

CITY OF ROCKWALL
COUNTY OF ROCKWALL
STATE OF TEXAS

WHEREAS, Lake Pointe Baptist Church is the owner of a tract of land containing 35.972 acres, located in the City of Rockwall, Rockwall County, Texas, part of the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64 also being all of Lot 1, Block A, in Revised Church on the Rock Addition and part of that parcel described in a deed to Lake Pointe Baptist Church as previously described in Volume 1121, Page 239 Deed Records of Rockwall County, Texas (DRRC) and being a part of Lot 1, Block A of Patrick-Stephenson Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Side 302, of the Plat Records of Rockwall County, Texas as described in a deed to Lake Pointe Baptist Church, Inc., recorded in Volume 1314 at Page 253 of the DRRC and being more particularly described by metes and bounds as follows (bearing referenced to the westerly line of Home Depot - Rockwall Addition as recorded in Cabinet B, Page 84 Map Records of Rockwall County, Texas (MRRCT)).

BEGINNING at a 5/8-inch iron rod found for the northwest corner of Lot 1, Block A, Revised Church of the Rock Addition, some being on the south right-of-way line of Interstate Highway 30 (variable width right-of-way).

THENCE North 70°21'12" East with said southerly right-of-way, a distance of 660.85 feet to a 1/2-inch iron rod found for the easterly corner of that parcel described in Volume 1121, Page 239 MRRCT, some being the northeast corner of Lot 1, Block B, Home Depot-Rockwall Addition;

THENCE southerly with the line common to said Addition and the Lake Pointe Baptist Church tract as follows:

- South 11°50'36" East, 249.84 feet to a found 1/2-inch iron rod;
- South 29°26'15" East, 282.69 feet to a found 5/8-inch iron rod with cap marked "KHA";

THENCE in a southerly direction along the arc of a curve to the left, having a radial bearing of North 85°18'09" West, a delta angle of 30°23'51", a radius of 210.00 feet, and an arc length of 111.41 feet to a found 5/8-inch iron rod with cap marked "KHA";

THENCE South 29°42'01" East, a distance of 227.00 feet to a found 5/8-inch iron rod with cap marked "KHA" for the beginning of a curve to the left;

THENCE along the arc of said curve to the left, having a delta angle of 11°25'32", a radius of 210.00 feet, and an arc length of 41.88 feet to a found 5/8-inch iron rod with cap marked "KHA";

THENCE South 41°07'33" East, a distance of 94.02 feet to a found 5/8-inch iron rod with cap marked "KHA" for the beginning of a curve to the left;

THENCE in a southerly direction along the arc of said curve to the left, having a delta angle of 11°41'18", a radius of 160.00 feet, and an arc length of 38.76 feet to a found 5/8-inch iron rod with cap marked "KHA" on the aforesaid common line;

THENCE South 29°26'15" East continuing with said common line, a distance of 545.86 feet to a set 5/8-inch iron rod with cap marked "KHA" (set iron rod);

THENCE South 45°56'42" East, a distance of 60.17 feet to a set iron rod on the north line of Minnie Ridge Estates No. 38, as recorded in Cabinet C, Page 224 MRRCT;

THENCE South 44°08'53" West with the line common to said Addition and the Lake Pointe Baptist Church tract, a distance of 577.89 feet to a set iron rod;

THENCE North 12°21'14" West, a distance of 65.95 feet to a set iron rod;

THENCE South 44°08'53" West, a distance of 177.55 feet to a set iron rod in the northerly line of a tract of land conveyed to 740/2037 Limited Partnership by the deed recorded in Volume 620, Page 69 of the DRRC;

THENCE North 46°05'00" West with said northerly line and the northerly line of Steger Towne Crossing, Phase 1, passing at a distance of 453.89 feet a 5/8-inch iron rod found, in all a distance of 1159.37 feet to a set iron rod for the southerly corner of Tobey Addition as recorded in Cabinet C, Side 117 MRRCT;

THENCE North 11°30'36" East, a distance of 90.88 feet to a point for a corner on the south line of said Patrick-Stephenson Subdivision;

THENCE North 30°51'10" West, departing the south line of said Patrick-Stephenson Subdivision, a distance of 487.16 feet to a point for corner;

THENCE North 42°26'31" East, a distance of 174.31 feet to a point for corner;

THENCE North 70°27'54" East, a distance of 166.61 feet to a point for corner on the east line of said Patrick-Stephenson Subdivision;

THENCE North 12°08'43" West along the east line of said Patrick-Stephenson Subdivision, a distance of 210.09 feet to the POINT OF BEGINNING and containing 35.972 acres of land, more or less.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Michaw B. Mann, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1998.

Notary Public of Texas

KNOW ALL MEN BY THESE PRESENTS:

I, Paul Hubert, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

Paul Hubert
RPLS No. 1942

Note: It shall be the policy of the City of Rockwall to withhold building permits until all streets, water 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 permitted thereon, nor does such approval constitute any representation or assurance that the City will be liable for any liability or responsibility for water for personal use and fire protection within such plat, as required by Ordinance 63-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

I, the undersigned owner of the land shown on this plat, and designated herein as the LAKE POINTE BAPTIST CHURCH ADDITION, 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. I further certify that all other parties who have a mortgage or lien interest in the LAKE POINTE BAPTIST CHURCH 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 the 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 the purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 the 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 the 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 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 facilities, 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 improvement, as determined by the city's engineer and/or city administrator, computed on a private commercial rate base, 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 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 progressed 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, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or easements 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 for 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 easements made herein.

By _____

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1998.

Notary Public of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

REPLAT OF
LAKE POINTE BAPTIST CHURCH ADDITION

SITUATED IN THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKE POINTE BAPTIST CHURCH
701 INTERSTATE 30
ROCKWALL, TEXAS 75087
(972) 771-2322

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12660 GORT ROAD
SUITE 300
DALLAS, TEXAS 75251
TEL: 214-770-1300
FAX: 214-339-3000

2.01

DATE: JUNE, 1998 SCALE: NONE

SHEET 2 OF 2