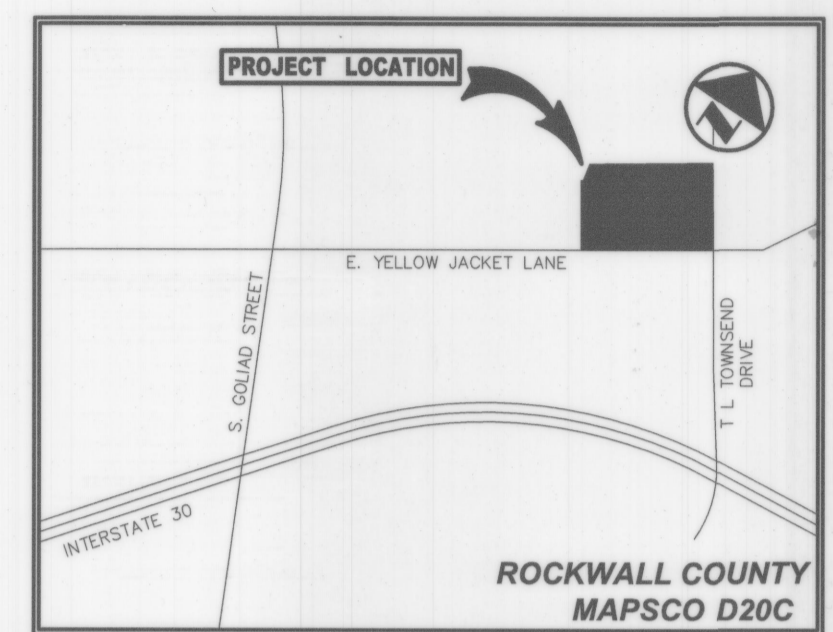
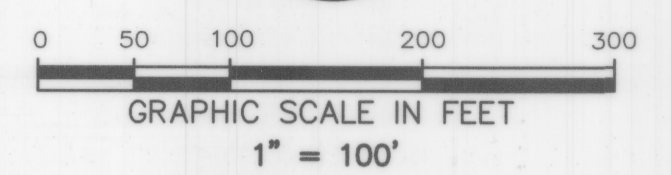
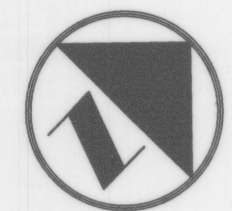


2022000012497 1/3 PLAT 06/03/2022 03:32:32 PM
 REPLAT-LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH



VICINITY MAP
(NOT TO SCALE)

LEGEND

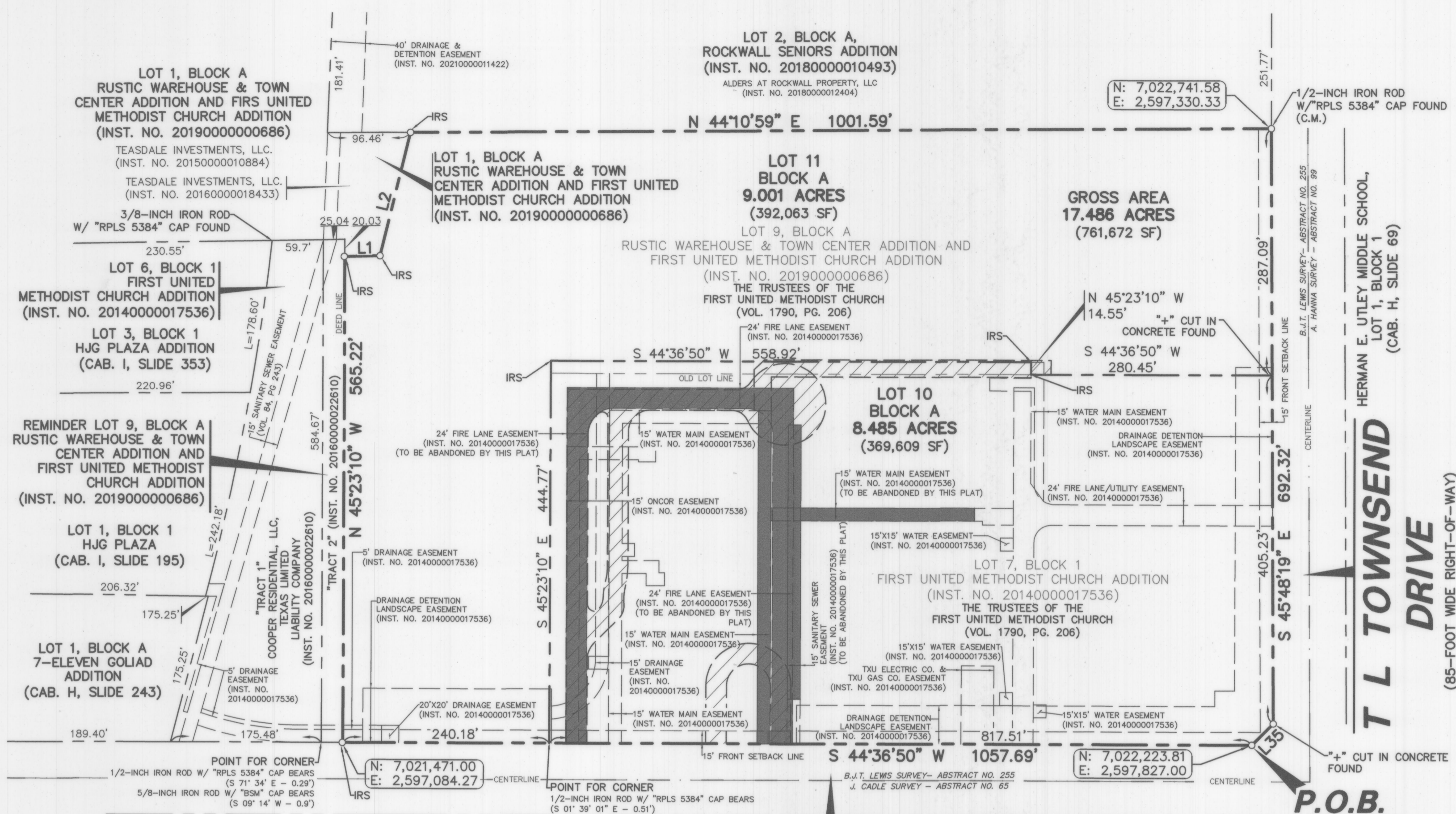
- P.O.B.** POINT OF BEGINNING
- (C.M.)** CONTROLLING MONUMENT
- IRS** 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3
FOR EASEMENT ABANDONMENTS
AND DEDICATIONS DETAILS

AREA TABLE		
LOT 10	8.485 Acres	369,609 SF
LOT 11	9.001 Acres	392,063 SF
GROSS: TOTAL PLAT AREA	17.486 Acres	761,672 SF

SHEET 1 OF 3
 REPLAT
**LOTS 10 & 11, BLOCK A,
 FIRST UNITED METHODIST
 CHURCH ADDITION**
 BEING A REPLAT OF LOT 7, BLOCK 1,
 FIRST UNITED METHODIST CHURCH ADDITION AND
 LOT 9, BLOCK A, RUSTIC WAREHOUSE & TOWN CENTER
 ADDITION AND FIRST UNITED METHODIST CHURCH
 ADDITION
 BEING 17.486 ACRES
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-022

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-1008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=100'	DATE MAY 2022
		JOB NUMBER 2199-18.283	



**YELLOW JACKET
 LANE**
 (85-FOOT WIDE RIGHT-OF-WAY)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°16'06" E	40.98'
L2	N 31°43'14" W	147.78'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

SURVEYOR/ENGINEER:
 PACHECO KOCH, INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER:
 FIRST UNITED METHODIST ROCKWALL
 1200 E. YELLOW JACKET LANE
 ROCKWALL, TX 75087
 PH: 972-771-5500
 CONTACT: GARY HANCOCK

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall, is the owner of a 17.486 acre (761,672 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.486 acre (761,672 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and part of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records; said 17.486 acre (761,672 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,057.69 feet to a point for corner; said point being the east corner of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the northeast line of said Tract 2 and into and across said Lot 9, distance of 565.22 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on a southeast corner of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said point also being a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following two (2) calls:

North 43 degrees, 16 minutes, 06 seconds East, a distance of 40.98 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 20180000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 761,672 square feet or 17.486 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle C. Harris, 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.

Kyle C. Harris
Registered Professional Land Surveyor
No. 6266
Kharris@pkce.com
5/10/2022
Date



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 the LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH 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;

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.

I 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; 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.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Gray Hancock
Name: Gray Hancock
TITLE: Director of Finance and Administration

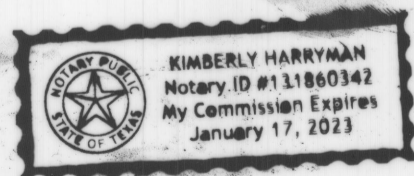
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gray Hancock, 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 MAY, 2022.

Kimberly Harryman
Notary Public in and for the State of Texas

11/17/2023
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

05/31/2022
Date

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 2 day of May, 2016.

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 2nd day of June, 2022.

Mayor, City of Rockwall
Secretary
City Engineer



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. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

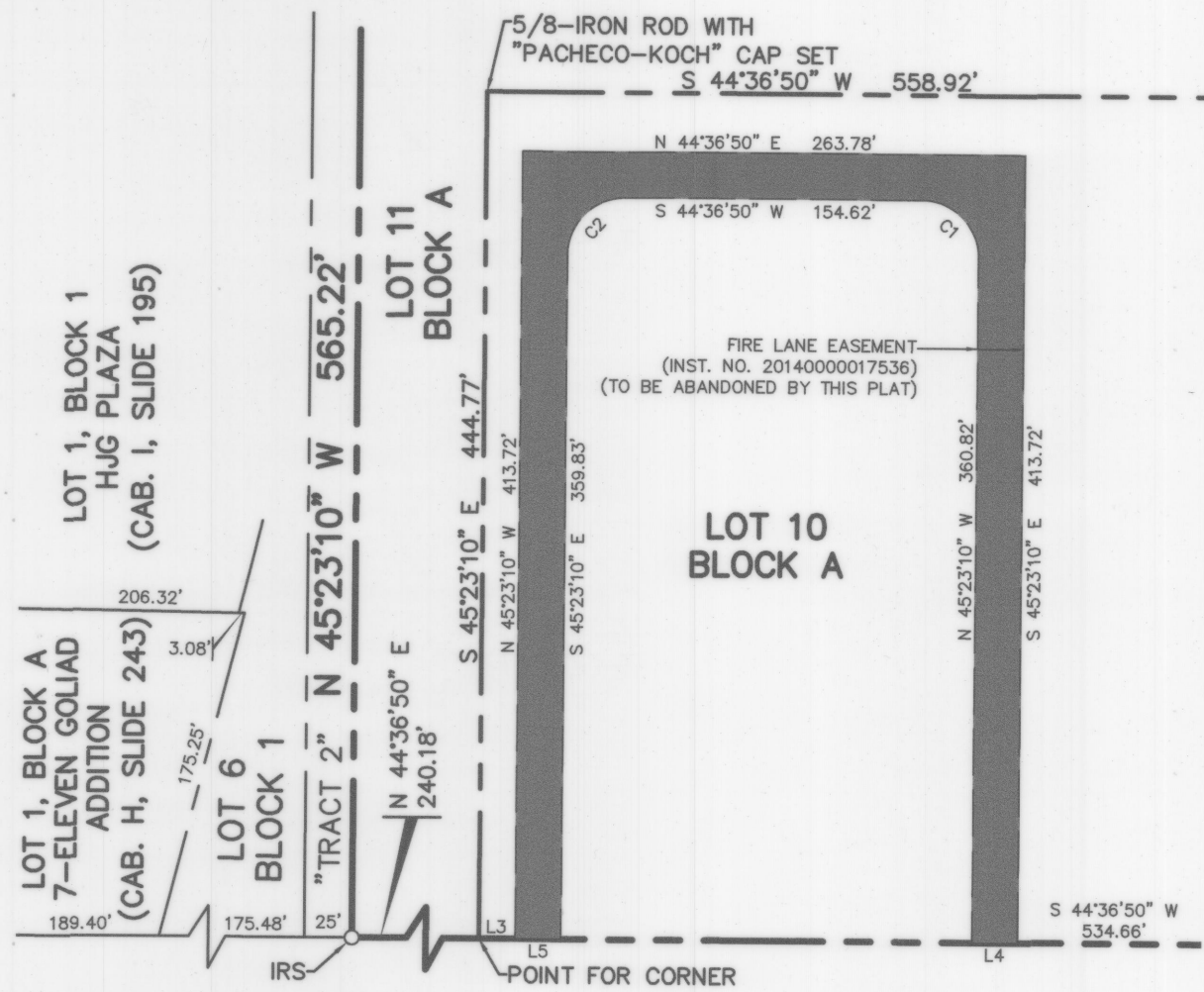
LOTS 10 & 11, BLOCK A,
FIRST UNITED METHODIST
CHURCH ADDITION

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND
LOT 9, BLOCK A, RUSTIC WAREHOUSE & TOWN
CENTER ADDITION AND FIRST UNITED METHODIST
CHURCH ADDITION
BEING 17.486 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-022

Table with 5 columns: DRAWN BY (GEB), CHECKED BY (LMG), SCALE (NONE), DATE (MAY 2022), JOB NUMBER (2199-18.283). Includes Pacheco Koch logo and contact information.

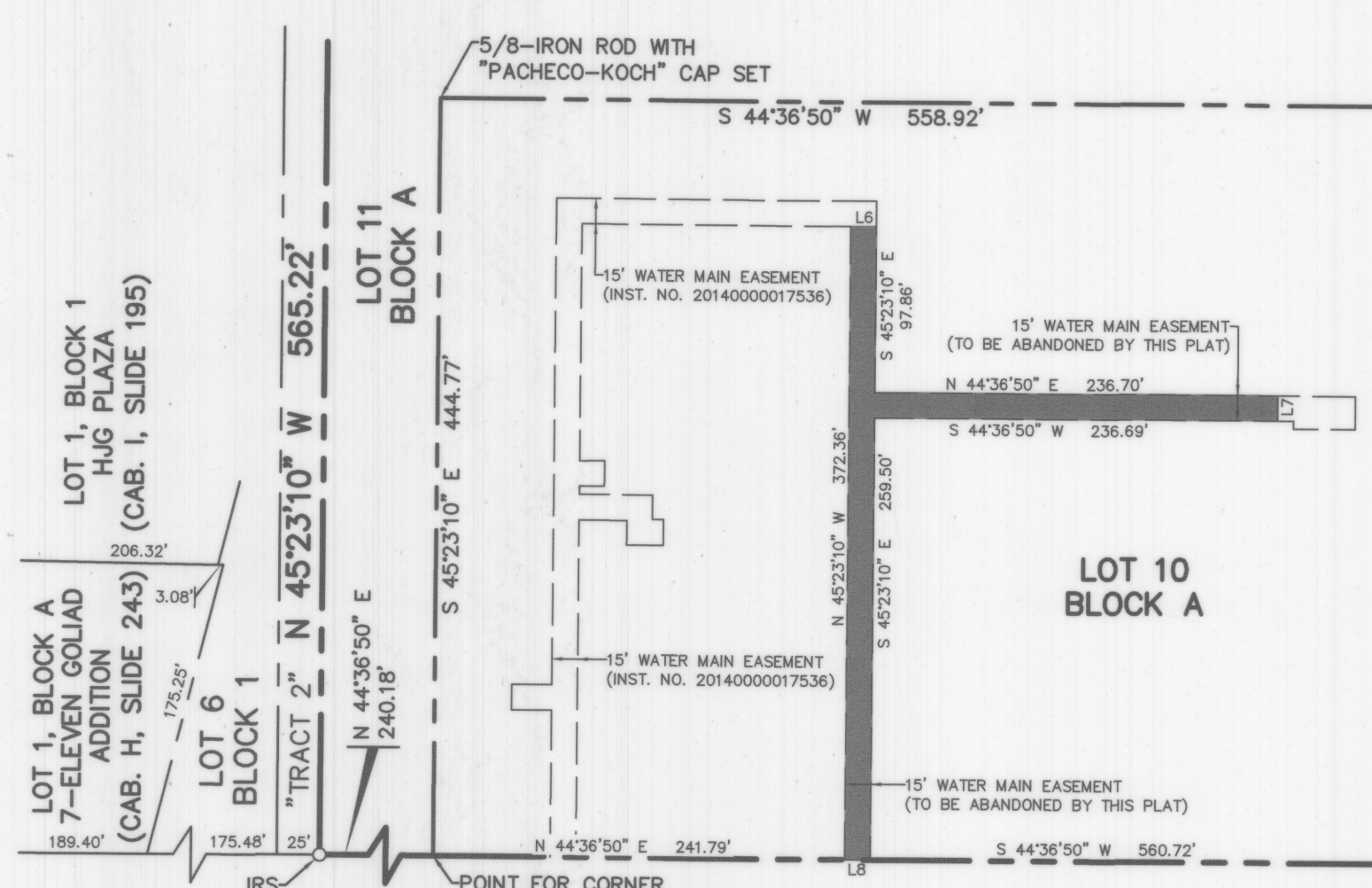
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REPLAT- LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH



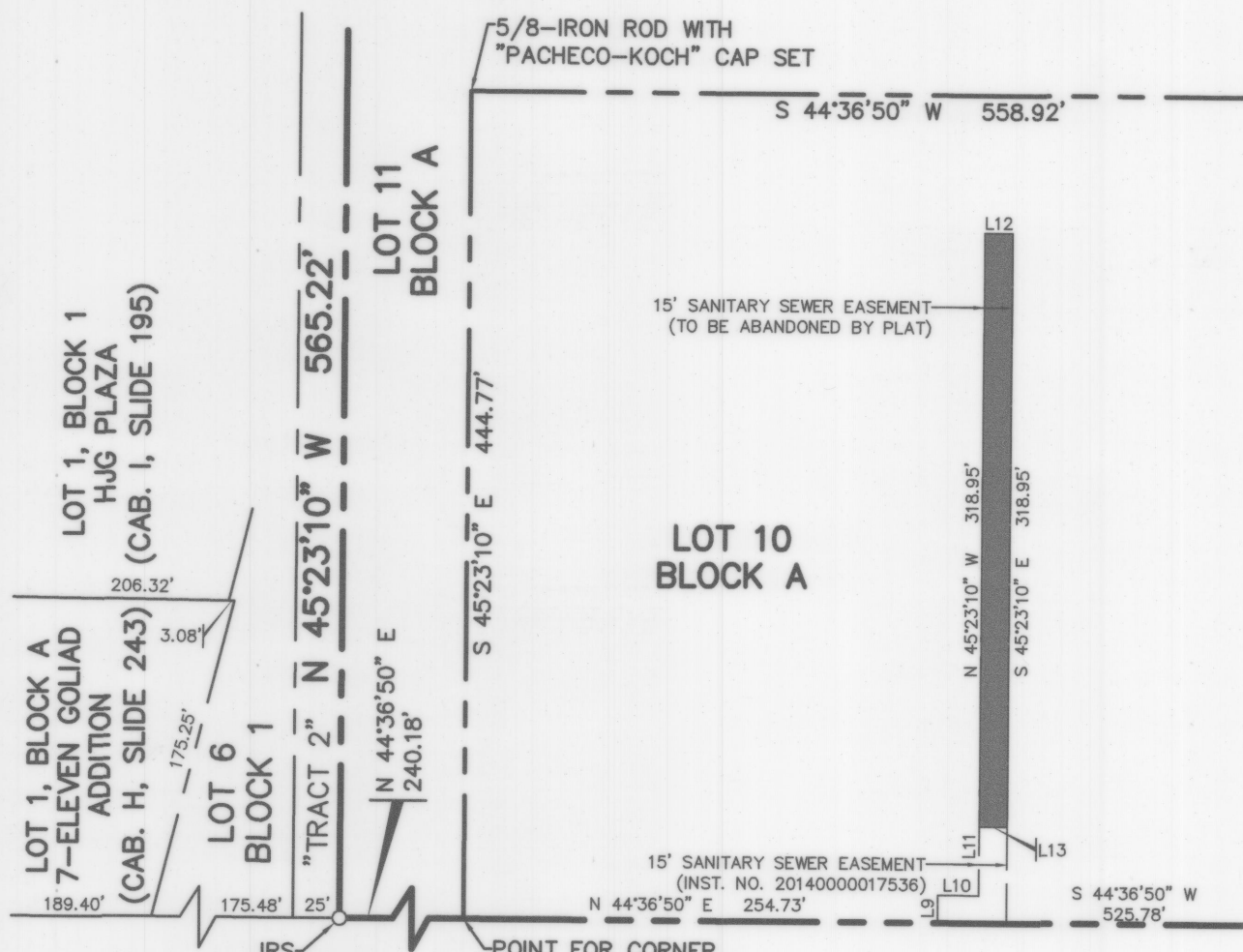
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



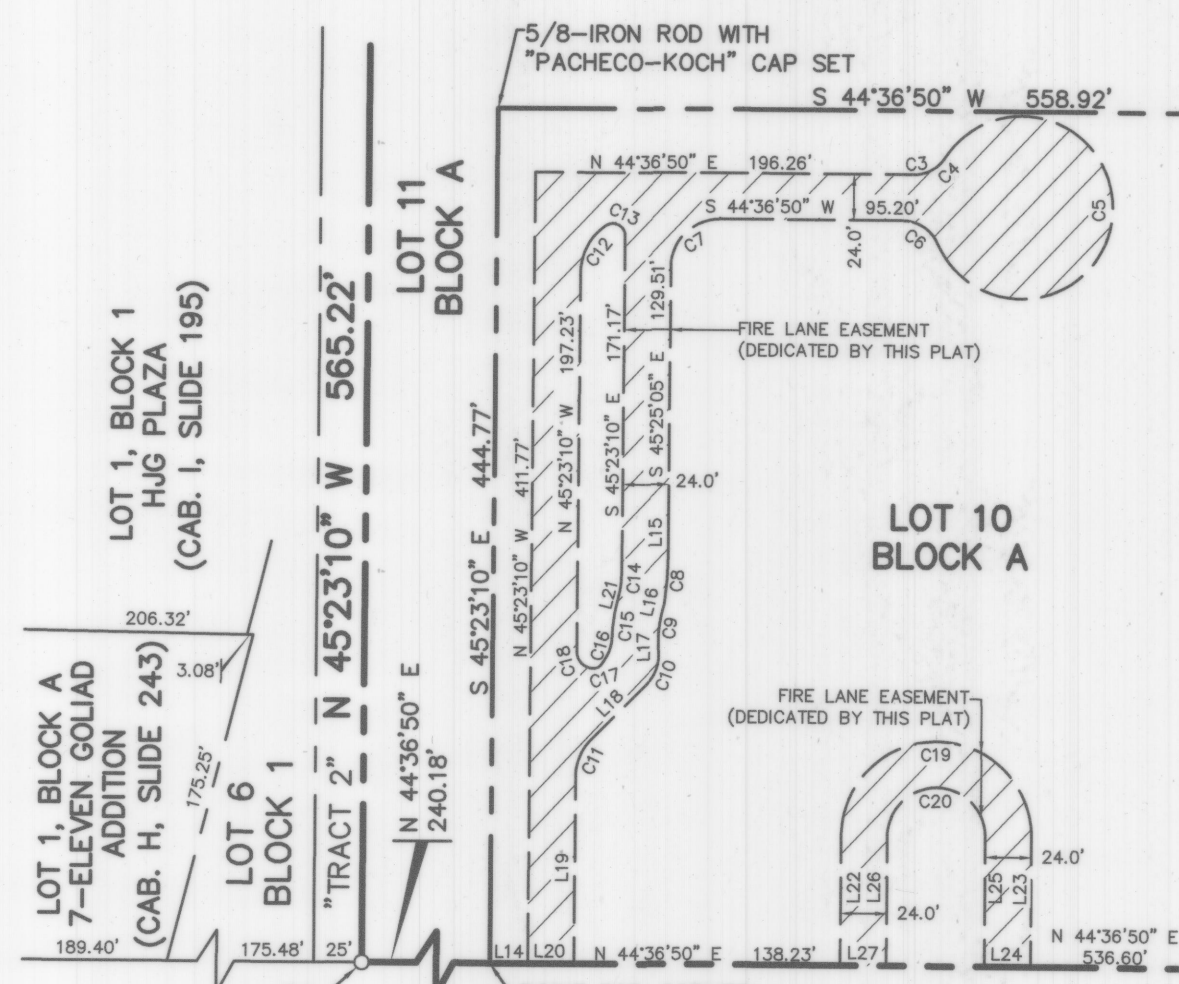
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



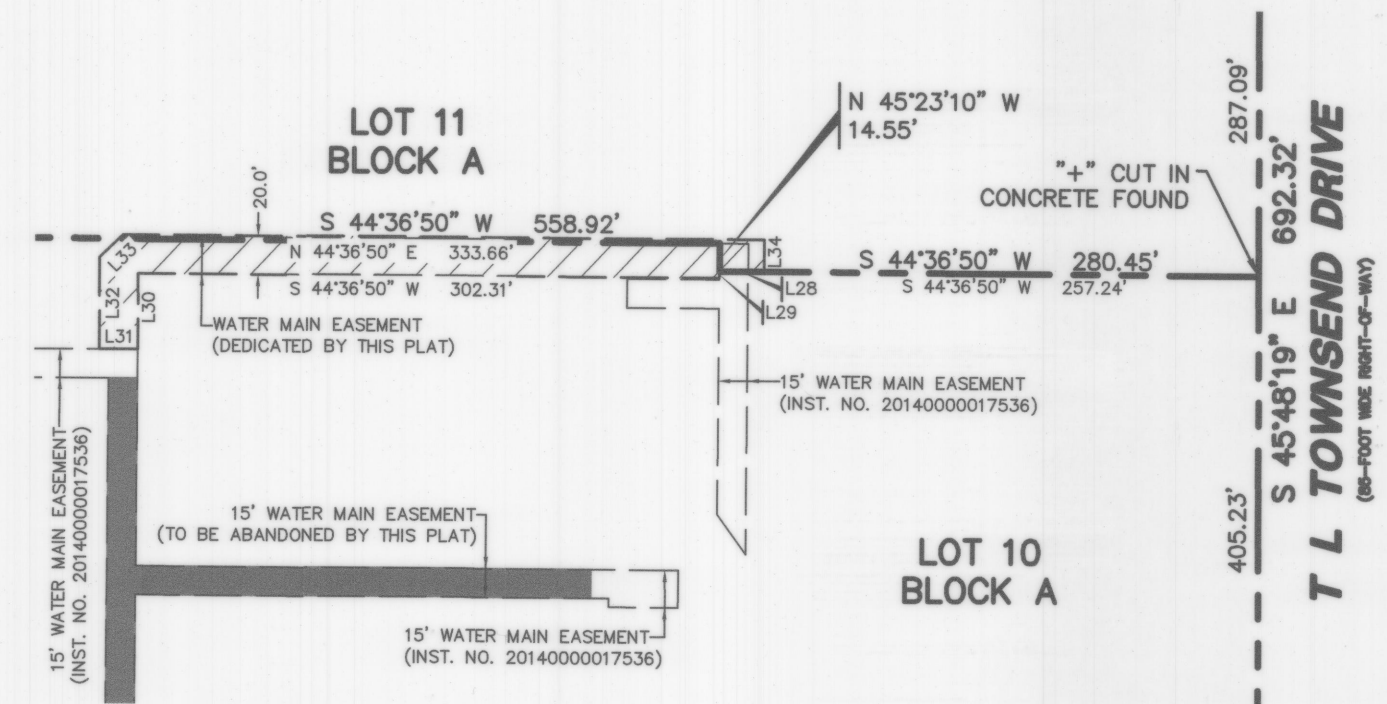
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



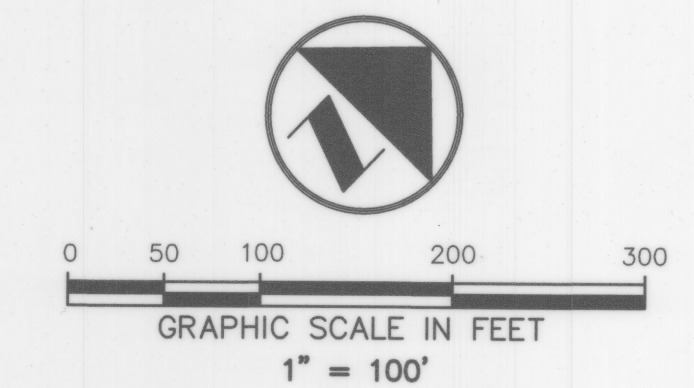
4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

1" = 100'



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/03/2022 03:32:32 PM
 \$150.00
 20220000012497

Jennifer Fogg

SURVEYOR/ENGINEER:
 PACHECO KOCH, INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER:
 FIRST UNITED METHODIST ROCKWALL
 1200 E. YELLOW JACKET LANE
 ROCKWALL, TX 75087
 PH: 972-771-5500
 CONTACT: GARY HANCOCK

SHEET 3 OF 3
 REPLAT
**LOTS 10 & 11, BLOCK A,
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REPLAT- LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH