

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.

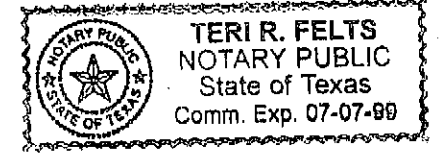
STATE OF TEXAS
COUNTY OF ROCKWALL

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 14th day of November, 1997.

Notary Public in and for the State of Texas

11-01-99

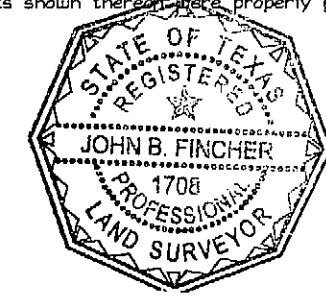
My Commission Expires



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 were 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 15th day of November, 1997.

Notary Public in and for the State of Texas

11-01-99

My Commission Expires



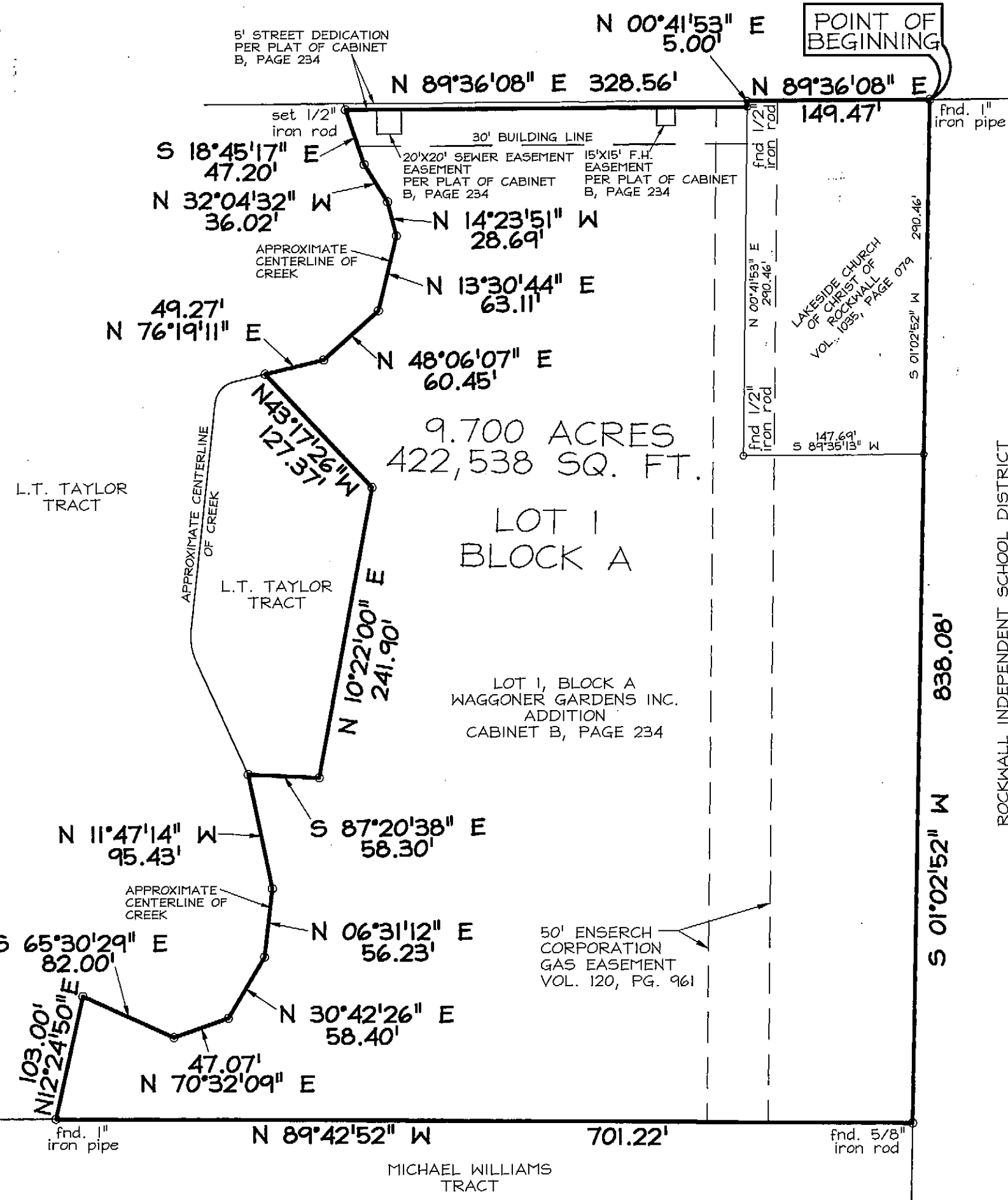
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Lakeside Church of Christ of Rockwall the undersigned owner(s) of the land shown on this plat, and designated herein as WAGGONER GARDENS, INC. ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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:

- 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 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



ROCKWALL INDEPENDENT SCHOOL DISTRICT

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
LAURETTE BURKS
CITY 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.

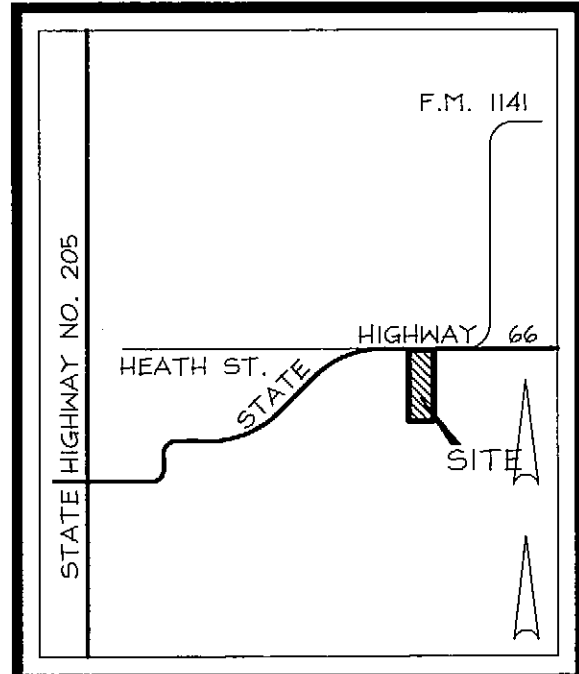
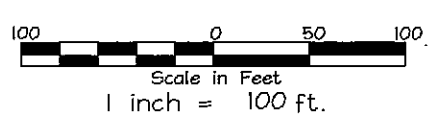
Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNES 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