

GENERAL NOTES: The purpose of this plat is to create 1 lot. 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 this 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, 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.

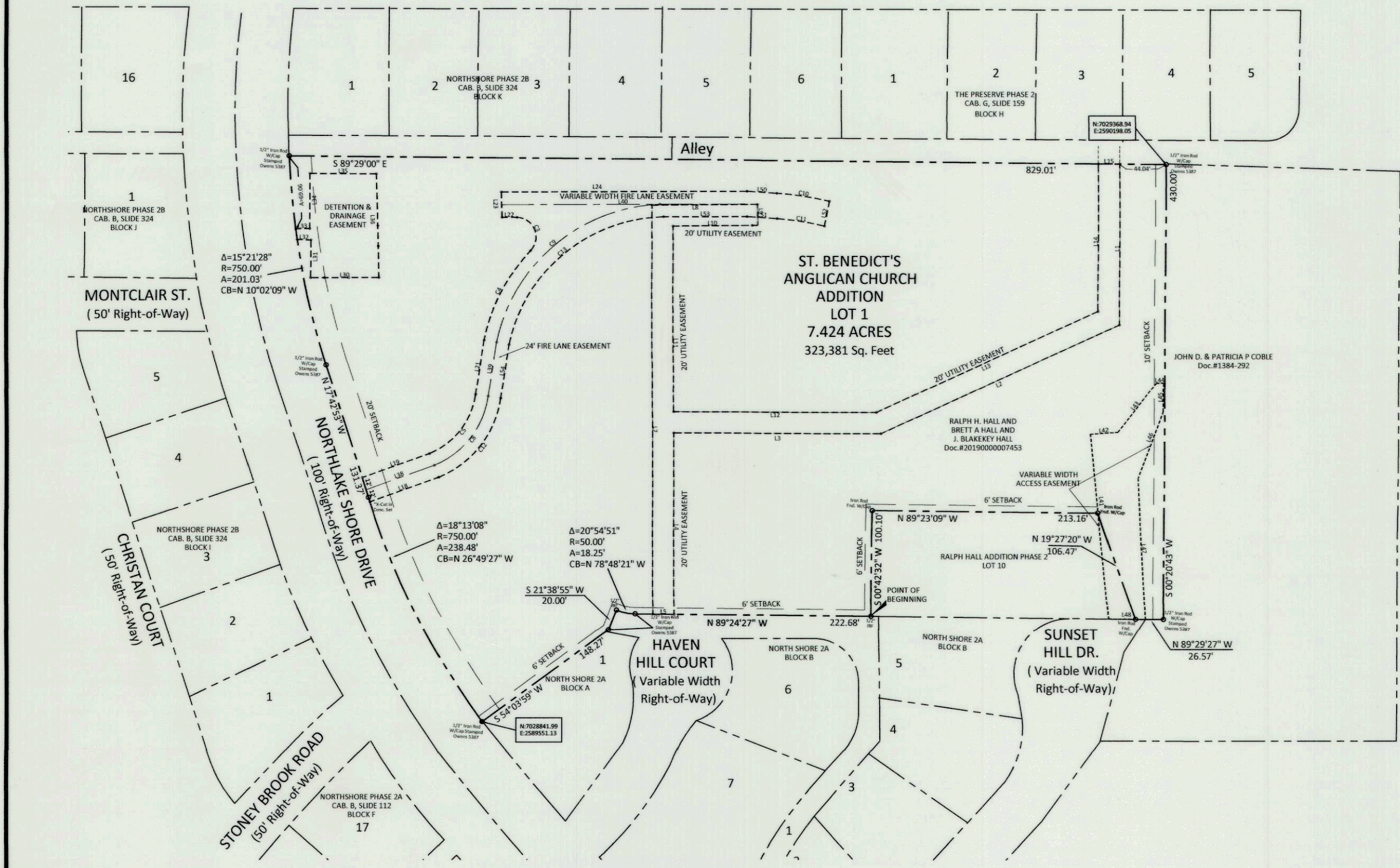
LEGEND: IRF Iron Rod Found, IRS Iron Rod Set, DRRCT Deed Records Rockwall County, Texas, PRRCT Plat Records Rockwall County, Texas, RPRRCT Real Property Records Rockwall County, Texas, OPRRCT Official Public Records Rockwall County, Texas

OWNER'S CERTIFICATE: STATE OF TEXAS, COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS, COUNTY OF ROCKWALL. We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN 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 ST BENEDICT'S ANGLICAN 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:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #2021000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows: BEGINNING at a 1/4 inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas. THENCE along the said north line of North Shore 2A, Block B, NORTH 89°24'27" WEST a distance of 222.88 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of NORTH 78°48'21" WEST;

- 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.



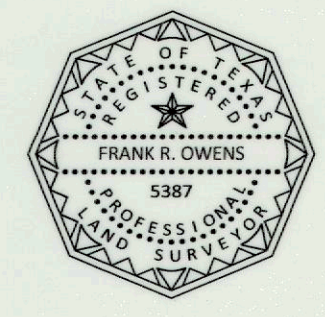
ALONG said curve to the right through a central angle of 20°54'51" for an arch length of 18.25 feet to a 1/4 inch iron rod found for corner and being located in the northwesterly line of Lot 1, Block A of said North Shore 2A Addition; THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55" WEST a distance of 20.00 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner; THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59" WEST a distance of 148.27 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 26°49'27" WEST; ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner; THENCE continuing along said Lakeshore Drive, NORTH 17°42'53" WEST a distance of 131.37 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 10°02'09" WEST; ALONG said curve to the right through a central angle of 15°21'28" for an arch length of 201.03 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley; THENCE along the northerly line of said 7.424 acre tract and said alley, SOUTH 89°29'00" EAST a distance of 829.01 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas; THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43" WEST a distance of 430.00 feet to an 1/4 inch iron rod with cap stamped "OWENS 5387" set for the southwest corner of the easterly line of the northeast corner of said Northshore Phase 2A, Block B; THENCE NORTH 89°29'27" WEST a distance of 26.57 feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10; THENCE along the easterly line of said Lot 10, NORTH 19°27'20" WEST a distance of 106.47 feet to an iron rod with cap found for the northeast corner of said Lot 10; THENCE along the north line of said Lot 10, NORTH 89°23'09" WEST a distance of 213.16 feet to an iron rod with cap found for the northwest corner of said Lot 10; THENCE along the west line of said Lot 10, SOUTH 00°42'32" EAST a distance of 100.10 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL. Notary Public, State of Texas. Comm. Expires 08-05-2024. Notary ID 132605778.

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 19th day of August, 2022.

Before me, the undersigned authority, on this day personally appeared Saed Banan and Sandre Banan, known to me to be the person(s) 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 19th day of March, 2023.

SURVEYOR'S CERTIFICATE: NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Frank R. Owens, 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. Frank R. Owens, Registered Professional Land Surveyor No. 5387, A.J. Bedford Group, Inc., 301 North Alamo Road, Rockwall, Texas 75087.



LEAH N. GERMANY, Notary Public, State of Texas, Comm. Expires 04-22-2024, Notary ID 132447645.

Case No.: P2022-014. FINAL PLAT LOT 1, BLOCK A, ST BENEDICT'S ANGLICAN CHURCH ADDITION BEING 1 LOT CONTAINING A TOTAL OF 7.424 ACRES A HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

Table with columns: LINE, BEARINGS, DISTANCE. Lists 154 line bearings and distances for the survey.

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for the survey.

Filed and Recorded Official Public Records Jennifer Foag, County Clerk Rockwall County, Texas 03/31/2023 11:16:08 AM \$50.00 2023000005067

RECOMMENDED FOR FINAL APPROVAL: Planning and Zoning Commission Date 3/29/23. 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 29th day of March, 2023. 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 31st day of March, 2023. Mayor, City of Rockwall; City Secretary; City Engineer.

Owner: ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL. Engineer: D'OUPHRAT & ASSOCIATES, INC. Scale: 1" = 100'. Checked By: F.R. OWENS. Date: January 5, 2021. P.C.: Coyer/Spradling. Technician: Bedford/Spradling. Job No. 658-011. Drawn By: Bedford/Spradling. GF No. Bedford Group, Inc. Registered Professional Land Surveyors. TBPLS REG#10118200.