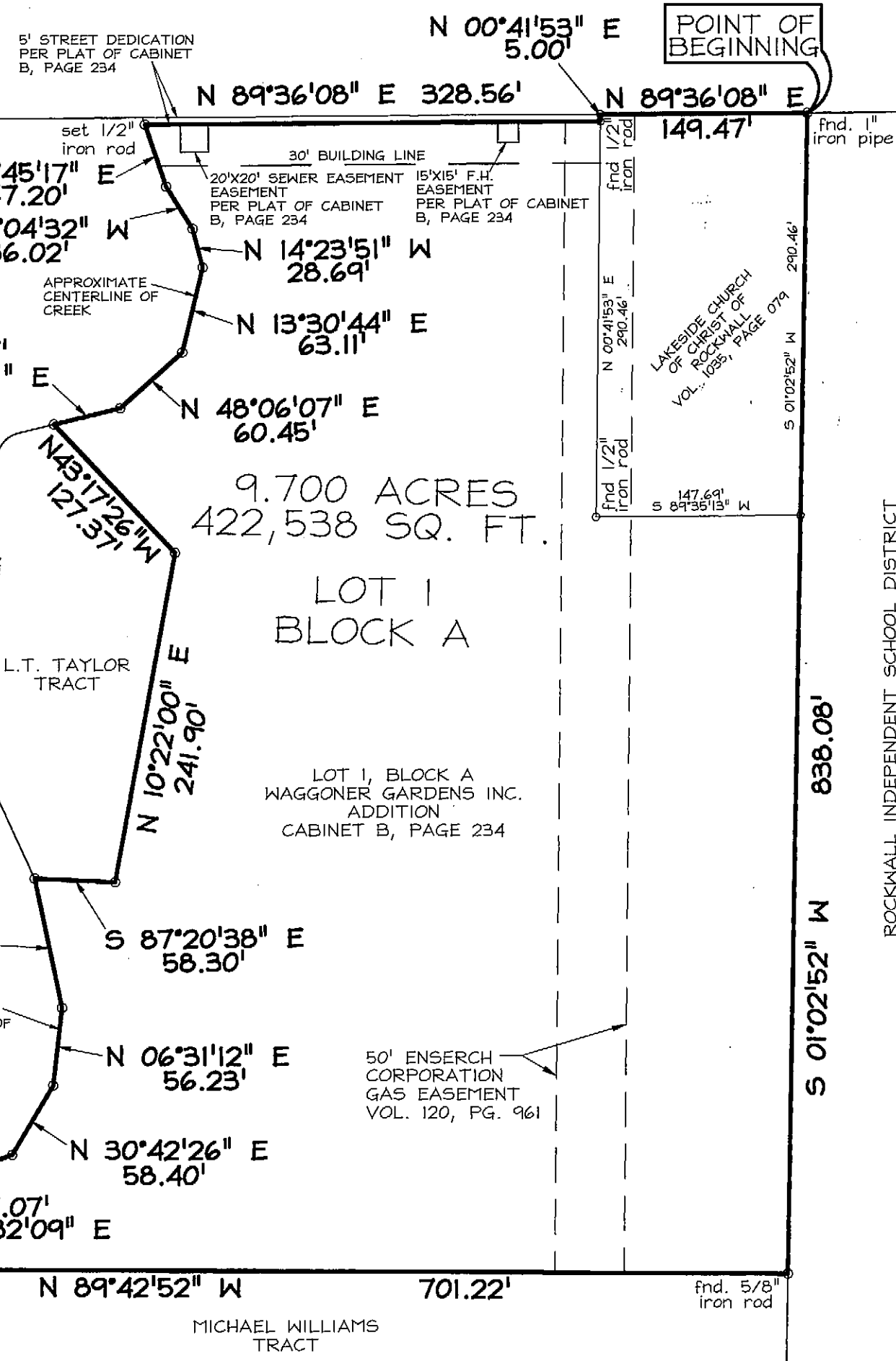


STATE HIGHWAY 66
(ALSO KNOWN AS WILLIAMS STREET)
(60' R.O.W.)



OWNERS CERTIFICATE
STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Lakeside Church of Christ of Rockwall, a Nonprofit Corporation is the owner of a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A of Waggoner Gardens Inc. Addition, an addition to the City of Rockwall, Texas, according to the map or plat thereof recorded in Cabinet B, Page 234 of the Plat Records of Rockwall County, Texas, and being that same tract of land as described in deed from Science and Technology, Inc. to Lakeside Church of Christ of Rockwall, a Nonprofit Corporation as recorded in Volume 1035, Page 079 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1 inch iron pipe found for the northeast corner of the herein described tract, same being in the south right-of-way line of State Highway 66 (a 60 foot wide right-of-way) also known as Williams Street, said pipe also being the northwest corner of a tract of land as described in deed to Rockwall Independent School District, herein after referred to as the school tract, same being the northeast corner of said Church tract (Volume 1035, Page 079);

THENCE: South 01 degrees 02 minutes 52 seconds West, along the east line of said Church tract, passing at a distance of 290.46 feet the southeast corner of said Church tract, same being the eastern most northeast corner of said Lot 1, in all a distance of 838.08 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 1, same being in the north line of a tract of land as described in deed to Michael Williams;

THENCE: North 89 degrees 42 minutes 52 seconds West, along the south line of said Lot 1 and the north line of said Williams tract, a distance of 700.87 feet to a 1/2 inch iron rod set for the southwest corner of said Lot 1, same being in the southeast corner of a tract of land as described in Deed to L.T. Taylor;

THENCE: North 12 degrees 24 minutes 50 seconds East, a distance of 103.00 feet to a point in the approximate centerline of a creek;

THENCE: South 65 degrees 30 minutes 29 seconds East, a distance of 82.00 feet to a point;

THENCE: North 70 degrees 32 minutes 09 seconds East, a distance of 47.07 feet to a point;

THENCE: North 30 degrees 42 minutes 26 seconds East, a distance of 58.40 feet to a point;

THENCE: North 06 degrees 31 minutes 12 seconds East, a distance of 56.23 feet to a point;

THENCE: North 11 degrees 47 minutes 14 seconds West, a distance of 95.43 feet to a point;

THENCE: South 87 degrees 20 minutes 38 seconds East, a distance of 58.30 feet to a point;

THENCE: North 10 degrees 22 minutes 00 seconds East, a distance of 241.90 feet to a point;

THENCE: North 43 degrees 17 minutes 26 seconds West, a distance of 127.37 feet to a point;

THENCE: North 76 degrees 19 minutes 11 seconds East, a distance of 49.27 feet to a point;

THENCE: North 48 degrees 06 minutes 07 seconds East, a distance of 60.45 feet to a point;

THENCE: North 30 degrees 42 minutes 26 seconds East, a distance of 58.40 feet to a point;

THENCE: North 13 degrees 30 minutes 44 seconds East, a distance of 63.11 feet to a point;

THENCE: North 14 degrees 23 minutes 51 seconds West, a distance of 28.69 feet to a point;

THENCE: North 32 degrees 04 minutes 32 seconds West, a distance of 36.02 feet to a point;

THENCE: North 18 degrees 45 minutes 17 seconds West, a distance of 47.20 feet to a 1/2 inch iron rod set in the south right-of-way line of said State Highway 66;

THENCE: North 89 degrees 36 minutes 08 seconds East, along the south right-of-way line of said State Highway 66, a distance of 328.56 feet to a 1/2 inch iron rod set in the west line of said Church tract;

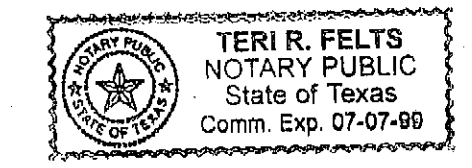
THENCE: North 00 degrees 41 minutes 53 seconds East, continuing along said right-of-way and along the East line of said Church tract, a distance of 5.00 feet to a 1/2 inch iron rod found for the northwest corner of said Church tract;

THENCE: North 89 degrees 36 minutes 08 seconds East, along the north line of said Church tract, and continuing along the south right-of-way line of said State Highway 66, a distance of 149.47 feet to the PLACE OF BEGINNING and containing 9.700 acres or 422,538 square feet of land more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Reverend James Hawk, 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 24th day of November, 1997.

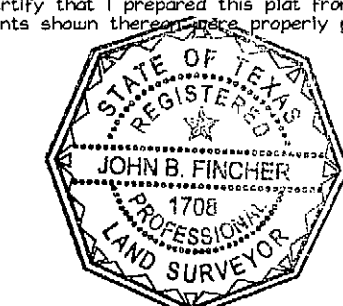
Notary Public in and for the State of Texas
01-01-99
My Commission Expires



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John B. Fincher, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are properly placed under my personal supervision.

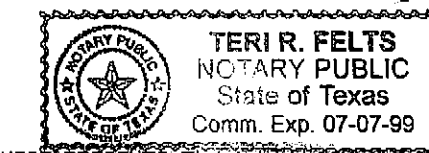
John B. Fincher
Registered Professional Land Surveyor
No. 1708



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN B. FINCHER, 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 25th day of November, 1997.

Notary Public in and for the State of Texas
01-01-99
My Commission Expires



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Lakeside Church of Christ of Rockwall the undersigned owner(s) of the land shown on this plat, and designated herein as WAGGONER GARDENS, INC. 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 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 WAGGONER GARDENS, INC. 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; 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 registrations to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or 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.

James Hawk
LAKESIDE CHURCH OF CHRIST OF ROCKWALL
REVEREND JAMES HAWK

RECOMMENDED FOR FINAL APPROVAL

Ron L. Ramsey
Planning and Zoning
10-15-1997
Date

FILED FOR RECORD
ROCKWALL CO. TEXAS

97 DEC 31 PM 4:10
JULIETTE BURKS
CLERK
BY: [Signature] DEPUTY

APPROVED

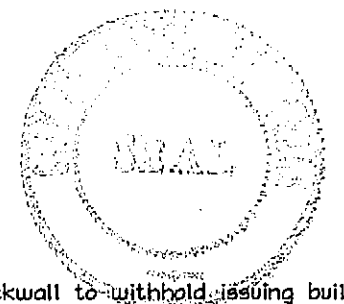
I hereby certify that the above and foregoing plat of the addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15 day of September, 1997.

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.

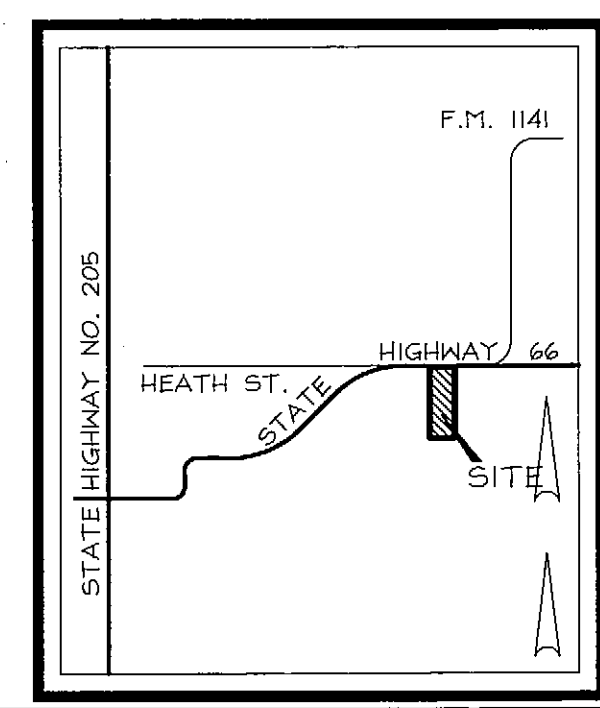
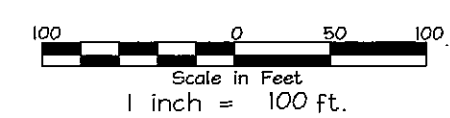
Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 15 day of October, 1997.

[Signature]
Mayor, City of Rockwall
Cindy Kindred
City Secretary, City of Rockwall



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.



RE-PLAT- OF WAGGONER GARDENS, INC. ADDITION R. BALLARD SURVEY ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
SURVEYOR	OWNER
PRECISE LAND SURVEYING, INC.	LAKESIDE CHURCH OF CHRIST OF ROCKWALL
4915 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 (214) 681-7072 (214) 279-1508 FAX	950 WILLIAMS STREET ROCKWALL, TEXAS, 75087 (972) 771-9161
PROJECT NO. 197-3677	DATE: SEPTEMBER 1997

Waggoners Garden

SURVEYOR'S NOTES

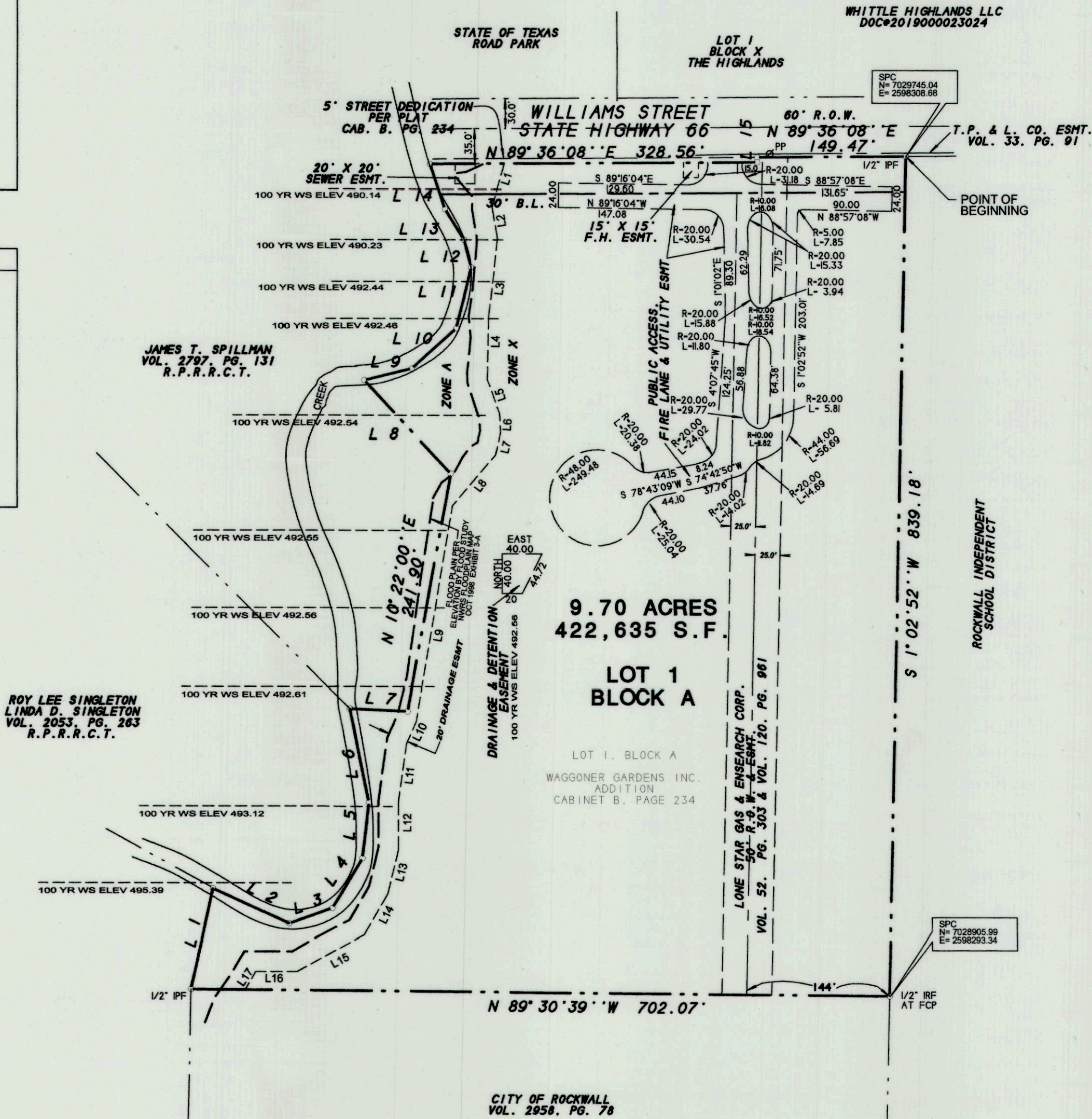
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

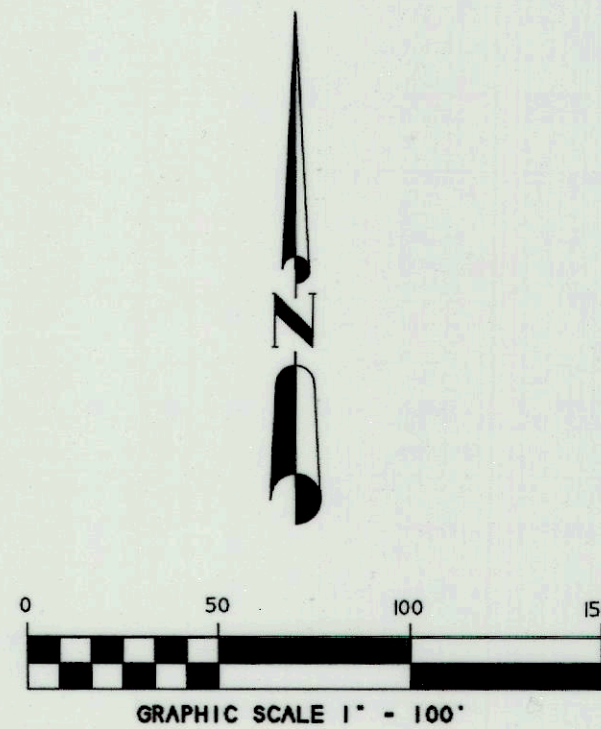
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	64.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	56.23'
5	N 6°31'12"E	58.40'
6	N 11°47'14"W	95.43'
7	S 87°20'38"E	58.30'
8	N 43°17'26"W	127.37'
9	N 78°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	S 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'

Line	Bearing	Distance
1	S 14°53'40"W	44.89'
2	S 09°32'40"E	31.54'
3	S 06°15'01"W	78.32'
4	S 01°15'50"W	63.50'
5	S 19°13'04"E	36.45'
6	S 03°20'28"E	38.45'
7	S 12°57'02"W	22.92'
8	S 40°31'58"W	66.36'
9	S 09°31°15"W	215.64'
10	S 24°27'06"W	24.32'
11	S 07°40'12"W	58.86'
12	S 00°00'00"W	47.63'
13	S 13°21'26"W	45.68'
14	S 30°17'06"W	47.63'
15	S 61°14'00"W	76.31'
16	S 90°00'00"W	41.55'
17	S 30°17'06"W	20.91'



VICINITY MAP



FINAL PLAT

LOT 1, BLOCK A

HELPING HANDS ADDITION

BEING ONE (1) LOT

9.70 ACRES OR 422,635 S.F.

SITUATED IN THE

R. BALLARD SURVEY, ABSTRACT NO. 29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

Ⓢ TV	Ⓐ GAS	Ⓣ TEL	→ FH	⊘ PP
CABLE CLOSURE	GAS METER	PHONE ROVER	FIRE HYDRANT	POWER POLE
Ⓛ ELEC	Ⓜ WM	Ⓛ LP	⊘ 1/2" SBT	
BOX	WATER METER	LIGHT POLE	IRON ROD FOUND (CORNER 1)	
SUBSURFACE JUNCTION BOX				

BASEMENT LINE

PROPERTY LINES

SURVEY DATE JANUARY 12, 2023
SCALE 1" = 100' FILE # 20001612-R
CLIENT HELPING HANDS

OWNER:

ROCKWALL COUNTY HELPING HANDS INC
P.O. BOX 375
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2

CITY CASE P2023-036

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL COUNTY HELPING HANDS INC. BEING THE OWNERS 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 R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Replat of Waggoner Gardens, Inc. Addition, an Addition to the City of Rockwall, Texas, according to the plat recorded in Cabinet D, Slide 68, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for corner in the south right-of-way line of State Highway 66 Williams Street and at the northeast corner of said Lot 1, Block A;

THENCE S. 01 deg. 02 min. 52 sec. W. along the east boundary of Lot 1, Block A, a distance of 839.18 feet to a 1/2" iron pipe found for corner;

THENCE N. 89 deg. 30 min. 39 sec. W. along south boundary of said tract, a distance of 702.07 feet to a 1/2" iron pipe found for corner;

THENCE N. 12 deg. 24 min. 50 sec. E., at 83.5 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 103.00 feet to a point in creek for corner;

THENCE in a northeasterly direction along the meanders of said creek as follows:

S. 65 deg. 30 min. 29 sec. E. a distance of 84.30 feet; N. 70 deg. 32 min. 09 sec. E. a distance of 45.75 feet; N. 30 deg. 42 min. 26 sec. E. a distance of 58.40 feet; N. 06 deg. 31 min. 12 sec. E. a distance of 65.23 feet; N. 11 deg. 47 min. 14 sec. E. a distance of 95.43 feet;

THENCE S. 87 deg. 20 min. 38 sec. E. leaving said creek, a distance of 58.30 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 22 min. 00 sec. E. a distance of 241.90 feet to a 1/2" iron rod found for corner;

THENCE N. 43 deg. 17 min. 26 sec. W. at 107.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 127.37 feet to a point for corner in creek;

THENCE in a northeasterly direction along the meanders of said creek as follows:

N. 76 deg. 19 min. 11 sec. E. a distance of 49.27 feet; N. 48 deg. 06 min. 07 sec. E. a distance of 60.45 feet; N. 13 deg. 30 min. 44 sec. E. a distance of 63.11 feet; N. 14 deg. 23 min. 51 sec. E. a distance of 28.69 feet; N. 32 deg. 04 min. 32 sec. E. a distance of 36.02 feet; N. 18 deg. 45 min. 17 sec. W. a distance of 47.20 feet to a point in the right-of-way for Williams Street SH 66;

THENCE N. 89 deg. 36 min. 08 sec. E. along said right-of-way, a distance of 328.56 feet to a TXDOT disk for corner;

THENCE N. 00 deg. 41 min. 53 sec. E. a distance of 5.00 feet a TXDOT disk for corner;

THENCE N. 89 deg. 36 min. 08 sec. E. along said right-of-way line, a distance of 149.47 feet to the POINT OF BEGINNING and containing 422,635 square feet or 9.70 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 LOT 1, BLOCK A, HELPING HANDS ADDITION, an Addition to the City of Rockwall, Texas, and whose names 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 LOT 1, BLOCK A, HELPING HANDS 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 the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- 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.
- 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.

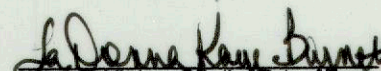
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any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

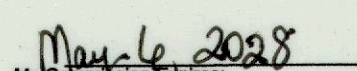

Jon Bailey
for ROCKWALL COUNTY HELPING HANDS INC

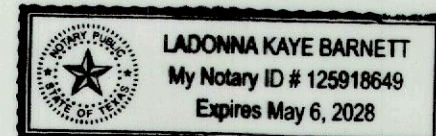
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jon Bailey 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 13th day of February, 2025.


Laddonna Kaye Barnett
Notary Public in and for the State of Texas


My Commission Expires: May 6, 2028



THE STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2025000004256 PLAT
03/13/2025 02:08:54 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX





SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034




APPROVED

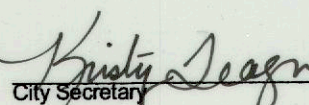
I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, HELPING HANDS ADDITION an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 13th day of February, 2025.

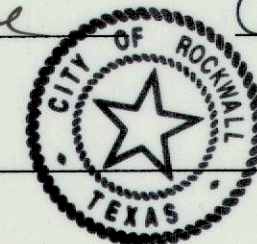
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.


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


Mayor, City of Rockwall


Planning and Zoning Commission Chairman


Kristy Seagren
City Secretary




City Engineer

FINAL PLAT

LOT 1, BLOCK A
HELPING HANDS ADDITION

BEING ONE (1) LOT
9.70 ACRES OR 422,635 S.F.

SITUATED IN THE
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	W	TEL	+	+	+	+	+	+	+	+	+
TELEVISION	W	PHONE	+	+	+	+	+	+	+	+	+
CABLE BINDER	W	WATER	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+
+	+	+	+	+	+	+	+	+	+	+	+

SURVEY DATE: JANUARY 12, 2023
SCALE: 1" = 100' FILE # 20001612-RP
CLIENT: HELPING HANDS

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2023-36