

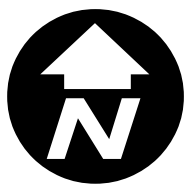
P2017-048- LOT 3, BLOCK A, LAKE POINT BAPTIST CHURCH ADDITION
 REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

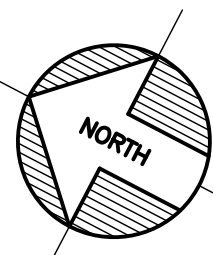
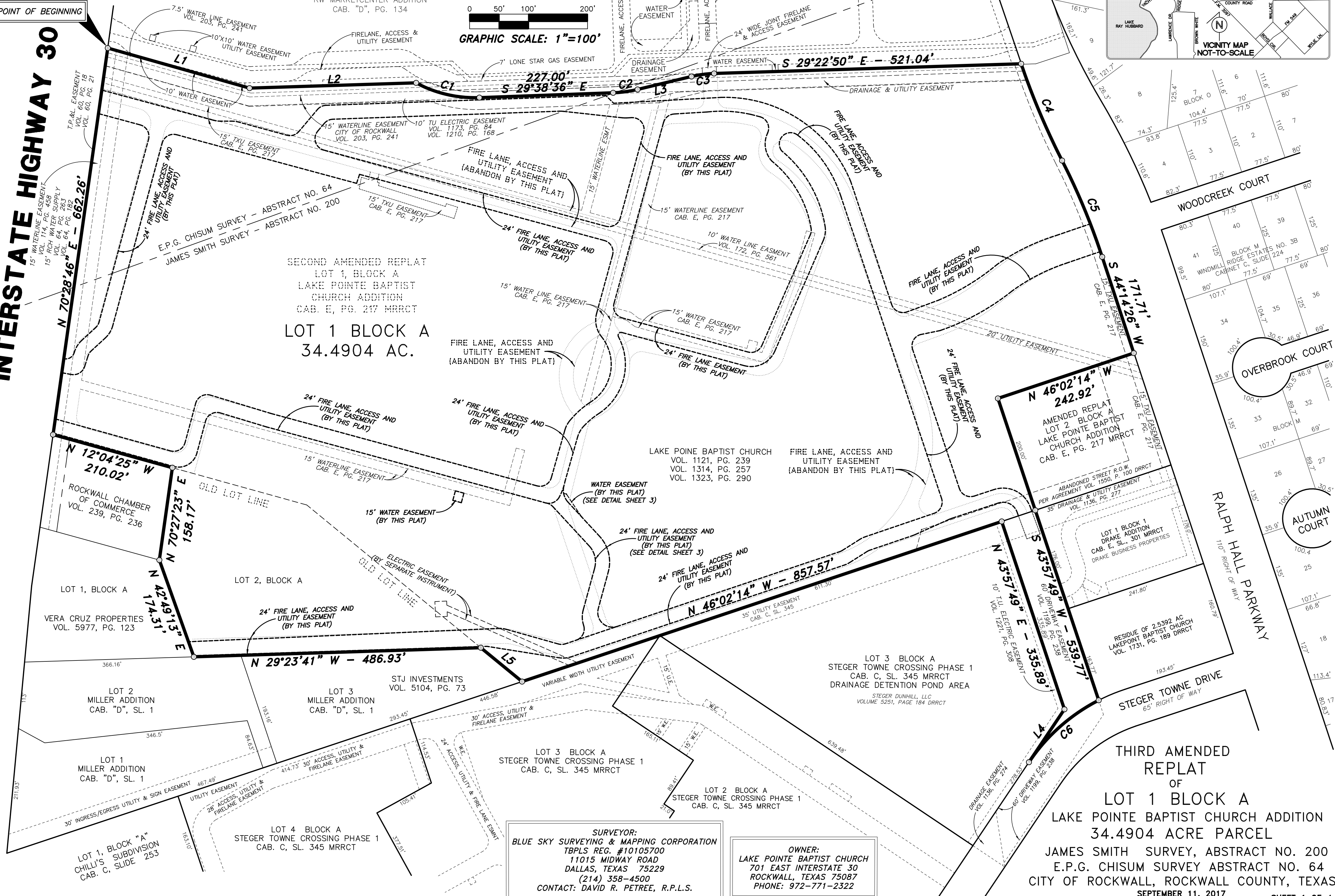
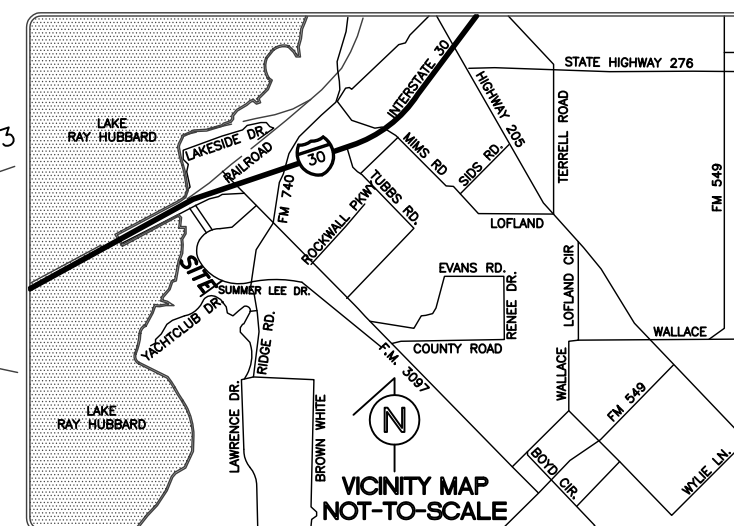


NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

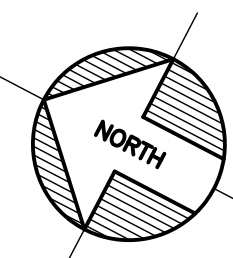
POINT OF BEGINNING

INTERSTATE HIGHWAY 30

0 50' 100' 200'
GRAPHIC SCALE: 1"=100'LOT 1A, BLOCK B
RW MARKETCENTER ADDITION
CAB. "D", PG. 134SECOND AMENDED REPLAT
LOT 1, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT
LOT 1 BLOCK A
34.4904 AC.SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017
SHEET 1 OF 4

NOTE:

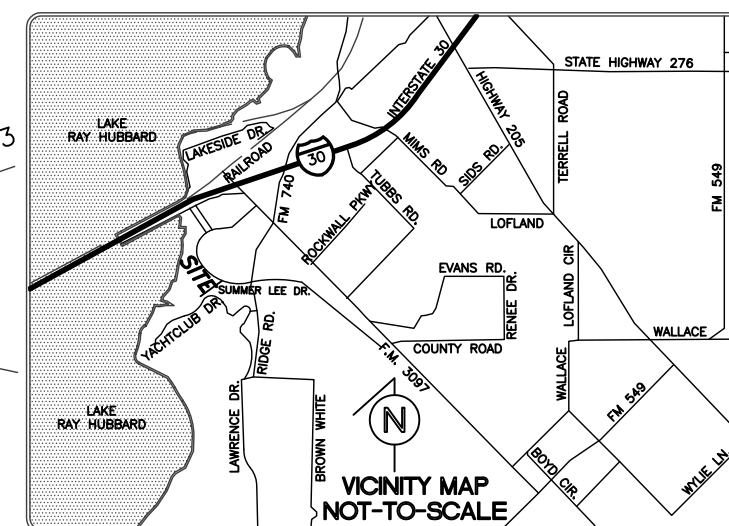
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.



0 50' 100' 200'

GRAPHIC SCALE: 1"=100'

LOT 1A, BLOCK B
RW MARKETCENTER ADDITION
CAB. "D", PG. 134



POINT OF BEGINNING

SECOND AMENDED REPLAT
LOT 1, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT

ROCKWALL CHAMBER
OF COMMERCE
VOL. 239, PG. 236

LOT 1, BLOCK A

VERA CRUZ PROPERTIES
VOL. 5977, PG. 123

LOT 2
MILLER ADDITION
CAB. "D", SL. 1

LOT 1
MILLER ADDITION
CAB. "D", SL. 1

LOT 1, BLOCK "A"
CHILLI'S SUBDIVISION
CAB. C, SLIDE 253

LOT 2, BLOCK A

24' FIRE LANE, ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)

STJ INVESTMENTS
VOL. 5104, PG. 73

LOT 3
MILLER ADDITION
CAB. "D", SL. 1

LOT 4 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

LOT 3 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

LOT 2 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

LOT 3 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT
DRAINAGE DETENTION POND AREA

LAKE POINTE BAPTIST CHURCH
VOL. 1121, PG. 239
VOL. 1314, PG. 257
VOL. 1323, PG. 290

WATER EASEMENT
(BY THIS PLAT)
(SEE DETAIL SHEET 3)

24' FIRE LANE, ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)
(SEE DETAIL SHEET 3)

24' FIRE LANE, ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)

FIRE LANE, ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)

24' FIRE LANE ACCESS AND
UTILITY EASEMENT
(BY THIS PLAT)

AMENDED REPLAT
LOT 2 BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT

LOT 1 BLOCK 1
DRAKE ADDITION
CAB. E, SL. 301 MRRCT

RESIDUE OF 2.5392 AC
LAKEPOINT BAPTIST CHURCH
VOL. 1731, PG. 189 DRRECT

THIRD AMENDED
REPLAT

OF
LOT 1 BLOCK A

LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL

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

SEPTEMBER 11, 2017

SHEET 2 OF 4

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

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

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L10	S70°28'46"W	72.02'
L11	S12°27'15"E	196.37'
L12	S27°42'55"E	19.26'
L13	S12°16'56"E	84.59'
L14	S77°24'22"E	48.77'
L15	S29°36'18"E	474.52'
L16	S17°01'31"W	19.00'
L17	S30°42'18"E	182.24'
L18	S44°00'31"W	219.95'
L19	S47°54'54"E	56.81'
L20	S46°20'41"E	59.74'
L21	S42°31'14"W	50.01'
L22	N46°20'41"W	60.73'
L23	N39°15'47"W	34.45'
L24	S43°50'33"W	249.48'
L25	S45°45'57"E	35.43'
L26	S42°17'11"W	7.88'
L27	N46°02'14"W	24.01'
L28	N42°17'11"E	7.18'
L29	N45°45'57"W	83.33'
L30	N51°42'01"W	63.97'
L31	N46°23'26"W	76.78'
L32	N59°53'58"W	35.10'
L33	N46°08'27"W	488.25'
L34	N18°33'21"W	123.63'
L35	N29°23'41"W	498.11'
L36	N42°49'13"E	25.11'
L37	S30°02'27"E	525.84'
L38	S11°51'30"E	91.71'
L39	S46°08'27"E	490.80'
L40	S59°53'58"E	35.10'
L41	S46°23'26"E	123.46'
L42	N43°59'46"E	540.14'
L43	S86°03'09"W	204.57'
L44	N12°24'29"W	215.32'
L45	S78°15'32"W	77.91'
L46	N12°20'35"W	490.68'
L47	N10°43'32"W	81.95'
L48	S77°32'09"W	56.30'
L49	N12°04'25"W	211.77'
L50	N70°28'46"E	24.20'
L51	S12°04'25"E	202.82'
L52	N77°32'09"E	68.96'
L53	S10°43'32"E	106.35'
L54	S12°20'35"E	468.27'
L55	N78°15'32"E	84.03'
L56	N77°43'40"E	102.79'
L57	N12°27'15"W	429.99'
L58	S80°33'58"W	16.02'
L59	N12°27'15"W	316.11'
L60	S77°34'02"W	320.98'
L61	N70°08'34"W	32.23'
L62	S80°01'01"W	18.65'
L63	N16°57'12"W	16.29'
L64	N70°28'46"E	24.04'
L65	S70°08'34"E	32.23'
L66	N77°34'02"E	320.96'
L67	N12°27'15"W	73.30'
L68	N70°28'46"E	40.31'
L69	S29°36'18"E	384.75'
L70	S21°19'01"E	100.63'
L71	S30°42'18"E	8.67'
L72	S77°43'40"W	150.28'
L73	N12°27'15"W	495.58'
L74	S77°24'22"E	16.96'
L75	N77°43'40"E	317.99'
L76	S31°03'47"E	55.81'
L77	S12°58'57"E	16.54'
L78	S86°03'09"W	204.57'
L79	N12°24'29"W	220.95'
L80	S46°08'27"E	19.31'
L81	N77°41'53"E	73.86'
L82	N19°41'53"E	90.84'
L83	S19°41'53"W	78.88'
L84	S77°41'53"W	64.48'
L85	N46°08'27"W	73.37'
L86	N19°41'52"E	44.77'
L87	N19°41'53"E	34.11'
L88	S12°16'27"E	4.88'
L89	S28°42'14"W	46.71'
L90	N12°20'35"W	138.26'
L91	S77°33'50"W	20.46'
L92	S77°33'50"W	16.74'
L93	N12°26'10"W	15.00'
L94	N77°33'50"E	16.75'
L95	S12°03'08"E	15.00'

~ EASEMENT CURVE TABLE ~

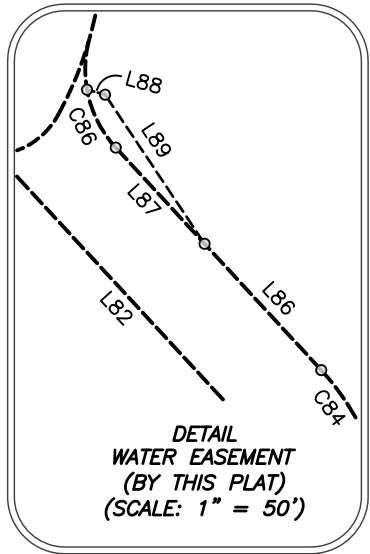
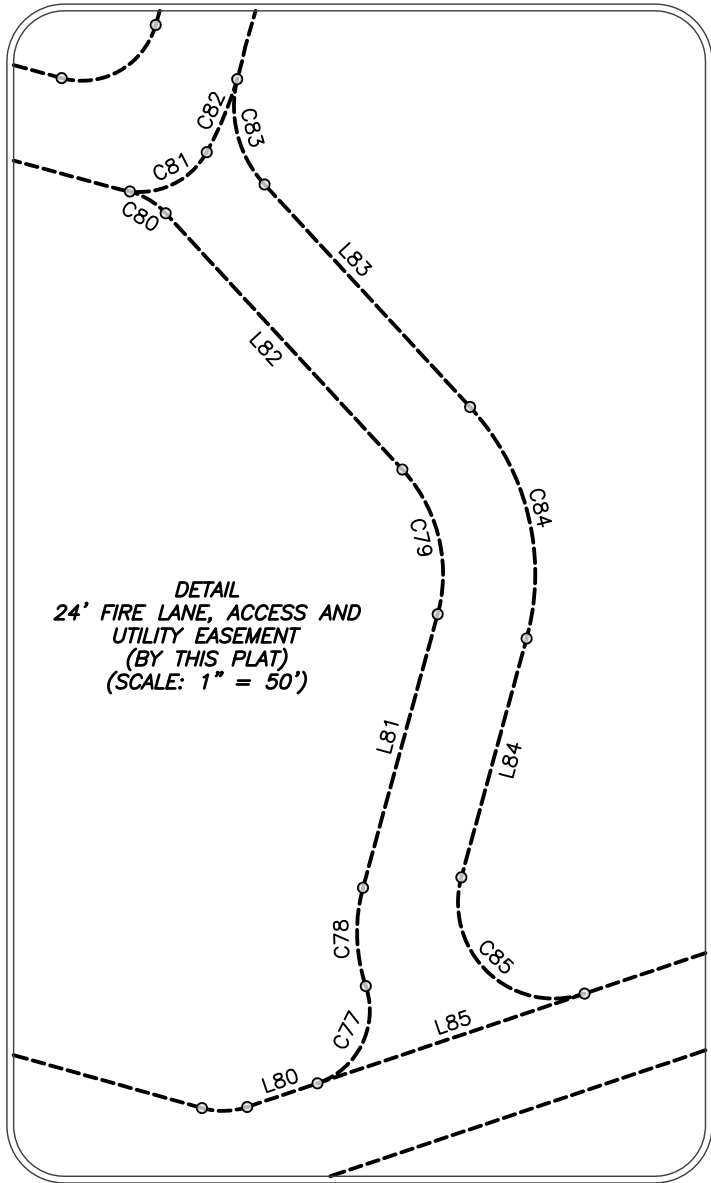
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C10	44.00'	15°15'40"	11.72'	S20°05'05"E	11.69'
C11	44.00'	15°25'59"	11.85'	S19°59'56"E	11.82'
C12	20.00'	65°07'25"	22.73'	S44°50'39"E	21.53'
C13	20.00'	47°48'04"	16.69'	S53°30'20"E	16.21'
C14	230.52'	69°20'46"	279.01'	S05°23'15"W	262.29'
C15	20.00'	91°55'24"	32.09'	S01°57'11"E	28.76'
C16	394.06'	17°04'12"	117.40'	S58°59'07"E	116.97'
C17	366.93'	17°40'37"	113.20'	S53°34'10"E	112.76'
C18	332.28'	17°53'01"	103.71'	N54°41'18"W	103.29'
C19	407.45'	19°44'32"	140.39'	N56°23'43"W	139.70'
C20	19.69'	90°16'24"	31.02'	N89°38'56"W	27.91'
C21	20.00'	89°36'30"	31.28'	S00°57'42"E	28.19'
C22	49.00'	88°03'08"	75.30'	S01°44'23"E	68.11'
C23	25.00'	88°03'08"	38.42'	N01°44'23"W	34.75'
C24	44.00'	5°56'03"	4.56'	N48°43'59"W	4.56'
C25	44.00'	5°18'35"	4.08'	N49°02'43"W	4.08'
C26	20.00'	13°30'32"	4.72'	N53°08'42"W	4.70'
C27	44.00'	13°45'30"	10.57'	N53°01'12"W	10.54'
C28	44.00'	27°35'06"	21.18'	N32°20'54"W	20.98'
C29	44.00'	18°10'57"	13.96'	S20°56'58"E	13.90'
C30	20.00'	34°16'57"	11.97'	S28°59'59"E	11.79'
C31	20.00'	13°45'30"	4.80'	S53°01'12"E	4.79'
C32	44.00'	13°30'32"	10.37'	S53°08'42"E	10.35'
C33	20.00'	89°46'01"	31.33'	N88°43'34"E	28.23'
C34	211.45'	34°55'02"	128.86'	N27°12'04"E	126.88'
C35	19.14'	166°46'26"	55.72'	N71°48'46"W	38.03'
C36	210.95'	40°45'42"	150.07'	S32°22'05"W	146.93'
C37	44.00'	33°18'13"	25.58'	S69°24'02"W	25.22'
C38	44.00'	81°32'22"	62.62'	N53°10'40"W	57.47'
C39	5.00'	133°21'55"	11.64'	N79°05'26"W	9.18'
C40	99.55'	83°56'49"	145.86'	S76°12'01"W	133.16'
C41	133.94'	15°23'00"	35.96'	N67°18'07"W	35.85'
C42	44.00'	26°44'51"	20.54'	N88°22'03"W	20.35'
C43	96.69'	17°18'49"	29.22'	N82°33'30"E	29.11'
C44	20.00'	76°26'31"	26.68'	N50°33'50"W	24.75'
C45	20.00'	91°44'19"	32.02'	N56°35'41"W	28.71'
C46	32.00'	90°23'25"	50.48'	N57°16'08"W	45.41'
C47	20.00'	90°23'25"	31.55'	S57°16'08"E	28.38'
C48	20.00'	91°44'19"	32.02'	S56°35'41"E	28.71'
C49	20.00'	89°23'53"	31.21'	S57°02'32"E	28.14'
C50	44.00'	23°43'04"	18.21'	S89°52'56"E	18.08'
C51	157.94'	16°42'37"	46.06'	S69°40'06"E	45.90'
C52	75.55'	97°24'28"	128.45'	N72°19'32"E	113.53'
C53	44.00'	54°06'21"	41.55'	N50°40'29"E	40.02'
C54	20.00'	90°10'55"	31.48'	N32°38'12"E	28.33'
C55	20.00'	89°58'42"	31.41'	N57°26'36"W	28.28'
C56	44.00'	32°17'23"	24.80'	N86°17'16"W	24.47'
C57	20.00'	29°50'25"	10.42'	N85°03'47"W	10.30'
C58	20.00'	83°01'47"	28.98'	N58°28'06"W	26.51'
C59	15.00'	87°00'08"	22.78'	S58°15'27"E	20.65'
C60	44.00'	31°36'57"	24.28'	S85°57'03"E	23.97'
C61	20.00'	32°17'23"	11.27'	S86°17'16"E	11.12'
C62	20.00'	90°01'18"	31.42'	N32°33'24"E	28.29'
C63	44.00'	8°17'16"	6.36'	S25°27'40"E	6.36'
C64	44.00'	9°23'16"	7.21'	S26°00'40"E	7.20'
C65	20.00'	108°25'58"	37.85'	S23°30'41"W	32.45'
C66	20.00'	89°49'05"	31.35'	N57°21'48"W	28.24'
C67	20.00'	115°02'53"	40.16'	N45°04'12"E	33.74'
C68	20.00'	47°48'04"	16.69'	S53°30'20"E	16.21'
C69	20.00'	71°12'33"	24.86'	S66°40'03"E	23.29'
C70	228.59'	18°44'25"	74.77'	S24°25'35"E	74.43'
C71	20.01'	97°03'32"	33.90'	S37°38'09"W	29.99'
C72	43.14'	67°44'04"	51.00'	S54°16'34"W	48.09'
C73	186.95'	41°23'50"	135.07'	S32°03'01"W	132.16'
C74	20.00'	33°18'13"	11.63'	S69°24'03"W	11.46'
C75	20.00'	81°32'22"	28.46'	N53°10'40"W	26.12'
C76	20.00'	90°08'09"	31.46'	N32°39'36"E	28.32'
C77	20.00'	90°00'00"	31.42'	N88°51'33"E	28.28'
C78	44.00'	33°50'20"	25.99'	N60°46'43"E	25.61'
C79	40.00'	58°00'00"	40.49'	N48°41'53"E	38.78'
C80	20.00'	31°40'23"	11.06'	N03°51'41"E	10.92'
C81	20.00'	68°19'08"	23.85'	S54°37'31"E	22.46'
C82	96.69'	12°14'10"	20.65'	N85°05'49"E	20.61'
C83	30.00'	56°22'12"	29.52'	S47°52'58"W	28.34'
C84	64.00'	58°00'00"	64.79'	S48°41'53"W	62.06'
C85	25.00'	123°50'20"	54.03'	S15°46'43"W	44.11'
C86	30.00'	32°36'26"	17.07'	N36°00'06"E	16.84'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 11°47'11" E	249.84'
L2	S 29°22'50" E	282.69'
L3	S 41°04'08" E	94.02'
L4	S 83°42'50" E	108.03'
L5	N 11°47'11" E	90.49'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	210.00'	30°23'51"	111.41'	S 14°26'40" E	110.11'
C2	210.00'	11°25'32"	41.88'	S 35°21'22" E	41.81'
C3	190.00'	11°41'18"	38.76'	S 35°13'29" E	38.69'
C4	1250.00'	08°10'23"	178.31'	S 39°29'51" W	178.16'
C5	1150.00'	08°49'46"	177.22'	S 39°49'33" W	177.04'
C6	315.00'	29°05'23"	159.93'	N 69°09'56" W	158.22'



NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

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

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LAKEPOINTE BAPTIST CHURCH IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 200 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1 IN BLOCK A OF SECOND AMENDED REPLAT OF LOT 1 IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND AS DESCRIBED IN WARRANTY DEED TO THE CHURCH ON THE ROCK AS RECORDED IN VOLUME 286, PAGE 11 AND VOLUME 248, PAGE 323 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2” IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT–OF–WAY LINE OF INTERSTATE HIGHWAY 30, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A;

THENCE FOLLOWING ALONG THE EAST LINE OF SAID LOT IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION AND THE WEST LINE OF SAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (8);

1. SOUTH 11° 47’ 11” EAST FOR A DISTANCE OF 249.84 FEET TO A POINT FOR CORNER;

2. SOUTH 29° 22’ 50” EAST FOR A DISTANCE OF 282.69 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 30° 23’ 51” AND A CHORD BEARING SOUTH 14° 26’ 40” EAST AT A DISTANCE OF 110.11 FEET;

3. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 111.41 FEET TO A POINT FOR CORNER;

4. SOUTH 29° 38’ 36” EAST FOR A DISTANCE OF 227.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 11° 25’ 32” AND A CHORD BEARING SOUTH 35° 21’ 22” EAST AT A DISTANCE OF 41.81 FEET;

5. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 41.88 FEET TO A POINT FOR CORNER;

6. SOUTH 41° 04’ 08” EAST FOR A DISTANCE OF 94.02 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET WITH A CENTRAL ANGLE OF 11° 41’ 18” AND A CHORD BEARING SOUTH 35° 13’ 29” EAST AT A DISTANCE OF 38.69 FEET;

7. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 38.76 FEET TO A POINT FOR CORNER;

8. SOUTH 29° 22’ 50” EAST FOR A DISTANCE OF 521.04 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND BEING IN THE NORTHWEST RIGHT–OF–WAY LINE OF RALPH HALL PARKWAY (110’ RIGHT–OF–WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET WITH A CENTRAL ANGLE OF 08° 10’ 23” AND A CHORD BEARING SOUTH 39° 29’ 51” WEST AT A DISTANCE OF 178.16 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTHWEST RIGHT–OF–WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 178.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET WITH A CENTRAL ANGLE OF 08° 49’ 46” AND A CHORD BEARING SOUTH 39° 49’ 33” WEST AT A DISTANCE OF 177.04 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHWE RIGHT–OF–WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 177.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44° 14’ 26” WEST AND CONTINUING ALONG THE NORTHWE RIGHT–OF–WAY LINE OF SAID RALPH HALL PARKWAY FOR A DISTANCE OF 171.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF LOT 2 IN BLOCK A OF AMENDED REPLAT OF LAKE POINTE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 46° 02’ 14” WEST AND DEPARTING THE NORTHWEST RIGHT–OF–WAY LINE OF SAID RALPH HALL PARKWAY AND ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION FOR A DISTANCE OF 242.92 FEET TO A POINT FOR CORNER;

THENCE SOUTH 43° 57’ 49” WEST ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND PASSING THE WESTERLY CORNER OF SAID LOT 2 AND THE NORTHERLY CORNER OF LOT 1 IN BLOCK 1 OF DRAKE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 301 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS AND ALONG THE SOUTHEASTERLY LINE OF A 60’ DRIVEWAY EASEMENT FOR A DISTANCE OF 539.77 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT–OF–WAY LINE OF STEGER TOWNE DRIVE (65’ RIGHT–OF–WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET WITH A CENTRAL ANGLE OF 29° 05’ 23” AND A CHORD BEARING NORTH 69° 09’ 56” WEST AT A DISTANCE OF 158.22 FEET;

THENCE NORTHWESTERLY ALONG THE NORTHEAST RIGHT–OF–WAY LINE OF SAID STEGER TOWNE DRIVE FOR AN ARC DISTANCE OF 159.93 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTH LINE OF LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING THE PLAT THEREOF RECORDED IN CABINET “C”, SLIDE 345 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEGER DUNHILL, LLC AS RECORDED IN VOLUME 5251, PAGE 184 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 83° 42’ 50” EAST ALONG THE SOUTH LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 AND THE COMMON NORTH LINE OF SAID 60’ DRIVEWAY EASEMENT FOR A DISTANCE OF 108.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 43° 57’ 49” EAST ALONG THE EASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 AND THE COMMON NORTH LINE OF SAID 60’ DRIVEWAY EASEMENT FOR A DISTANCE OF 335.89 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 ADDITION AND BEING IN THE WESTERLY LINE OF LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION;

THENCE NORTH 46° 02’ 14” WEST ALONG THE WESTERLY LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION AND THE NORTHEASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 FOR A DISTANCE OF 857.57 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3 OF MILLER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 1 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 11° 47’ 11” EAST ALONG THE COMMON LINE OF SAID LOT 3 OF MILLER ADDITION AND SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 90.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 29° 23’ 41” WEST ALONG THE EASTERLY LINE OF SAID MILLER ADDITION AND THE WEST LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 486.93 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 2 OF SAID MILLER ADDITION, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VERA CRUZ PROPERTIES AS RECORDED IN VOLUME 5977, PAGE 123 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 42° 49’ 13” EAST ALONG THE SOUTH LINE OF SAID VERA CRUZ TRACT FOR A DISTANCE OF 174.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID VERA CRUZ TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL CHAMBER OF COMMERCE AS RECORDED IN VOLUME 239, PAGE 236 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 70° 27’ 23” EAST ALONG THE SOUTH LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 158.17 FEET TO A POINT FOR CORNER;
THENCE NORTH 12° 04’ 25” WEST ALONG THE EAST LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 210.02 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT–OF–WAY LINE OF INTERSTATE HIGHWAY 30;

THENCE NORTH 70° 28’ 46” EAST FOLLOWING ALONG THE SOUTH RIGHT–OF–WAY LINE OF INTERSTATE HIGHWAY 30 FOR A DISTANCE OF 662.26 FEET TO THE **POINT OF BEGINNING AND CONTAINING 34.4904 ACRES OF LAND**, MORE OR LESS.

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 THE **THIRD AMENDED REPLAT OF LOT 1, BLOCK A, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **LAKE POINTE BAPTIST CHURCH 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;

(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 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 EXACTIONS MADE HEREIN.

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.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

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 ____ DAY OF _____, 20____.

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 ____ DAY OF _____, 20_____.

MAYOR, CITY OF ROCKWALL

PLANNING AND ZONING

CITY SECRETARY

CITY ENGINEER

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017
SHEET 4 OF 4

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

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