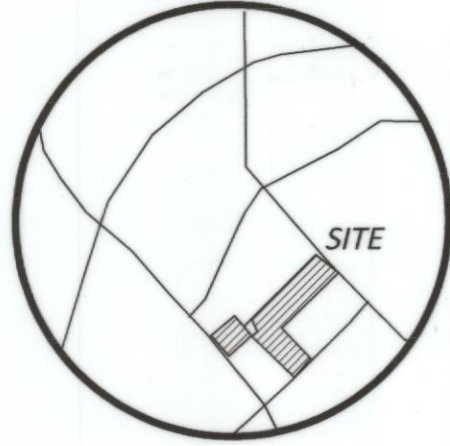


Vicinity Map
(Not to Scale)

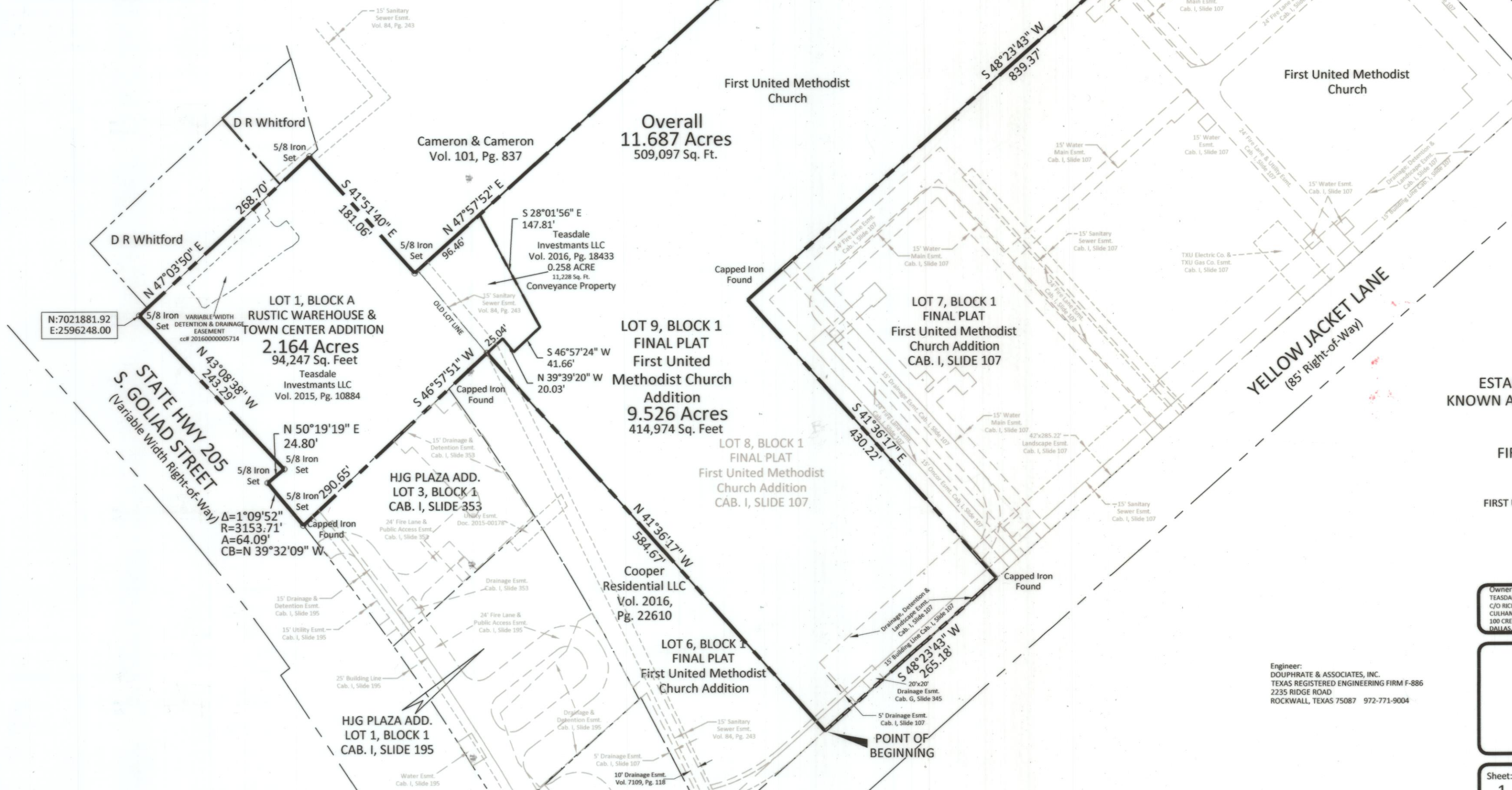


GENERAL NOTES:

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

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



Case No.: P2018-034

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

Owner: TEASDALE INVESTMENTS LLC C/O RICHARD C GRANT CULHANE MEADOWS PLEC 100 CRESCENT COURT, SUITE 700 DALLAS, TEXAS 75201	Owner: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS 3200 E. YELLOW JACKET LN ROCKWALL, TX 75087
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Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 7, 2018	P.C.: Cryer/Spradling
Technician: Bedford	File: RUSTIC PLAT 2018-08-07
Drawn By: Bedford	Job No. 658-002
	GF No.

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

Sheet: 1
Of: 2

Registered Professional Land Surveyors

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

ALL FILES\DOUPHRE\RUSTRIC WAREHOUSE\RUSTRIC PLAT 2018-11-07.dwg, Layout1 (2), 11/8/2018 12:23:34 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

UTILITY NOTE:

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

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

We, TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS, the undersigned owners of the land shown on this plat, and designated herein as the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- 7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements 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.

TEASDALE INVESTMENTS LLC

Name: Tom Anterburn
Title: President of Teasdale Investments LLC
STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 11 day of DECEMBER, 2018

Notary Public in and for the State of Texas



TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name: Tom Smiley
Title: Trustee chair

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 7th day of DECEMBER, 2018

Notary Public in and for the State of Texas

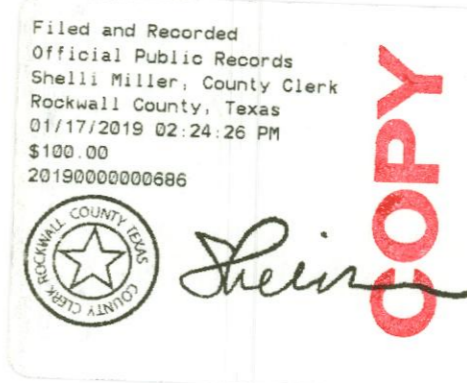


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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



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

Case No.: P2018-034

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

OWNER: TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC
100 CRESCENT COOR, SUITE 700
DALLAS, TEXAS 75201

OWNER: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS
1200 E. YELLOW JACKET LN
ROCKWALL, TX 75087

Scale: 1" = 100'
Date: August 7, 2018
File: RUSTIC PLAT 2018-03-07
Checked By: Cryer/Spradling
P.C.:
Technician: Bedford
Job. No. 658-002
Drawn By: Bedford
GF No.

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

Sheet: 2
Of: 2



TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 10/20/18

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9 day of NOV, 2018.

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

WITNESS OUR HANDS, this 16th day of January, 2018.



[Signature] City Secretary
[Signature] City Engineer

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