

LINE	LENGTH	BEARING
L1	6.09	N33°31'18"W
L2	6.04	N33°31'18"W
L3	440.74	N64°02'18"W
L4	440.74	N64°02'18"W
L5	69.34	N25°57'42"E
L6	15.00	S64°02'18"E
L7	69.34	S25°57'42"W
L8	89.54	S65°57'16"W
L9	89.54	S65°57'16"W
L10	59.30	N47°43'45"W
L11	193.24	S18°16'39"W
L12	193.09	S18°16'39"W
L13	86.05	N25°57'42"E
L14	67.43	S25°57'42"W
L15	71.78	S42°05'35"W
L16	63.01	S42°05'35"W
L17	59.30	N47°43'45"W
L18	112.29	N42°05'49"E
L19	138.28	N42°05'49"E
L20	18.58	S13°53'02"W
L21	8.00	N76°06'58"W
L22	1.77	S13°53'02"W
L23	53.85	N69°44'37"W
L24	10.82	N69°44'37"W
L25	193.25	S25°01'46"W
L26	127.37	S25°01'46"W
L27	307.11	S18°58'55"W
L28	264.22	S18°58'55"W
L29	60.85	N82°02'40"E
L30	60.85	N82°02'40"E
L31	54.32	S76°54'38"E
L32	54.32	S76°54'38"E
L33	65.46	S13°54'32"W
L34	65.46	S13°54'32"W
L35	157.94	N63°50'20"W
L36	148.81	N63°50'20"W
L37	2.23	S25°01'46"W
L38	150.35	S18°43'17"W
L39	17.80	N71°16'43"W
L40	325.36	S18°16'39"W
L42	21.00	N64°02'18"W
L43	32.80	N71°16'43"W
L44	15.00	S18°43'17"W
L45	18.23	S25°01'46"W
L46	87.93	S18°58'55"W
L47	4.64	N42°13'06"E
L48	44.93	S25°01'46"W
L49	4.64	N42°13'06"E
L50	45.30	S25°01'46"W
L51	24.00	S64°05'29"E
L52	3.68	S68°51'49"E

CURVE	LENGTH	RADIUS	DELTA	CD	CB
C1	24.01	270.00	5°05'41"	24.00	S56°35'05"W
C2	10.65	20.00	30°31'01"	10.53	S48°46'48"E
C3	23.44	44.00	30°31'01"	23.16	S48°46'48"E
C4	17.46	20.00	50°00'25"	16.91	S89°02'31"E
C5	38.40	44.00	50°00'25"	37.20	S89°02'31"E
C6	16.64	20.00	47°40'37"	16.17	N42°06'58"E
C7	36.61	44.00	47°40'37"	35.57	N42°06'58"E
C8	30.97	20.00	88°43'32"	27.97	N25°22'51"W
C9	40.71	24.00	97°10'45"	36.00	N67°34'18"E
C10	78.52	44.00	102°15'08"	68.51	S65°02'06"W
C11	35.69	20.00	102°15'08"	31.14	S65°02'06"W
C12	69.74	44.00	90°49'10"	62.67	S31°30'03"E
C13	31.70	20.00	90°49'10"	28.49	S31°30'03"E
C14	27.18	74.00	21°02'42"	27.03	S87°25'59"E
C15	18.37	50.00	21°02'42"	18.26	S87°25'59"E
C16	22.85	45.00	29°05'32"	22.60	N83°24'35"W
C17	10.66	21.00	29°05'32"	10.55	N83°24'35"W
C18	70.77	44.00	92°09'16"	63.38	N65°03'33"E
C19	30.06	20.00	86°06'25"	27.31	N68°04'59"E
C20	31.02	20.00	88°52'06"	28.00	N19°24'17"W
C21	22.20	74.00	17°11'19"	22.12	S33°37'26"W
C22	7.80	26.00	17°11'19"	7.77	S33°37'26"E
C23	15.00	50.00	17°11'19"	14.94	N33°37'26"E
C24	15.00	50.00	17°11'19"	14.94	S33°37'26"W

LEGEND

- 15' UTILITY EASEMENT
- 24' FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT

- OWNERS**
- TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 1070, PG. 319 D.R.R.C.T. CALLED 0.3495 AC.
 - TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 953, PG. 19 D.R.R.C.T. CALLED 0.8484 AC.
 - TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 614, PG. 209 D.R.R.C.T. CALLED 0.4150 AC.

NOTE: COORDINATES AND BEARINGS BASED ON CITY OF ROCKWALL MONUMENTS

1	7022875.12	2595235.86	RP
2	7022539.29	2595327.13	
3	7022582.23	2595387.69	
4	7022342.59	2595512.08	RP
5	7022771.07	2595548.83	
6	7022905.86	2595593.63	
7	7022866.43	2595712.25	RP
8	7022978.87	2595766.87	
9	7022273.50	2595873.01	
10	7022592.02	2595978.21	
11	7022861.62	2596008.23	
12	7022917.95	2596029.02	
13	7022892.90	2596080.18	

OWNER/DEVELOPER
FIRST UNITED METHODIST CHURCH
1408 S. GOLIAD ST.
ROCKWALL, TEXAS 75087
(972) 771-5500

ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT

LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
(BEING A REPLAT OF FIRST UNITED METHODIST CHURCH ADDITION AND A REPLAT OF OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION)
6.641 AC. - 1 LOT
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0307FPLT
DATE: 4/03
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

F-91

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 225, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF FIRST UNITED METHODIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET A, SLIDE 325, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 0.3495 ACRE TRACT AS RECORDED IN VOLUME 1070, PAGE 319, ALL OF A CALLED 0.8484 ACRE TRACT AS RECORDED IN VOLUME 953, PAGE 19, AND ALL OF A CALLED 0.4150 ACRE TRACT AS RECORDED IN VOLUME 614, PAGE 209, ALL 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 AT THE MOST NORTHERLY CORNER OF OUR LADY OF THE LAKE CATHOLIC CHURCH AS RECORDED IN CABINET B, SLIDE 217, OF SAID PLAT RECORDS, SAME BEING THE MOST WESTERLY CORNER OF SAID CALLED 0.3495 ACRE TRACT AS RECORDED IN VOLUME 1070, PAGE 319, OF SAID DEED RECORDS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°48'16" AND A RADIUS OF 270.00 FEET, A CHORD DISTANCE OF 74.24 FEET THAT BEARS NORTH 54°39'55" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 74.48 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°11'18" AND A RADIUS OF 330.00 FEET, A CHORD DISTANCE OF 248.25 FEET THAT BEARS NORTH 40°28'23" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 254.51 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE NORTHWEST LINE OF SAID LOT 1, BLOCK A, FIRST UNITED METHODIST CHURCH ADDITION;

THENCE, NORTH 18°23'15" EAST, BYPASSING A 1/2" IRON ROD FOUND AT 2.21 FEET, A TOTAL DISTANCE OF 142.04 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 97°31'15" AND A RADIUS OF 125.00 FEET, A CHORD DISTANCE OF 187.99 FEET THAT BEARS NORTH 67°08'53" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 212.76 FEET TO A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF SAID CALLED 0.8484 ACRE TRACT RECORDED IN VOLUME 953, PAGE 19, OF SAID DEED RECORDS;

THENCE, SOUTH 64°05'29" EAST, ALONG THE NORTHEAST LINE OF SAID 0.8484 ACRE TRACT BYPASSING A 1/2" IRON ROD FOUND AT 0.43 FEET, A TOTAL DISTANCE OF 268.34 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST LINE OF AN INGRESS AND EGRESS EASEMENT AS RECORDED IN VOLUME 429, PAGE 122 AND ALSO BEING AN INTERIOR ELL CORNER OF SAID CALLED 0.4150 ACRE TRACT AS RECORDED IN VOLUME 614, PAGE 209, OF SAID DEED RECORDS;

THENCE, NORTH 20°15'23" EAST, ALONG THE SOUTHEAST LINE OF SAID EASEMENT, A DISTANCE OF 60.04 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID 0.4150 ACRE TRACT;

THENCE, SOUTH 63°54'48" EAST, ALONG THE NORTHEAST LINE OF SAID 0.4150 ACRE TRACT, A DISTANCE OF 56.96 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK A OF PEBBLEBROOK APTS. PHASE I, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET A, SLIDE 319, OF SAID PLAT RECORDS;

THENCE, SOUTH 18°43'17" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK A OF PEBBLEBROOK APTS. PHASE I, A DISTANCE OF 317.69 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF A CALLED 7.332 ACRE TRACT AS CONVEYED TO WDOF SUB 1 LP, AS RECORDED IN VOLUME 1816, PAGE 117, OF SAID DEED RECORDS;

THENCE, SOUTH 18°16'39" WEST, ALONG THE NORTHWEST LINE OF SAID WDOF TRACT, A DISTANCE OF 335.44 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION;

THENCE, NORTH 64°02'18" WEST, ALONG THE NORTHEAST LINE OF SAID OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION, A DISTANCE OF 607.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.641 ACRES OF LAND.

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 FINAL PLAT OF HERITAGE CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, Rockwall County, 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 FINAL PLAT OF HERITAGE CHRISTIAN ACADEMY ADDITION, 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 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.

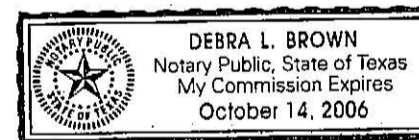
J. Blain Danett
OWNER HERITAGE CHRISTIAN ACADEMY by

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 therein stated.

Given upon my hand and seal of office this 26 day of May, 2004

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 known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this Day of 2004

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062

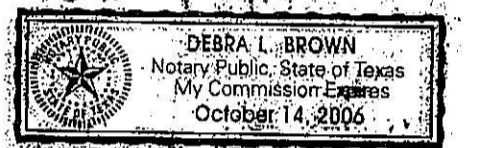


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 26 day of May, 2004

Debra L. Brown My Commission Expires: 10-14-06 Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

City Engineer Date: 6-29-04

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 16th day of June, 2004

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 30th day of June, 2004

City Engineer City Secretary City of Rockwall



OWNER/DEVELOPER

ENGINEER/SURVEYOR

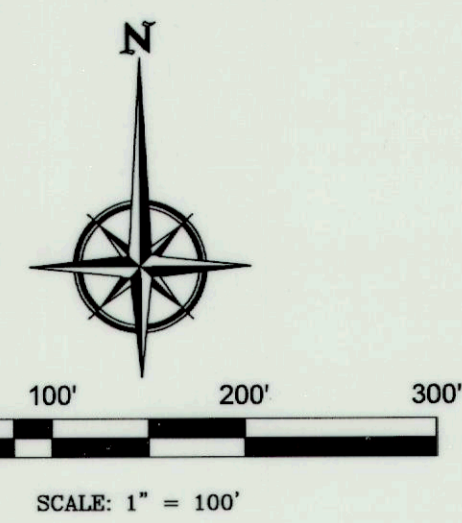
FIRST UNITED METHODIST CHURCH 1408 S. GOLIAD ST. ROCKWALL, TEXAS 75087 (972) 771-5500

DOUPHRADE & ASSOCIATES, INC. P.O. BOX 1336 ROCKWALL, TEXAS 75087 (972) 771-9004

FINAL PLAT LOT 1, BLOCK A HERITAGE CHRISTIAN ACADEMY ADDITION (BEING A REPLAT OF FIRST UNITED METHODIST CHURCH ADDITION AND A REPLAT OF OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION) 6.641 AC. - 1 LOT B.J.T. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Table with project details: PROJECT: 0307VERB, DATE: 4/03, SCALE: D.L.B., DRAWN: W.L.D., CHK'D: W.L.D. DOUPHRADE & ASSOCIATES, INC. 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005

F-92



GENERAL NOTES:

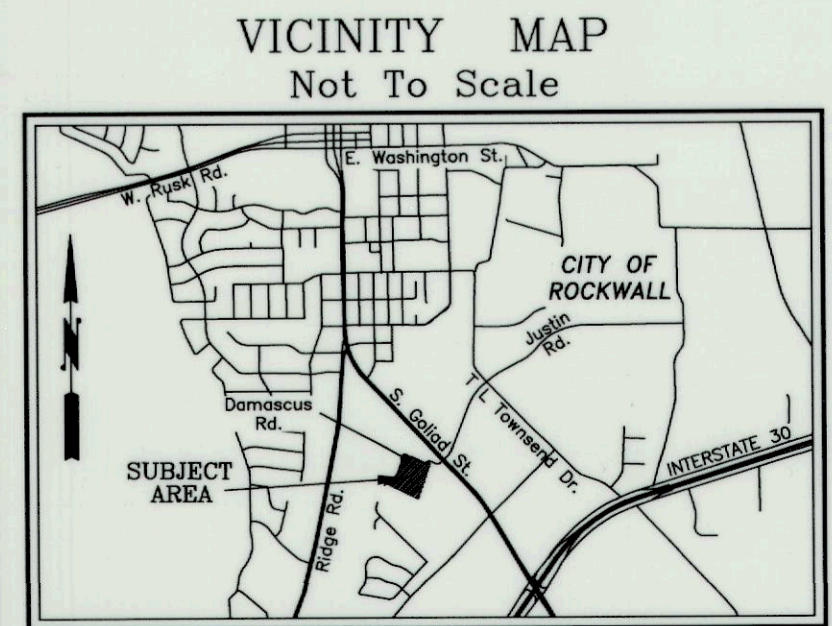
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
3. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
4. Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Found
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

OWNER
 HERITAGE CHRISTIAN ACADEMY
 Contact: Brad Helmer
 1408 S. Goliad Street
 Rockwall, Texas 75087
 972-772-3003

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

FINAL PLAT

LOT 2, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
 Being a Replat of
 Lot 1, Block A
 Heritage Christian Academy Addition
 being one lot
 6.641-Acres or 289,064 Square Feet
 situated in the
 Burwell J.T. Lewis Survey, Abstract No. 255
 City of Rockwall, Rockwall County, Texas
 Case No. P2023-025

		RINGLEY & ASSOCIATES, INC.			
SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

FLOOD ZONE NOTE:
 This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:
 The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

MONUMENT NOTE:
 All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

POINT OF BEGINNING
 1/2" IRF (CM)
 State Plane-NAD 83
 N: 7,022,011.804
 E: 2,595,754.489

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 28 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

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 the HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 2, BLOCK 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 the HERITAGE CHRISTIAN ACADEMY 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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.

Signature of Brad Helmer
BRAD HELMER, Head of School
Heritage Christian Academy

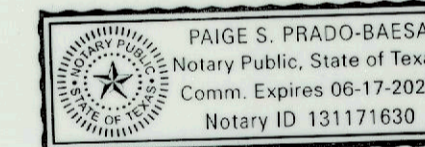
STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared BRAD HELMER, 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 9th Day of NOVEMBER, 2023.

Signature of Paige S. Prado-Baesa
Notary Public in and for the State of Texas

06-17-2025
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 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.

Signature of Planning and Zoning Commission Chairman
Planning and Zoning Commission, Chairman

11.14.2023
Date

APPROVED:

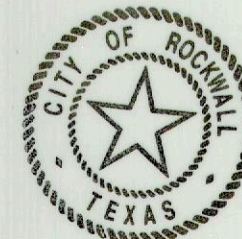
I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of September, 2023.

Signature of Mayor
Mayor, City of Rockwall

Signature of Planning and Zoning Commission Chairman
Planning and Zoning Commission Chairman

Signature of Kristy Wagner
City Secretary

Signature of Amy Williams, P.E.
City Engineer



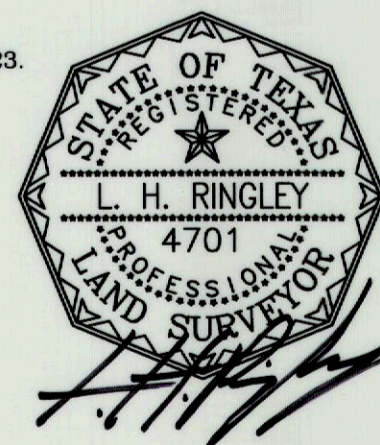
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Lawrence H. Ringley, do hereby certify that I have 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.

DATED this 6th day of November, 2023.

Signature of Lawrence H. Ringley
Lawrence H. Ringley
State of Texas, No. 4701



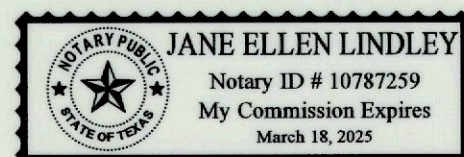
STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given upon my hand and seal of office this 6th day of November, 2023.

Signature of Jane Ellen Lindley
Notary Public in and for the State of Texas

3-18-25
My Commission Expires:



OWNER

HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliad Street
Rockwall, Texas 75087
972-772-3003

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

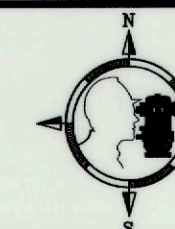
Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/30/2023 10:38:43 AM
\$100.00
20230000020104
Signature of Jennifer Fogg

FINAL PLAT

LOT 2, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION

Being a Replat of
Lot 1, Block A
Heritage Christian Academy Addition
being one lot
6.641-Acres or 289,064 Square Feet
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. P2023-025



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Head, 08/18/2023, N.T.S., 2020037, 2020037-RP.DWG, 2 of 2