acres of land, of which 0.82 acres lies within Ralph Hall Parkway, leaving 35.58 acres net.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the SECOND AMENDED Replat of LAKE POINTE BAPTIST CHURCH ADDITION, an Addition to 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 further certify that all other parties who have a mortgage or lien interest in the said REPLAT 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;

- No building 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
- 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
- 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 street 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 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 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 bound, which time shall be fixed by the city council of the City of Rockwall.

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

Before me, the undersigned authority, on this day personally appeared John Wardell, known to me to be the person whose name is subscribed to the forgoing 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 19th

Jenell Lee Strickland My Commission Expires February 16, 2004

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AROLD D. FETTY III

SUP

Jenell Lee Strickla

February 16, 2004

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SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, 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.

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the of 2002.

RECOMMENDED FOR FINAL APPROVAL

**APPROVED** 

hereby certify that the above and foregoing plat of an addition to the City of Rockwall Texas, was approved by the City of Council of the City of Rockwall on the \_\_\_\_\_\_\_\_, 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 dated 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

SEAL

SECOND AMENDED REPLAT OF

LAKE POINTE BAPTIST CHURCH ADDITION

SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: LAKE POINTE BAPTIST CHURCH 70I INTERSTATE 30 ROCKWALL. TEXAS 75087 (972) 771-2322

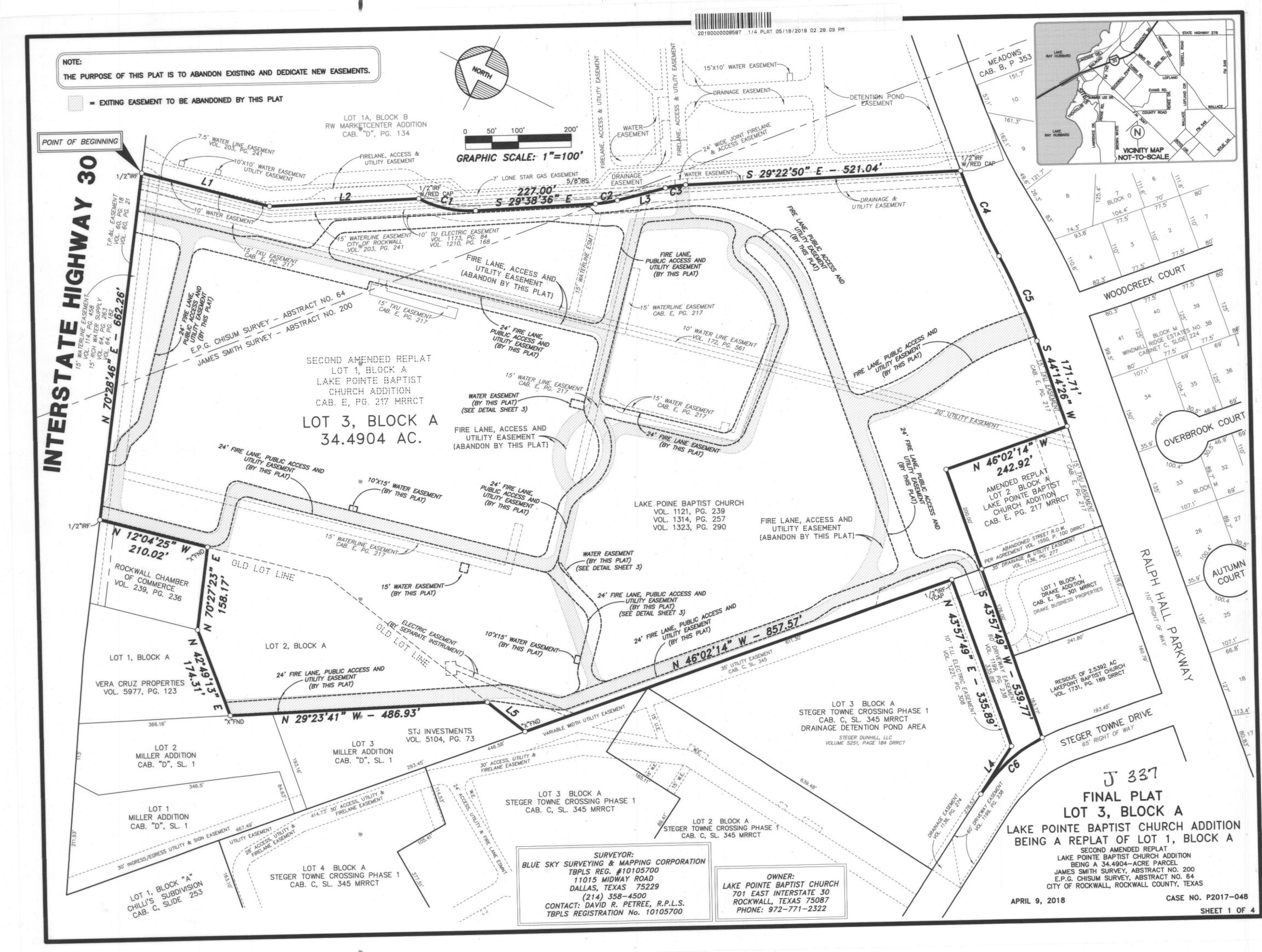
C OMPANY,

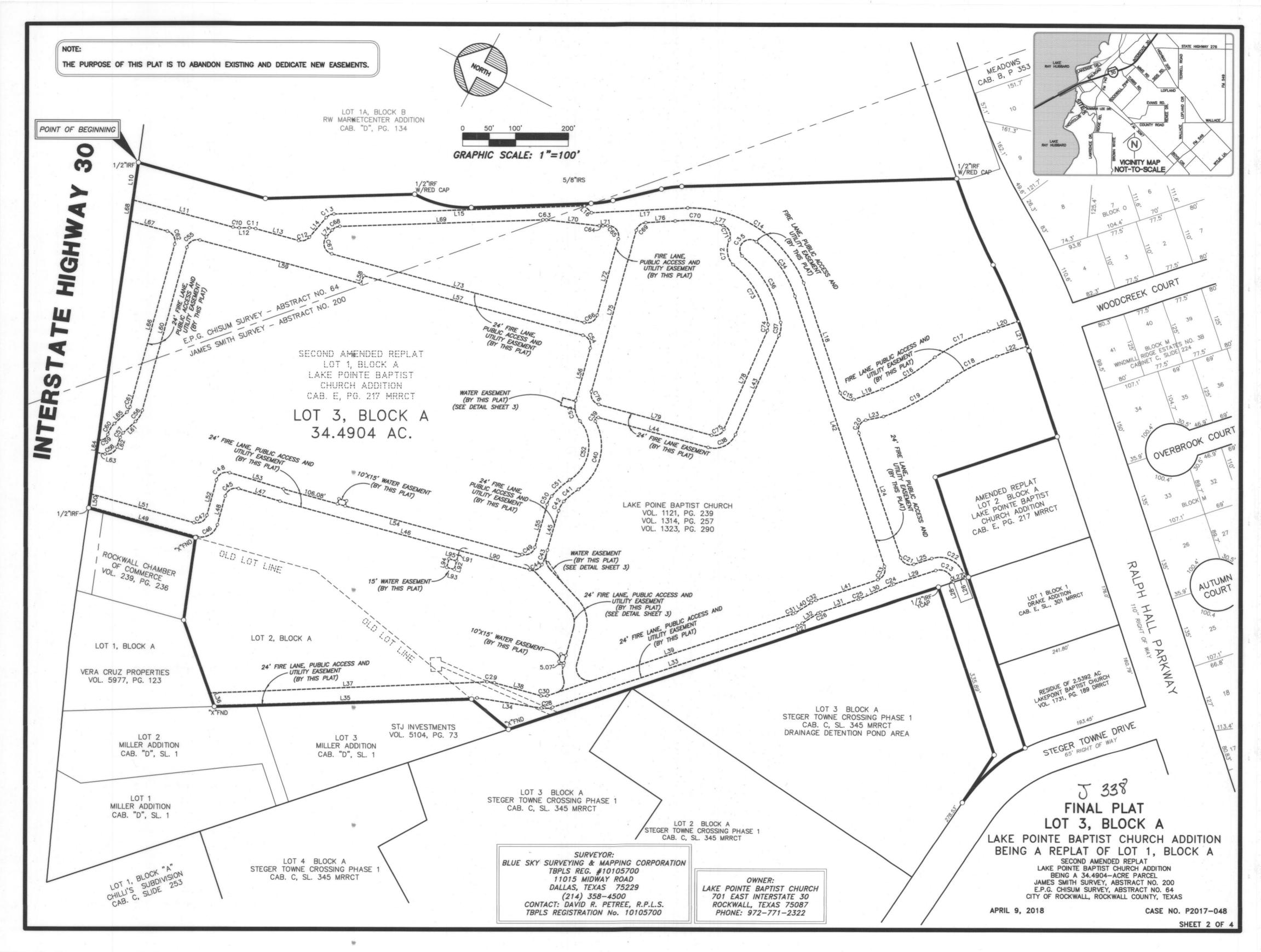
SURVEY DATE MARCH 15. 2002 SCALE 1" - 100 FILE #20001819P2 NC. CLIENT L.P.B.C.

ROCKWALL SURVEYING

306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SHEET 2 OF 2





0	EASE	MENT	LINE	TABLE	~
		and the same of the same			

~ EASE	EMENT LINE	TABLE ~
NO.	BEARING	DISTANCE
L10	S70°28'46"W S12°27'15"E	72.02' 196.37'
L11	S27°42'55"E	196.37
L13	S12°16'56"E	84.59
L14	S77°24'22"E	48.77
L15	S29°36'18"E	474.52
L16	S17*01'31"W	19.00'
L17	S30°42'18"E S44°00'31"W	182.24' 219.95'
L19	S47*54'54"E	56.81
L20	S46°20'41"E	59.74
L21	S42°31'14"W	50.01
L22	N46°20'41"W	60.73
L23	N39°15'47"W S43°50'33"W	34.45° 249.48°
L24	S45°45'57"E	35.43
L26	S42°17'11"W	7.88'
L27	N46°02'14"W	24.01'
L28	N42°17'11"E	7.18'
L29	N45°45'57"W N51°42'01"W	83.33' 63.97'
L30	N46°23'26"W	76.78
L32	N59*53'58"W	35.10'
L33	N46°08'27"W	488.25'
L34	N18*33'21"W	123.63'
L35	N29°23'41"W	498.11'
L36	N42°49'13"E S30°02'27"E	25.11' 525.84'
L38	S11'51'30"E	91.71
L39	S46°08'27"E	490.80'
, L40	S59*53'58"E	35.10'
L41	S46°23'26"E	123.46'
L42 L43	N43'59'46"E S86'03'09"W	540.14' 204.57'
L43	N12°24'29"W	215.32'
L45	S78°15'32"W	77.91
L46	N12°20'35"W	490.68'
L47	N10'43'32"W	81.95'
L48 L49	S77'32'09"W N12'04'25"W	56.30° 211.77°
L50	N70°28'46"E	24.20'
L51	S12*04'25"E	202.82'
L52	N77*32'09"E	68.96'
L53	S10°43'32"E	106.35
L54	S12°20'35"E N78°15'32"E	468.27' 84.03'
L56	N77'43'40"E	102.79
L57	N12°27'15"W	429.99'
L58	S80°33'58"W	16.02'
L59	N12°27'15"W	316.11'
L60 L61	S77*34'02"W N70*08'34"W	320.98' 32.23'
L62	S80°01'01"W	18.65
L63	N16'57'12"W	16.29'
L64	N70°28'46"E	24.04
L65	S70°08'34"E	32.23'
L66	N77*34'02"E N12*27'15"W	320.96' 73.30'
L68	N70°28'46"E	40.31
L69	S29'36'18"E	384.75
L70	S21°19'01"E	100.63'
L71	S30'42'18"E S77'43'40"W	8.67'
L72	N12*27'15"W	150.28' 495.58'
L74	S77°24'22"E	16.96
L75	N77°43'40"E	317.99'
L76	S31°03'47"E	55.81'
L77	S12°58'57"E S86°03'09"W	16.54 <sup>2</sup>
L78	N12°24'29"W	220.95
L80	S46'08'27"E	19.31'
L81	N77°41'53"E	73.86'
L82	N19*41'53"E	90.84
L83	S19°41'53"W	78.88' 64.48'
L84	S77*41'53"W N46*08'27"W	73.37
L86	N19'41'52"E	44.77
L87	N19'41'53"E	34.11'
L88	S12°16'27"E	4.88'
L89	S28'42'14"W N12'20'35"W	46.71' 138.26'
L90	S77°33'50"W	20.46
L92	S77'33'50"W	16.74
L93	N12*26'10"W	15.00'
L94	N77°33'50"E	16.75'
L95 L96	S12'03'08"E N12'16'20"W	15.00' 28.44'
L96	N12 16 20 W	15.00'
108	\$12'16'20"F	25.18'

L98 S12'16'20"E 25.18'

## ~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C10	44.00'	15'15'40"	11.72'	S20°05'05"E	11.69
C11	44.00'	15*25'59"	11.85	S19°59'56"E	11.82
C12	20.00'	65'07'25"	22.73	S44°50'39"E	21.53
C13	20.00'	47°48'04"	16.69	S53°30'20"E	16.21
C14	230.52	69°20'46"	279.01	S05°23'15"W	262.29
C15	20.00'	91°55'24"	32.09	S01°57'11"E	28.76
C16	394.06	17'04'12"	117.40°	S58*59'07"E	116.97
C17	366.93'	17'40'37"	113.20'	S53*34'10"E	112.76
C18	332.28'	17'53'01"	103.71	N54'41'18"W	103.29
C19	407.45	19'44'32"	140.39	N56°23'43"W	139.70
C20	19.69'	90°16'24"	31.02'	N89°38'56"W	27.91
C21	20.00'	89°36'30"	31.28	S00°57'42"E	28.19
C22	49.00'	88.03,08	75.30'	S01°44'23"E	68.11
C23	25.00'	88'03'08"	38.42'	N01'44'23"W	34.75
C24	44.00'	5.56,03,	4.56'	N48'43'59"W	4.56
C25	44.00'	5*18'35"	4.08'	N49°02'43"W	4.08'
C26	20.00'	13°30'32"	4.72'	N53°08'42"W	4.70
C27	44.00'	13'45'30"	10.57	N53'01'12"W	10.54
C28	44.00'	27°35'06"	⇒ 21.18'	N32°20'54"W	20.98
C29	44.00'	18'10'57"	13.96'	S20'56'58"E	13.90'
C30	20.00'	34'16'57"	11.97	S28'59'59"E	11.79
C31	20.00'	13°45'30"	4.80'	S53°01'12"E	4.79
C32	44.00'	13'30'32"	10.37	S53'08'42"E	10.35
C33	20.00'	89'46'01"	31.33'	N88°43'34"E	28.23'
C34	211.45	34*55'02"	128.86'	N27*12'04"E	126.88
C35	19.14'	166°46'26"	55.72'	N71°48'46"W	38.03
C36	210.95	40°45'42"	150.07	S32°22'05"W	146.93
C37	44.00'	33'18'13"	25.58	S69°24'02"W	25.22
C38	44.00'	81'32'22"	62.62	N53°10'40"W	57.47
C39	5.00'	133°21'55"	11.64'	N79°05'26"W	9.18'
C40	99.55	83*56'49"	· 145.86'	S76°12'01"W	133.16'
C41	133.94'	15°23'00"	35.96	N67°18'07"W	35.85
C42	44.00'	26'44'51"	20.54	N88°22'03"W	20.35
C43	96.69'	17'18'49"	29.22'	N82°33'30"E	29.11'
C44	20.00'	76'26'31"	26.68	N50°33'50"W	24.75
C45	20.00'	91'44'19"	32.02'	N56°35'41"W	28.71
C46	32.00'	90°23'25"	50.48	N57°16'08"W	45.41
C47	20.00'	90°23'25"	31.55	S57*16'08"E	28.38
C48	20.00'	91'44'19"	32.02	S56°35'41"E	28.71
C49	20.00'	89°23'53"	31.21	S57*02'32"E	28.14
		23.43.04			
C50	44.00'		18.21'	S89*52'56"E	18.08'
C51	157.94	16'42'37"	46.06'	S69°40'06"E	45.90'
C52	75.55	97°24'28"	128.45	N72*19'32"E	113.53
C53	44.00'	54'06'21"	41.55	N50°40'29"E	40.02
C54	20.00'	90°10'55"	31.48'	N32°38'12"E	28.33
C55	20.00'	89*58'42"	31.41	N57°26'36"W	28.28
C56	44.00'	32°17'23"	24.80'	N86°17'16"W	24.47'
C57	20.00'	29°50'25"	10.42'	N85°03'47"W	10.30
C58	20.00'	83'01'47"	28.98'	N58'28'06"W	26.51
C59	15.00'	87°00'08"	22.78'	S58*15'27"E	20.65
C60	44.00'	31'36'57"	24.28'	S85°57'03"E	23.97
C61	20.00'	32'17'23"	11.27'	S86'17'16"E	11.12'
C62	20.00'	90°01'18"	31.42'	N32'33'24"E	28.29
C63	44.00'	8'17'16"	6.36'	S25°27'40"E	6.36
C64	44.00	9°23'16"	7.21	S26'00'40"E	7.20
C65	20.00'	108°25'58"	37.85	S23°30'41"W	32.45
		89°49'05"		N57°21'48"W	28.24
C66	20.00'		31.35'	N45'04'12"E	
C67	20.00'	115'02'53"	40.16'		33.74'
C68	20.00'	47'48'04"	16.69'	S53°30'20"E	16.21
C69	20.00'	71°12'33"	24.86'	S66'40'03"E	23.29
C70	228.59'	18'44'25"	74.77	S24°25'35"E	74.43
C71	20.01	97*03'32"	33.90'	S37*38'09"W	29.99'
C72	43.14'	67*44'04"	51.00'	S54'16'34"W	48.09'
C73	186.95	41°23'50"	135.07	S32°03'01"W	132.16
C74	20.00'	33'18'13"	11.63'	S69°24'03"W	11.46'
C75	20.00'	81'32'22"	28.46'	N53'10'40"W	26.12
C76	20.00'	90.08,09,	31.46'	N32*39'36"E	28.32
C77	20.00'	90°00'00"	→ 31.42'	N88*51'33"E	28.28
C78	44.00'	33'50'20"	25.99'	N60°46'43"E	25.61
C79	40.00'	58'00'00"	40.49'	N48'41'53"E	38.78
C80	20.00'	31'40'23"	11.06	N03'51'41"E	10.92
	20.00	68'19'08"	23.85	S54*37'31"E	22.46
C81					
C82	96.69'	12'14'10"	20.65	N85'05'49"E	20.61
C83	30.00'	56°22'12"	29.52	S47°52'58"W	28.34
C84	64.00'	58'00'00"	64.79	S48°41'53"W	62.06
C85	25.00'	123'50'20"	54.03'	S15'46'43"W	44.11
C86	30.00'	32°36'26"	17.07	N36°00'06"E	16.84
C87	44.00'	31°47'26"	24.41'	S39°31'02"W	24.10'
C88	44.00'	20°05'31"	15.43'	S65°27'30"W	15.35
000	44.00'	0.47'04"	4 74'	676°76'56"M	4 74'

C89 44.00' 2'13'24" 1.71'

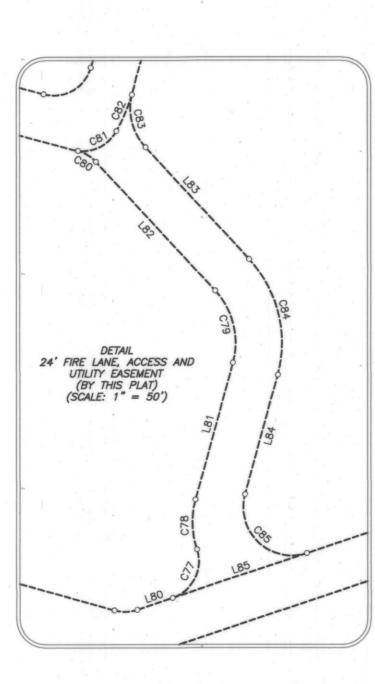
S76°36'58"W 1.71'

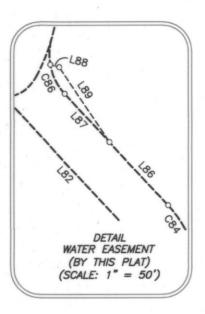
#### ~ BOUNDARY LINE TABLE ~

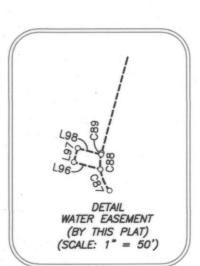
	NO.	BEARING	DISTANCE		
	L1	S 11°47'11" E	249.84'		
Ī	L2	S 29°22'50" E	282.69'		
	L3	S 41°04'08" E	94.02'		
1	L4	S 83°42'50" E	108.03		
1	L5	N 11'47'11" E	90.49'		
L		-			

### ~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	210.00	30°23'51"	111.41	S 14°26'40" E	110.11
C2	210.00'	11°25'32"	41.88	S 35°21'22" E	41.81'
СЗ	190.00'	11'41'18"	38.76	S 35°13'29" E	38.69'
C4	1250.00'	08*10'23"	178.31	S 39°29'51" W	178.16
C5	1150.00'	08*49'46"	177.22	S 39°49'33" W	177.04
C6	315.00'	29*05'23"	159.93'	N 69'09'56" W	158.22'







SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD DALLAS, TEXAS 75229 (214) 358-4500 CONTACT: DAVID R. PETREE, R.P.L.S. TBPLS REGISTRATION No. 10105700

OWNER: LAKE POINTE BAPTIST CHURCH 701 EAST INTERSTATE 30 ROCKWALL, TEXAS 75087 PHONE: 972-771-2322

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

J 339 FINAL PLAT LOT 3, BLOCK A

LAKE POINTE BAPTIST CHURCH ADDITION

BEING A REPLAT OF LOT 1, BLOCK A

SECOND AMENDED REPLAT

LAKE POINTE BAPTIST CHURCH ADDITION

BEING A 34.4904—ACRE PARCEL

JAMES SMITH SURVEY, ABSTRACT NO. 200

E.P.G. CHISUM SURVEY, ABSTRACT NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APRIL 9, 2018

CASE NO. P2017-048

SHEET 3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, LAKEPOINTE BAPTIST CHURCH IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 200 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1 IN BLOCK A OF SECOND AMENDED REPLAT OF LOT 1 IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND AS DESCRIBED IN WARRANTY DEED TO THE CHURCH ON THE ROCK AS RECORDED IN VOLUME 286, PAGE 11 AND VOLUME 248, PAGE 323 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A;

THENCE FOLLOWING ALONG THE EAST LINE OF SAID LOT IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION AND THE WEST LINE OF SAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (8);

1. SOUTH 11' 47' 11" EAST FOR A DISTANCE OF 249.84 FEET TO A POINT FOR CORNER;

2. SOUTH 29° 22' 50" EAST FOR A DISTANCE OF 282.69 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 30° 23' 51" AND A CHORD BEARING SOUTH 14° 26' 40" EAST AT A DISTANCE OF 110.11 FEET;

3. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 111.41 FEET TO A POINT

4. SOUTH 29' 38' 36" EAST FOR A DISTANCE OF 227.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 11' 25' 32" AND A CHORD BEARING SOUTH 35' 21' 22" EAST AT A DISTANCE OF 41.81 FEET;

5. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 41.88 FEET TO A POINT FOR

6. SOUTH 41° 04' 08" EAST FOR A DISTANCE OF 94.02 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET WITH A CENTRAL ANGLE OF 11' 41' 18" AND A CHORD BEARING SOUTH 35' 13' 29" EAST AT A DISTANCE OF 38.69 FEET;

7. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 38.76 FEET TO A POINT

8. SOUTH 29' 22' 50" EAST FOR A DISTANCE OF 521.04 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER, SAID POINT BEING THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110' RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET WITH A CENTRAL ANGLE OF 08' 10' 23" AND A CHORD BEARING SOUTH 39° 29' 51" WEST AT A DISTANCE OF 178.16 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 178.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET WITH A CENTRAL ANGLE OF 08' 49' 46" AND A CHORD BEARING SOUTH 39° 49' 33" WEST AT A DISTANCE OF 177.04 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 177.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44" 14' 26" WEST AND CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR A DISTANCE OF 171.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF LOT 2 IN BLOCK A OF AMENDED REPLAT OF LAKE POINTE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY,

THENCE NORTH 46" 02' 14" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY AND ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION FOR A DISTANCE OF 242.92 FEET TO A POINT FOR CORNER;

THENCE SOUTH 43' 57' 49" WEST ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND PASSING THE WESTERLY CORNER OF SAID LOT 2 AND THE NORTHERLY CORNER OF LOT 1 IN BLOCK 1 OF DRAKE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 301 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS AND ALONG THE SOUTHEASTERLY LINE OF A 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 539.77 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF STEGER TOWNE DRIVE (65' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET WITH A CENTRAL ANGLE OF 29' 05' 23" AND A CHORD BEARING NORTH 69' 09' 56" WEST AT A DISTANCE OF 158.22 FEET:

THENCE NORTHWESTERLY ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STEGER TOWNE DRIVE FOR AN ARC DISTANCE OF 159.93 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTH LINE OF LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1. AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING THE THE PLAT THEREOF RECORDED IN CABINET "C". SLIDE 345 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEGER DUNHILL, LLC AS RECORDED IN VOLUME 5251, PAGE 184 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 83' 42' 50" EAST ALONG THE SOUTH LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I AND THE COMMON NORTH LINE OF SAID 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 108.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 43' 57' 49" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I AND THE COMMON NORTH LINE OF SAID 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 335.89 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I ADDITION AND BEING IN THE WESTERLY LINE OF LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION;

THENCE NORTH 46" 02' 14" WEST ALONG THE WESTERLY LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION AND THE NORTHEASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 FOR A DISTANCE OF 857.57 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3 OF MILLER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 1 OF THE PLAT RECORDS OF ROCKWALL COUNTY. TEXAS:

THENCE NORTH 11" 47" 11" EAST ALONG THE COMMON LINE OF SAID LOT 3 OF MILLER ADDITION AND SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 90.49 FEET TO A POINT FOR CORNER:

THENCE NORTH 29° 23' 41" WEST ALONG THE EASTERLY LINE OF SAID MILLER ADDITION AND THE WEST LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 486.93 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 2 OF SAID MILLER ADDITION, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VERA CRUZ PROPERTIES AS RECORDED IN VOLUME 5977, PAGE 123 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS:

THENCE NORTH 42° 49' 13" EAST ALONG THE SOUTH LINE OF SAID VERA CRUZ TRACT FOR A DISTANCE OF 174.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID VERA CRUZ TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL CHAMBER OF COMMERCE AS RECORDED IN VOLUME 239, PAGE 236 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 70° 27' 23" EAST ALONG THE SOUTH LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 158.17 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER;

THENCE NORTH 12' 04' 25" WEST ALONG THE EAST LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 210.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30;

THENCE NORTH 70° 28' 46" EAST FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30 FOR A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.4904 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 3, BLOCK A. LAKE POINTE BAPTIST 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 ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LAKE POINTE BAPTIST CHURCH ADDITION 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

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED

(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

(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.

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, 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.

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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE 10th DAY OF HON!

LAKE POINTE CHURCH

JOHN WARDELL, TRUSTEE

STATE OF TEXAS COUNTY OF ROCKWALL

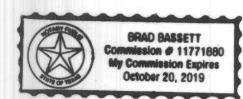
REFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED JOHN WARDELL. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 10th DAY OF APRIL

SURVEYOR:

(214) 358-4500

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:



Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County: Texas 05/18/2018 02:28:09 PM \$200.00 201800000008587

BLUE SKY SURVEYING & MAPPING CORPORATION TBPLS REG. #10105700 OWNER: 11015 MIDWAY ROAD LAKE POINTE BAPTIST CHURCH DALLAS, TEXAS 75229 701 EAST INTERSTATE 30 ROCKWALL, TEXAS 75087 CONTACT: DAVID R. PETREE, R.P.L.S. PHONE: 972-771-2322 TBPLS REGISTRATION No. 10105700

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE GORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERS

Brid Petre DAVID PETREE

STATE OF TEXAS COUNTY OF DALLAS }

MY COMMISSION EXPIRES:

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 1890

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE. 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 10 DAY OF HON

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KIMBERLI DONASCIMENTO Notary Public, State of Texas Comm. Expires 11-18-2020 Notary ID 130906475

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

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 1594 DAY OF May

SEAL

FINAL PLAT LOT 3, BLOCK A

LAKE POINTE BAPTIST CHURCH ADDITION BEING A REPLAT OF LOT 1, BLOCK A

> SECOND AMENDED REPLAT LAKE POINTE BAPTIST CHURCH ADDITION BEING A 34.4904-ACRE PARCEL JAMES SMITH SURVEY, ABSTRACT NO. 200 E.P.G. CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APRIL 9, 2018

CASE NO. P2017-048

SHEET 4 OF 4