



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2022-014 P&Z DATE 09/10/22 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

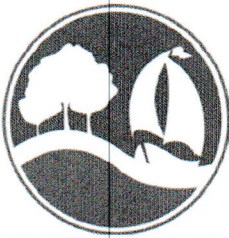
PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☐ APPLICATIONS
- ☐ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION St. Benedict's Anglican Church Addn

LOT

1

BLOCK

GENERAL LOCATION 1500 Sunset Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

St. Benedict's Anglican Church

☒ APPLICANT

Dub Douphrate w/

CONTACT PERSON

Father Michael Vinson

CONTACT PERSON

Douphrate & Assoc.

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214 600 0729

PHONE

972 742 2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William (Dub) DOUPHRA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 448.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

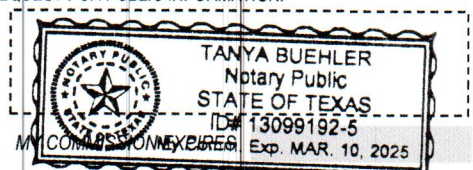
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 20 22

OWNER'S SIGNATURE

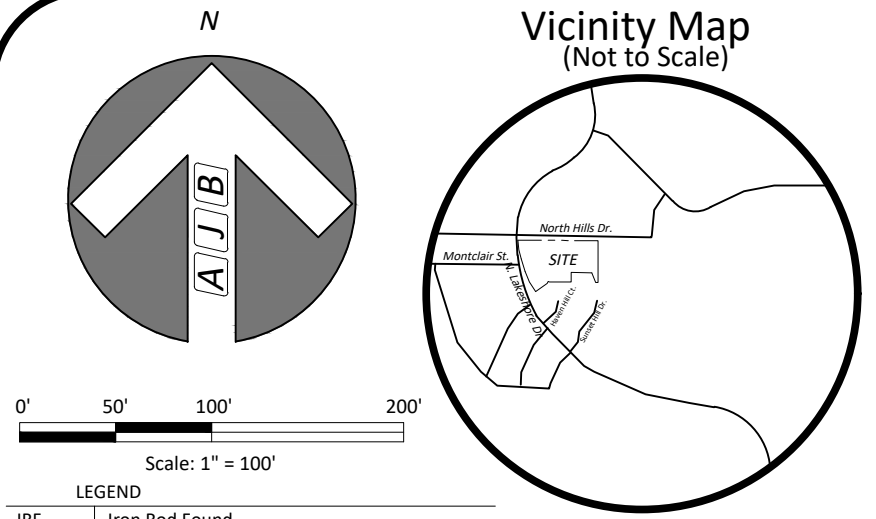
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

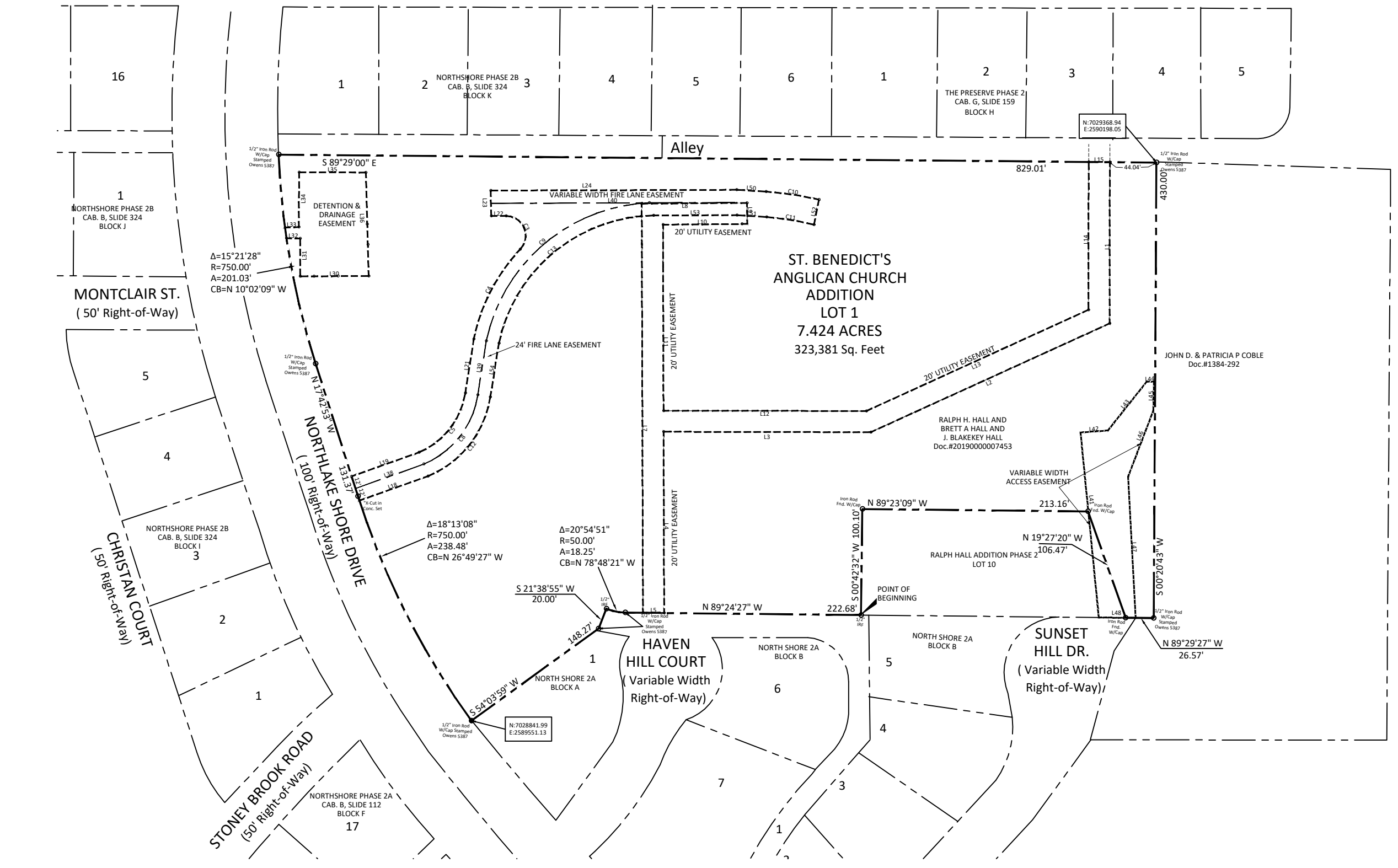


N:\ALL FILES\DOUPHRA\Rockwall\ST Benedict's\ST. BENEDICT'S PLAT.dwg, PLAT: 3/30/2022 2:35:50 PM



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



LINE	BEARING	DISTANCE
L1	S 00°05'07" W	152.30'
L2	S 65°11'28" W	247.78'
L3	N 89°52'51" W	195.64'
L4	S 00°10'16" E	171.12'
L5	N 89°24'27" W	20.00'
L7	N 00°10'16" W	348.13'
L8	N 89°34'18" E	99.30'
L9	S 01°15'01" E	19.91'
L10	S 89°31'11" W	79.68'
L11	S 00°10'16" E	136.57'
L12	S 89°54'07" E	191.53'
L13	N 65°50'34" E	230.43'
L14	N 00°05'07" E	139.60'
L15	S 89°29'00" E	20.00'
L16	S 11°17'16" W	24.02'
L17	S 89°50'39" W	78.81'
L18	S 70°26'13" W	68.94'
L19	N 70°26'13" E	67.53'
L20	S 09°00'44" W	51.30'
L21	N 09°00'43" E	51.67'
L22	S 89°49'32" W	14.02'
L23	N 01°12'35" W	24.01'
L24	N 89°50'24" E	232.39'
L30	S 89°44'38" W	64.47'
L31	N 00°00'00" W	35.57'
L32	N 88°36'12" W	12.85'
L33	N 88°36'12" E	12.99'
L34	N 00°20'58" E	51.91'
L35	S 89°42'44" E	63.01'
L36	S 01°32'35" E	97.78'
L38	N 70°25'08" E	68.61'
L39	N 09°00'44" E	51.62'
L40	N 89°50'05" E	230.20'
L41	N 05°38'10" W	175.71'
L42	N 85°48'06" E	25.86'
L43	N 38°29'39" E	58.95'
L44	N 89°02'03" E	6.77'
L45	S 00°59'28" W	27.38'
L46	S 40°53'35" W	166.88'
L47	S 03°03'54" E	133.48'
L48	S 89°25'54" E	34.82"
L50	S 86°30'09" E	27.76'
L51	N 86°23'26" W	28.06'
L52	S 11°17'16" W	24.02'
L53	S 89°50'39" W	78.81'
L54	S 09°00'44" W	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C3	134°12'05"	18.51'	43.35'	N 22°56'09" W	34.10'
C4	31°40'32"	174.88'	96.68'	N 27°19'23" E	95.45'
C5	58°17'13"	72.94'	74.20'	N 37°57'17" E	71.04'
C8	58°17'13"	84.94'	86.40'	N 37°57'17" E	82.73'
C9	75°56'36"	164.02'	217.40'	N 49°43'52" E	201.83'
C10	9°39'27"	300.07'	50.59'	S 81°24'22" E	40.53'
C11	9°02'09"	288.02'	45.42'	N 81°00'02" W	45.38'
C12	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C13	77°05'54"	151.97'	204.49'	S 50°24'43" W	189.41'

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 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.

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #20210000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, SOUTH 89°24'27" WEST a distance of 222.68 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of NORTH 78°48'21" WEST;

ALONG said curve to the right through a central angle of 20°54'51" for an arch length of 18.25 feet to a ½ inch iron rod found for corner and being located in the northwesterly line of Lot 1, Block A of said North Shore 2A Addition;

THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55" WEST a distance of 20.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner;

THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59" WEST a distance of 148.27 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 26°49'27" WEST;

ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner;

THENCE continuing along said Lakeshore Drive, NORTH 17°42'53" WEST a distance of 131.37 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 10°02'09" WEST;

ALONG said curve to the right through a central angle of 15°21'28" for an arch length of 201.03 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley;

THENCE along the northerly line of said 7.424 acre tract and said alley, NORTH 89°29'00" EAST a distance of 829.01 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas;

THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43" WEST a distance of 430.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for the southwest corner of said 7.242 acre tract and being the northeast corner of said Northshore Phase 2A, Block B;

THENCE NORTH 89°29'27" WEST a distance of 26.57 feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10;

THENCE along the easterly line of said Lot 10, NORTH 19°27'20" WEST a distance of 106.47 feet to an iron rod with cap found for the northeast corner of said Lot 10;

THENCE along the north line of said Lot 10, NORTH 89°23'09" WEST a distance of 213.16 feet to an iron rod with cap found for the northwest corner of said Lot 10;

THENCE along the west line of said Lot 10, SOUTH 00°42'32" EAST a distance of 100.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 ____ day of _____, 2022.

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 _____, 2022

Mayor, City of Rockwall City Secretary City Engineer

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

We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN 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 ST BENEDICT'S ANGLICAN 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;

- 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 upon 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;

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 _____, 2022

Notary Public in and for the State of Texas

SAEED BANAN

SANDRE BANAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Saeed Banan and Sandre Banan, 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 _____, 2022

Notary Public in and for the State of Texas

Case No.: _____

FINAL PLAT
ST BENEDICT'S ANGLICAN CHURCH ADDITION
LOT 1

1 LOT TOTALING 7.424 ACRES
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL
304 GLEN AVENUE
ROCKWALL, TEXAS 75087

Engineer:
DOUPHRA & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087

Scale: 1" = 100'

Date: January 5, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. OWENS

P.C.: Cryer/Spradling

File: ST. BENEDICTS PLAT

Job. No. 658-011

GF No.

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

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

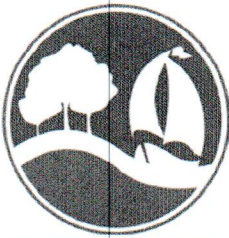
TBPLS REG#10118200

Polyline Report

Wed Apr 13 17:27:03 2022

Northing	Easting	Bearing	Distance
7005056.575	2654714.604	N 19°27'20" W	106.466
7005156.962	2654679.143	N 89°23'09" W	213.162
7005159.247	2654465.993	S 00°42'32" W	100.104
7005059.150	2654464.754	N 89°24'27" W	222.680
7005061.454	2654242.086		
Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right			
Length: 18.251 Delta: 20°54'51" Tangent: 9.228			
Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E			
Radius Point: 7005111.449,2654242.729			
7005064.977	2654224.281	S 21°38'55" W	20.000
7005046.388	2654216.903	S 54°03'59" W	148.270
7004959.376	2654096.849		
Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right			
Length: 238.483 Delta: 18°13'08" Tangent: 120.257			
Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E			
Radius Point: 7005399.512,2654704.122			
7005171.302	2653989.685	N 17°42'53" W	131.370
7005296.442	2653949.712		
Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right			
Length: 201.031 Delta: 15°21'28" Tangent: 101.122			
Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E			
Radius Point: 7005524.651,2654664.149			
7005493.806	2653914.784	S 89°29'00" E	829.014
7005486.331	2654743.764	S 00°20'43" W	430.000
7005056.339	2654741.174	N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000
Total Distance> 2685.403
Polyline Area: 323381 sq ft, 7.4238 acres



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
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SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION St. Benedict's Anglican Church Addn

LOT 1

BLOCK

GENERAL LOCATION 1500 Sunset Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

St. Benedict's Anglican Church

☒ APPLICANT

Dub Douphrate w/

CONTACT PERSON

Father Michael Vinson

CONTACT PERSON

Douphrate & Assoc.

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214 600 0729

PHONE

972 742 2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William (Dub) DOUPHRA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 448.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

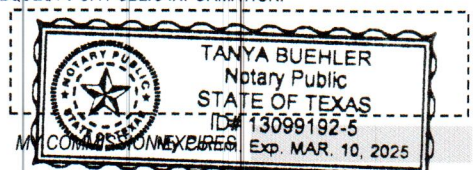
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 20 22

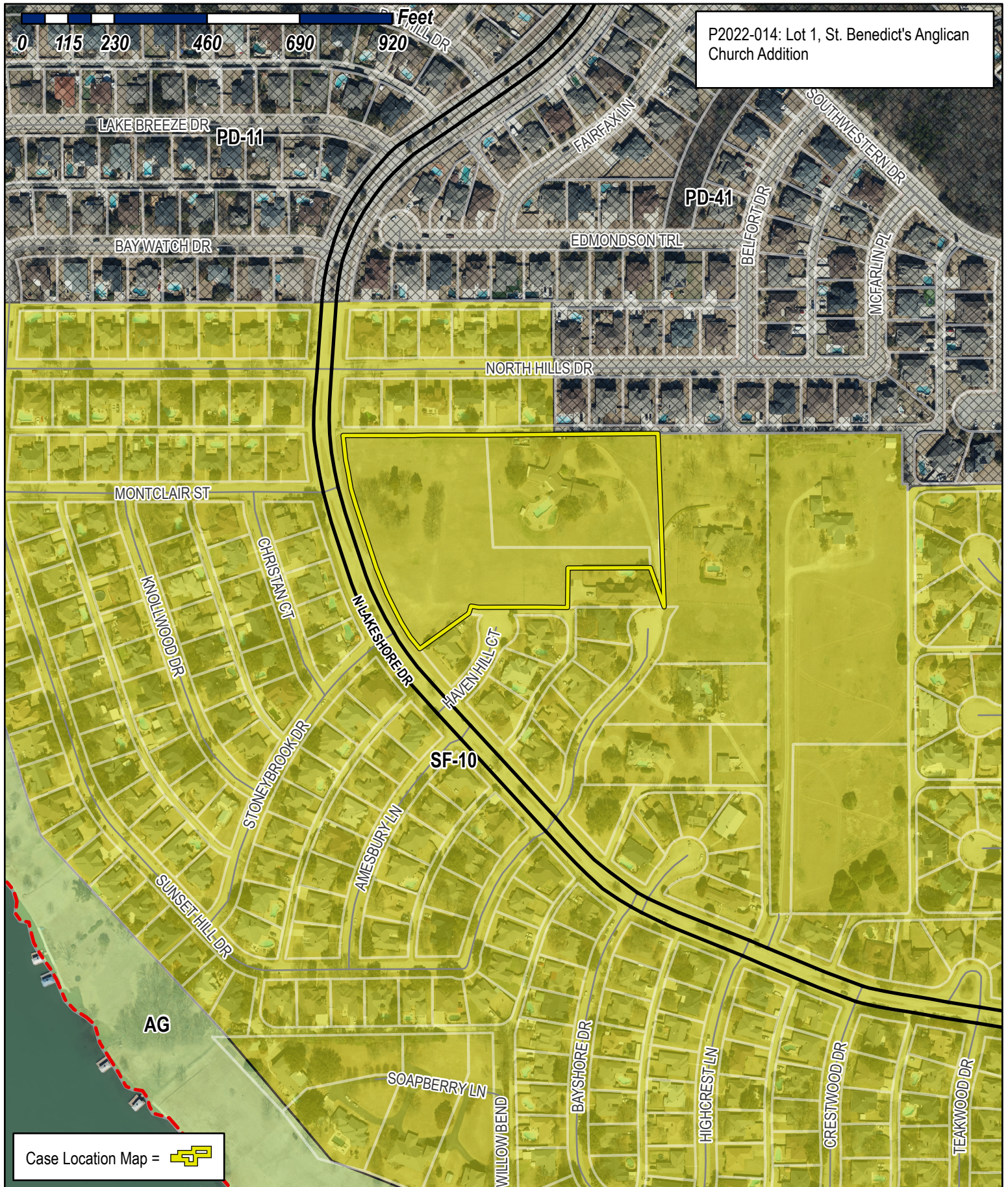
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





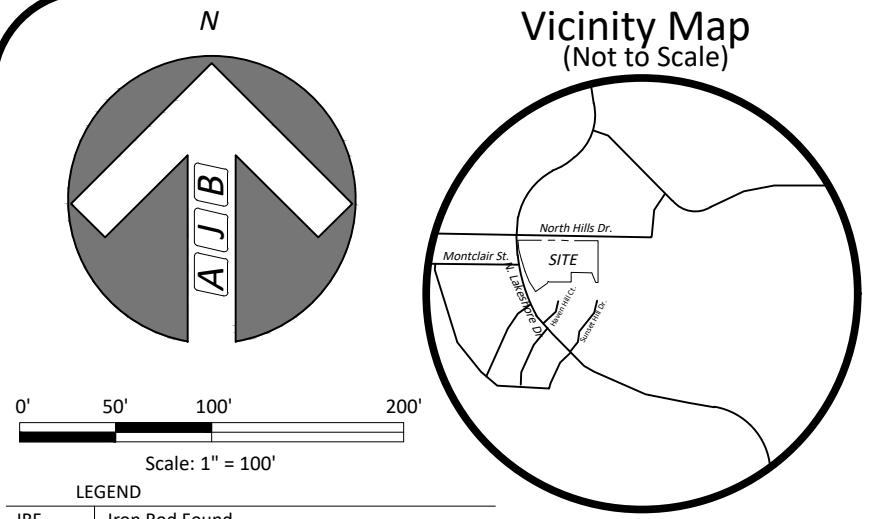
City of Rockwall

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.

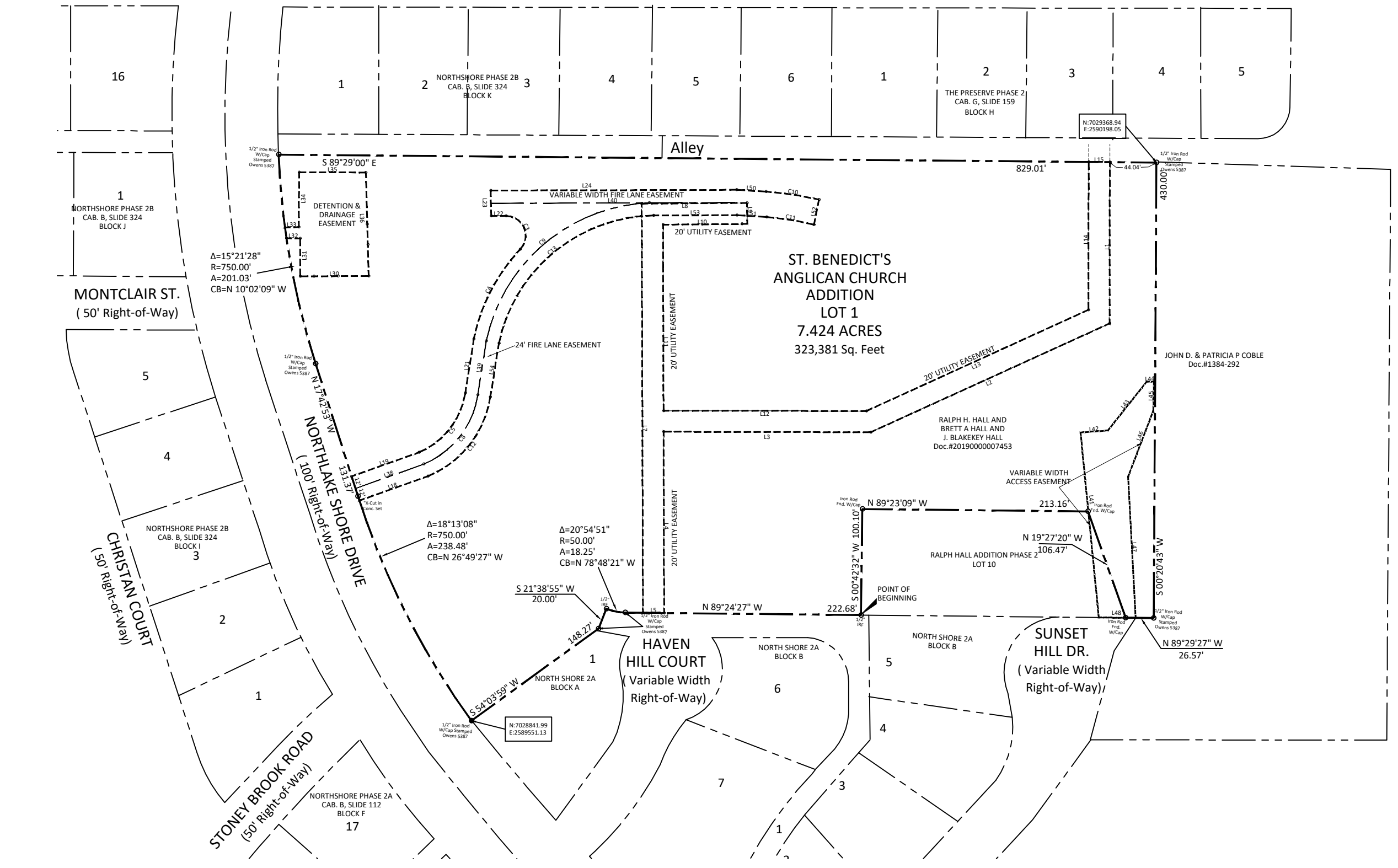


N:\ALL FILES\DOUPHRA\Rockwall\ST Benedict's\ST. BENEDICT'S PLAT.dwg, PLAT: 3/30/2022 2:35:50 PM



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



LINE	BEARING	DISTANCE
L1	S 00°05'07\"	152.30'
L2	S 65°11'28\"	247.78'
L3	N 89°52'51\"	195.64'
L4	S 00°10'16\"	171.12'
L5	N 89°24'27\"	20.00'
L7	N 00°10'16\"	348.13'
L8	N 89°34'18\"	99.30'
L9	S 01°15'01\"	19.91'
L10	S 89°31'11\"	79.68'
L11	S 00°10'16\"	136.57'
L12	S 89°54'07\"	191.53'
L13	N 65°50'34\"	230.43'
L14	N 00°05'07\"	139.60'
L15	S 89°29'00\"	20.00'
L16	S 11°17'16\"	24.02'
L17	S 89°50'39\"	78.81'
L18	S 70°26'13\"	68.94'
L19	N 70°26'13\"	67.53'
L20	S 09°00'44\"	51.30'
L21	N 09°00'43\"	51.67'
L22	S 89°49'32\"	14.02'
L23	N 01°12'35\"	24.01'
L24	N 89°50'24\"	232.39'
L30	S 89°44'38\"	64.47'
L31	N 00°00'00\"	35.57'
L32	N 88°36'12\"	12.85'
L33	N 88°36'12\"	12.99'
L34	N 00°20'58\"	51.91'
L35	S 89°42'44\"	63.01'
L36	S 01°32'35\"	97.78'
L38	N 70°25'08\"	68.61'
L39	N 09°00'44\"	51.62'
L40	N 89°50'05\"	230.20'
L41	N 05°38'10\"	175.71'
L42	N 85°48'06\"	25.86'
L43	N 38°29'39\"	58.95'
L44	N 89°02'03\"	6.77'
L45	S 00°59'28\"	27.38'
L46	S 40°53'35\"	166.66'
L47	S 03°03'54\"	133.48'
L48	S 89°25'54\"	34.82'
L50	S 86°30'09\"	27.76'
L51	N 86°23'26\"	28.06'
L52	S 11°17'16\"	24.02'
L53	S 89°50'39\"	78.81'
L54	S 09°00'44\"	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34\"	96.94'	99.36'	S 38°10'28\"	95.06'
C3	134°12'05\"	18.51'	43.35'	N 22°56'09\"	34.10'
C4	31°40'32\"	174.88'	96.68'	N 27°19'23\"	95.45'
C5	58°17'13\"	72.94'	74.20'	N 37°57'17\"	71.04'
C8	58°17'13\"	84.94'	86.40'	N 37°57'17\"	82.73'
C9	75°56'36\"	164.02'	217.40'	N 49°43'52\"	201.83'
C10	9°39'27\"	300.07'	50.59'	S 81°24'22\"	40.53'
C11	9°02'09\"	288.02'	45.42'	N 81°00'02\"	45.38'
C12	58°43'34\"	96.94'	99.36'	S 38°10'28\"	95.06'
C13	77°05'54\"	151.97'	204.49'	S 50°24'43\"	189.41'

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 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.

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #20210000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, SOUTH 89°24'27\"

ALONG said curve to the right through a central angle of 20°54'51\"

THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55\"

THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59\"

ALONG said curve to the right through a central angle of 18°13'08\"

THENCE continuing along said Lakeshore Drive, NORTH 17°42'53\"

ALONG said curve to the right through a central angle of 15°21'28\"

THENCE along the northerly line of said 7.424 acre tract and said alley, NORTH 89°29'00\"

THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43\"

THENCE NORTH 89°29'27\"

THENCE along the easterly line of said Lot 10, NORTH 19°27'20\"

THENCE along the north line of said Lot 10, NORTH 89°23'09\"

THENCE along the west line of said Lot 10, SOUTH 00°42'32\"

CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 ____ day of _____, 2022.

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 _____, 2022

Mayor, City of Rockwall City Secretary City Engineer

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

We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN 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 ST BENEDICT'S ANGLICAN 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:

- 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;

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 _____, 2022

Notary Public in and for the State of Texas

SAEED BANAN

SANDRE BANAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Saeed Banan and Sandre Banan, 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 _____, 2022

Notary Public in and for the State of Texas

Case No.: _____

FINAL PLAT
ST BENEDICT'S ANGLICAN CHURCH ADDITION
LOT 1

1 LOT TOTALING 7.424 ACRES
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL
304 GLEN AVENUE
ROCKWALL, TEXAS 75087
Engineer: DOUPHRA & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-86
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087

Scale: 1" = 100'
Date: January 5, 2021
Technician: Bedford/Spradling
Drawn By: Bedford/Spradling
Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: ST. BENEDICTS PLAT
Job No. 658-011
GF No.

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

Sheet: 1
Of: 1
A.J. Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Polyline Report

Wed Apr 13 17:27:03 2022

Northing	Easting	Bearing	Distance
7005056.575	2654714.604	N 19°27'20" W	106.466
7005156.962	2654679.143	N 89°23'09" W	213.162
7005159.247	2654465.993	S 00°42'32" W	100.104
7005059.150	2654464.754	N 89°24'27" W	222.680
7005061.454	2654242.086		
Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right			
Length: 18.251 Delta: 20°54'51" Tangent: 9.228			
Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E			
Radius Point: 7005111.449,2654242.729			
7005064.977	2654224.281	S 21°38'55" W	20.000
7005046.388	2654216.903	S 54°03'59" W	148.270
7004959.376	2654096.849		
Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right			
Length: 238.483 Delta: 18°13'08" Tangent: 120.257			
Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E			
Radius Point: 7005399.512,2654704.122			
7005171.302	2653989.685	N 17°42'53" W	131.370
7005296.442	2653949.712		
Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right			
Length: 201.031 Delta: 15°21'28" Tangent: 101.122			
Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E			
Radius Point: 7005524.651,2654664.149			
7005493.806	2653914.784	S 89°29'00" E	829.014
7005486.331	2654743.764	S 00°20'43" W	430.000
7005056.339	2654741.174	N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000
Total Distance> 2685.403
Polyline Area: 323381 sq ft, 7.4238 acres



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: April 26, 2022

APPLICANT: Dub Doupbrate; *Doupbrate & Associates*

CASE NUMBER: P2022-014; *Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition*

SUMMARY

Consider a request by Dub Doupbrate of Doupbrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat of a 7.424-acre tract of land (*i.e. Tracts 3 & 10 of the W. B. Bowles Survey*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, St. Benedict's Anglican Church Addition*) to facilitate the conversion of the existing residential structure into a *House of Worship*. This Final Plat also establishes the necessary drainage, firelane, and access easements for the proposed *House of Worship*.
- ☒ The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing single-family home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. On August 2, 2021, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-29; S-250*] to allow for a *Church/House of Worship* on the subject property. On October 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case Number SP2021-025*] showing the parking areas and landscaping necessary for the future establishment of a *House of Worship* on the subject property.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/21/2022

PROJECT NUMBER: P2022-014
PROJECT NAME: Lot 1, St. Benedict's Anglican Church Addition
SITE ADDRESS/LOCATIONS: 1500 SUNSET HILL DR, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: P2022-014: Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2022-014) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

Final Plat
Lot 1, Block A, St. Benedict's Anglican Church Addition
Being 1 Lot
Containing a Total of 7.424 Acres
A Hanna Survey, Abstract No. 98 & W, Bowles Survey, Abstract No. 12
City of Rockwall, Rockwall County, Texas

- M.5 Please ensure all setbacks adjacent to public right-of-way are shown and labeled on the plat.
- M.6 Please correct the following metes and bounds on the Sheet 1:

Owners Certificate states: SOUTH 89°24'27" WEST
Plat states: N 89°24'27" W

Owners Certificate states: NORTH 89°29'00" EAST
Plat states: S 89°29'00" E

Owners Certificate states: SOUTH 00°20'43" EAST
Plat states: S 00°20'43" W

I.7 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.8 Please review and correct all items listed by the Engineering Department.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on April 26, 2022.

I.10 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.

I.11 The projected City Council Meeting date for this case will be May 2, 2022.

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2022	Needs Review

04/20/2022: Need to provide a distance from corner to easement line so easement can be located properly.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION St. Benedict's Anglican Church Addn

LOT

1

BLOCK

GENERAL LOCATION 1500 Sunset Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

St. Benedict's Anglican Church

☒ APPLICANT

Dub Douphrate w/

CONTACT PERSON

Father Michael Vinson

CONTACT PERSON

Douphrate & Assoc.

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214 600 0779

PHONE

972 742 2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William (Dub) DOUPHRA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 448.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

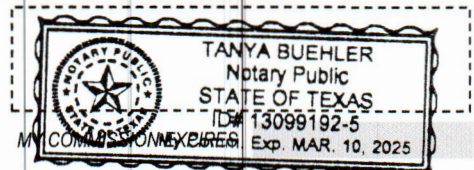
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 20 22

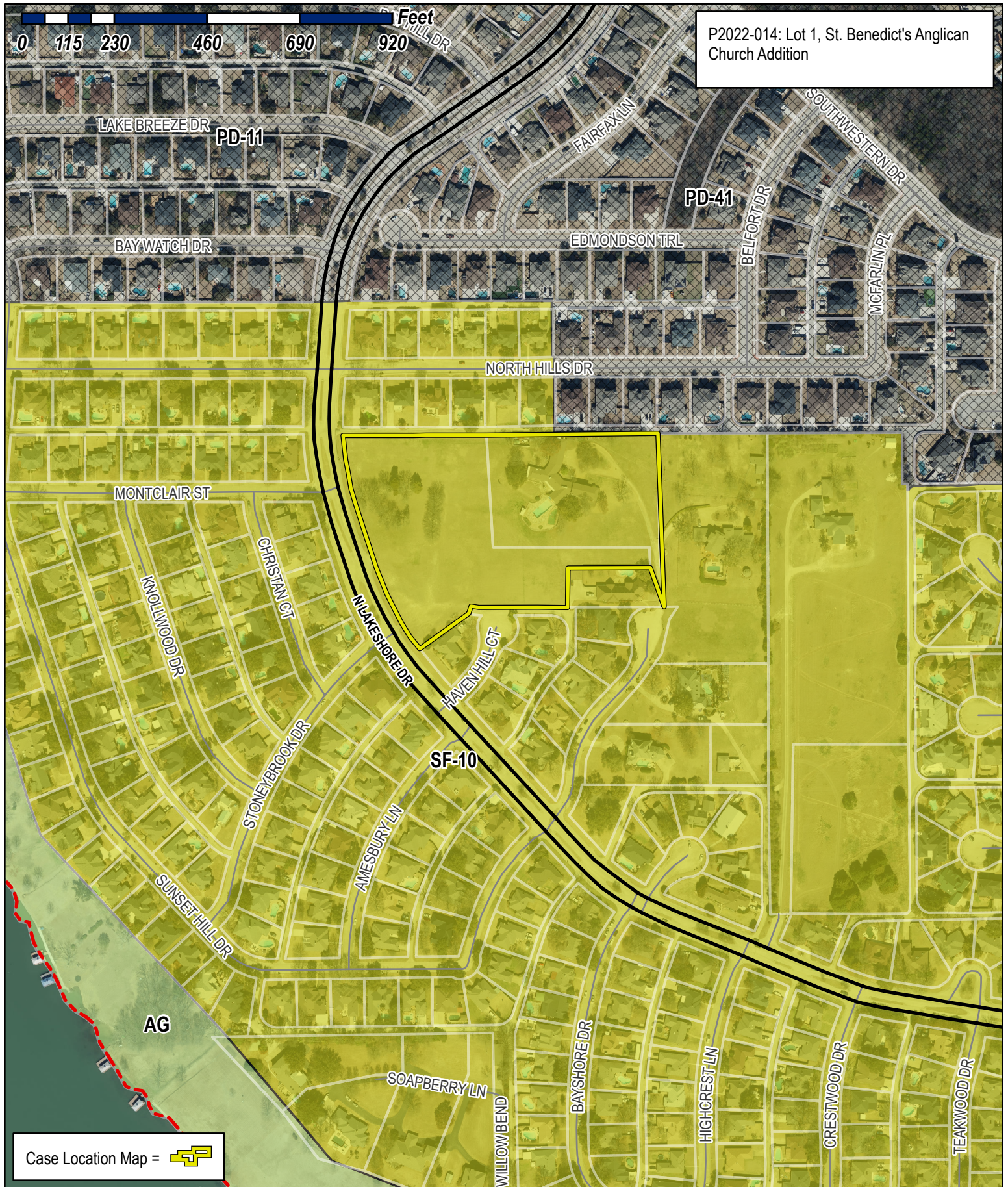
OWNER'S SIGNATURE

William (Dub) DOUPHRA

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanya Buehler





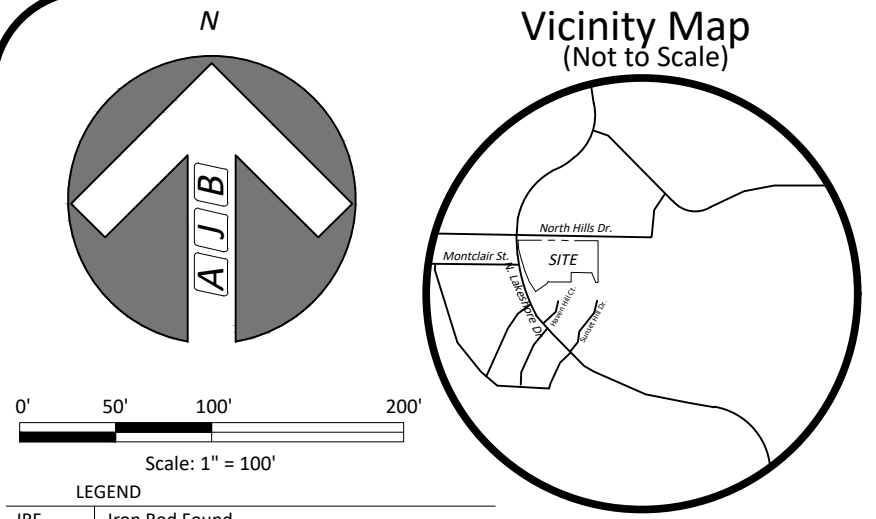
City of Rockwall

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.

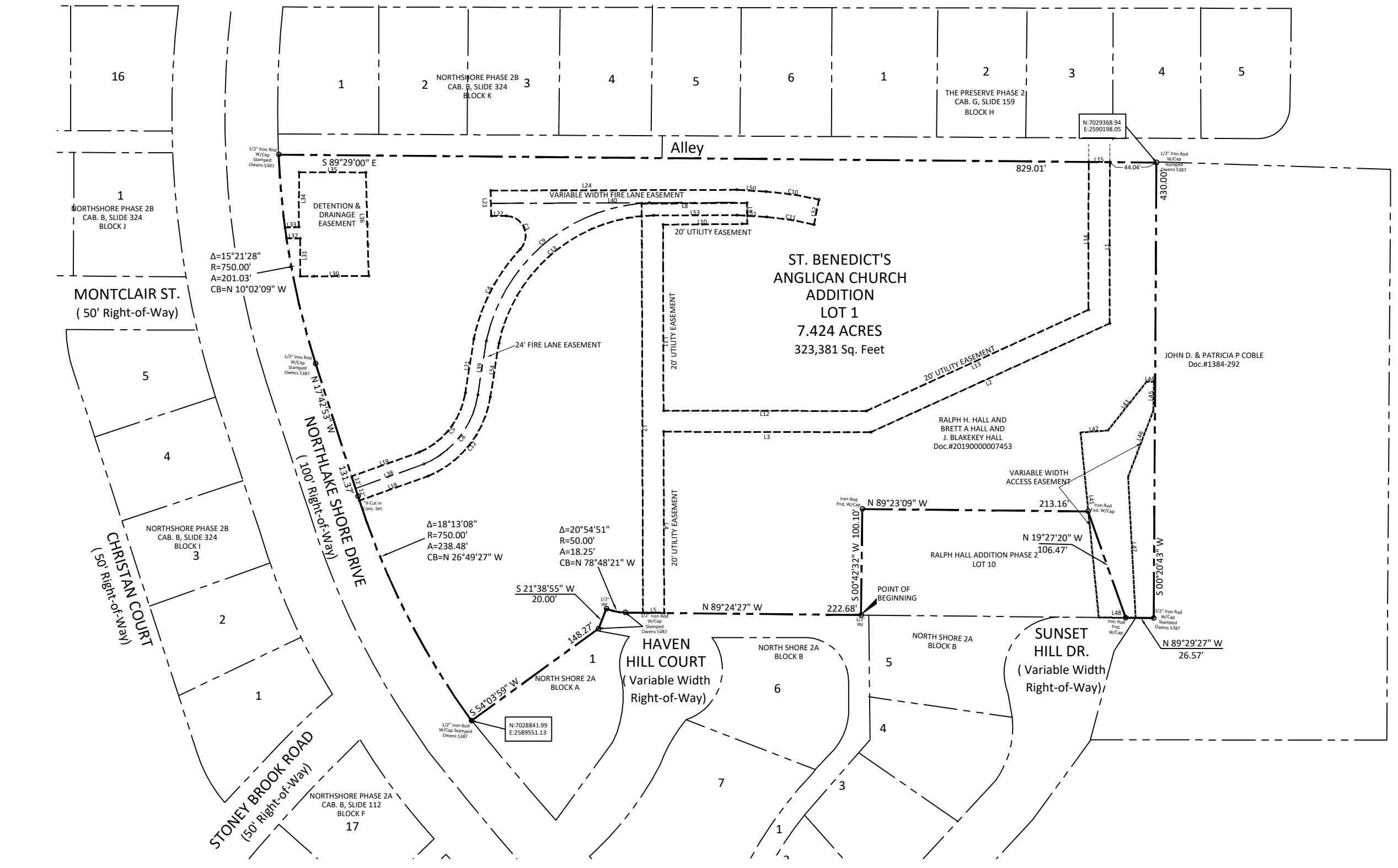


N:\ALL FILES\DOUPHRA\Rockwall\ST Benedict's\ST. BENEDICT'S PLAT.dwg, PLAT: 3/30/2022 2:35:50 PM



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



LINE	BEARING	DISTANCE
L1	S 00°05'07" W	152.30'
L2	S 65°12'08" W	247.78'
L3	N 89°52'51" W	195.64'
L4	S 00°10'16" E	171.12'
L5	N 89°24'27" W	20.00'
L7	N 00°10'16" W	348.13'
L8	N 89°34'18" E	99.30'
L9	S 01°15'01" E	19.91'
L10	S 89°31'11" W	79.68'
L11	S 00°10'16" E	136.57'
L12	S 89°54'07" E	191.53'
L13	N 65°50'34" E	230.43'
L14	N 00°05'07" E	139.60'
L15	S 89°29'00" E	20.00'
L16	S 11°17'16" W	24.02'
L17	S 89°50'39" W	78.81'
L18	S 70°26'13" W	68.94'
L19	N 70°26'13" E	67.53'
L20	S 08°00'44" W	51.30'
L21	N 09°00'43" E	51.67'
L22	S 89°49'32" W	14.02'
L23	N 01°12'35" W	24.01'
L24	N 89°50'24" E	232.39'
L30	S 89°44'38" W	64.47'
L31	N 00°00'00" W	35.67'
L32	N 88°36'12" W	12.85'
L33	N 88°36'12" E	12.99'
L34	N 00°20'58" E	51.91'
L35	S 89°42'44" E	63.01'
L36	S 01°32'35" E	97.78'
L38	N 70°25'08" E	68.61'
L39	N 09°00'44" E	51.62'
L40	N 89°50'05" E	230.20'
L41	N 05°38'10" W	175.71'
L42	N 85°48'06" E	25.86'
L43	N 38°29'39" E	58.95'
L44	N 89°02'03" E	6.77'
L45	S 00°59'28" W	27.38'
L46	S 40°53'35" W	166.66'
L47	S 03°03'54" E	133.48'
L48	S 89°25'54" E	34.82'
L50	S 86°30'09" E	27.76'
L51	N 86°23'26" W	28.06'
L52	S 11°17'16" W	24.02'
L53	S 89°50'39" W	78.81'
L54	S 09°00'44" W	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C3	134°12'05"	18.51'	43.35'	N 22°56'09" W	34.10'
C4	31°40'32"	174.88'	96.68'	N 27°19'23" E	95.45'
C5	58°17'13"	72.94'	74.20'	N 37°57'17" E	71.04'
C8	58°17'13"	84.94'	86.40'	N 37°57'17" E	82.73'
C9	75°56'36"	164.02'	217.40'	N 49°43'52" E	201.83'
C10	9°39'27"	300.07'	50.59'	S 81°24'22" E	40.53'
C11	9°02'09"	288.02'	45.42'	N 81°00'02" W	45.38'
C12	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C13	77°05'54"	151.97'	204.49'	S 50°24'43" W	189.41'

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 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.

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #20210000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, SOUTH 89°24'27" WEST a distance of 222.68 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of NORTH 78°48'21" WEST;

ALONG said curve to the right through a central angle of 20°54'51" for an arch length of 18.25 feet to a ½ inch iron rod found for corner and being located in the northwesterly line of Lot 1, Block A of said North Shore 2A Addition;

THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55" WEST a distance of 20.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner;

THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59" WEST a distance of 148.27 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 26°49'27" WEST;

ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner;

THENCE continuing along said Lakeshore Drive, NORTH 17°42'53" WEST a distance of 131.37 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 10°02'09" WEST;

ALONG said curve to the right through a central angle of 15°21'28" for an arch length of 201.03 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley;

THENCE along the northerly line of said 7.424 acre tract and said alley, NORTH 89°29'00" EAST a distance of 829.01 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas;

THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43" WEST a distance of 430.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for the southwest corner of said 7.242 acre tract and being the northeast corner of said Northshore Phase 2A, Block B;

THENCE NORTH 89°29'27" WEST a distance of 26.57 feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10;

THENCE along the easterly line of said Lot 10, NORTH 19°27'20" WEST a distance of 106.47 feet to an iron rod with cap found for the northeast corner of said Lot 10;

THENCE along the north line of said Lot 10, NORTH 89°23'09" WEST a distance of 213.16 feet to an iron rod with cap found for the northwest corner of said Lot 10;

THENCE along the west line of said Lot 10, SOUTH 00°42'32" EAST a distance of 100.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 ____ day of _____, 2022.

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 _____, 2022

Mayor, City of Rockwall City Secretary City Engineer

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

We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN 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 ST BENEDICT'S ANGLICAN 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:

- 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 upon 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;

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 _____, 2022

Notary Public in and for the State of Texas

SAEED BANAN

SANDRE BANAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Saeed Banan and Sandre Banan, 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 _____, 2022

Notary Public in and for the State of Texas

Case No.: _____

FINAL PLAT
ST BENEDICT'S ANGLICAN CHURCH ADDITION
LOT 1

1 LOT TOTALING 7.424 ACRES
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL
304 GLEN AVENUE
ROCKWALL, TEXAS 75087

Engineer:
DOUPHRA & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087

Scale: 1" = 100'

Date: January 5, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. OWENS

P.C.: Cryer/Spradling

File: ST. BENEDICTS PLAT

Job. No. 658-011

GF No.

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

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Polyline Report

Wed Apr 13 17:27:03 2022

Northing	Easting	Bearing	Distance
7005056.575	2654714.604	N 19°27'20" W	106.466
7005156.962	2654679.143	N 89°23'09" W	213.162
7005159.247	2654465.993	S 00°42'32" W	100.104
7005059.150	2654464.754	N 89°24'27" W	222.680
7005061.454	2654242.086		
Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right			
Length: 18.251 Delta: 20°54'51" Tangent: 9.228			
Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E			
Radius Point: 7005111.449,2654242.729			
7005064.977	2654224.281	S 21°38'55" W	20.000
7005046.388	2654216.903	S 54°03'59" W	148.270
7004959.376	2654096.849		
Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right			
Length: 238.483 Delta: 18°13'08" Tangent: 120.257			
Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E			
Radius Point: 7005399.512,2654704.122			
7005171.302	2653989.685	N 17°42'53" W	131.370
7005296.442	2653949.712		
Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right			
Length: 201.031 Delta: 15°21'28" Tangent: 101.122			
Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E			
Radius Point: 7005524.651,2654664.149			
7005493.806	2653914.784	S 89°29'00" E	829.014
7005486.331	2654743.764	S 00°20'43" W	430.000
7005056.339	2654741.174	N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000
Total Distance> 2685.403
Polyline Area: 323381 sq ft, 7.4238 acres



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 2, 2022
APPLICANT: Dub Doupbrate; *Doupbrate & Associates*
CASE NUMBER: P2022-014; *Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition*

SUMMARY

Consider a request by Dub Doupbrate of Doupbrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat of a 7.424-acre tract of land (*i.e. Tracts 3 & 10 of the W. B. Bowles Survey*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, St. Benedict's Anglican Church Addition*) to facilitate the conversion of the existing residential structure into a *House of Worship*. This Final Plat also establishes the necessary drainage, firelane, and access easements for the proposed *House of Worship*.
- ☒ The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing single-family home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. On August 2, 2021, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-29; S-250*] to allow for a *Church/House of Worship* on the subject property. On October 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case Number SP2021-025*] showing the parking areas and landscaping necessary for the future establishment of a *House of Worship* on the subject property.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Final Plat for *Lot 1, Block A, St. Benedict's Anglican Church Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION St. Benedict's Anglican Church Addn

LOT

1

BLOCK

GENERAL LOCATION 1500 Sunset Hill

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER

St. Benedict's Anglican Church

☒ APPLICANT

Dub Douphrate w/

CONTACT PERSON

Father Michael Vinson

CONTACT PERSON

Douphrate & Assoc.

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214 600 0779

PHONE

972 742 2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William (Dub) DOUPHRA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 448.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

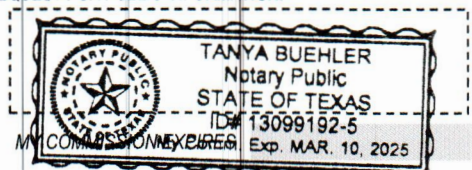
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 20 22

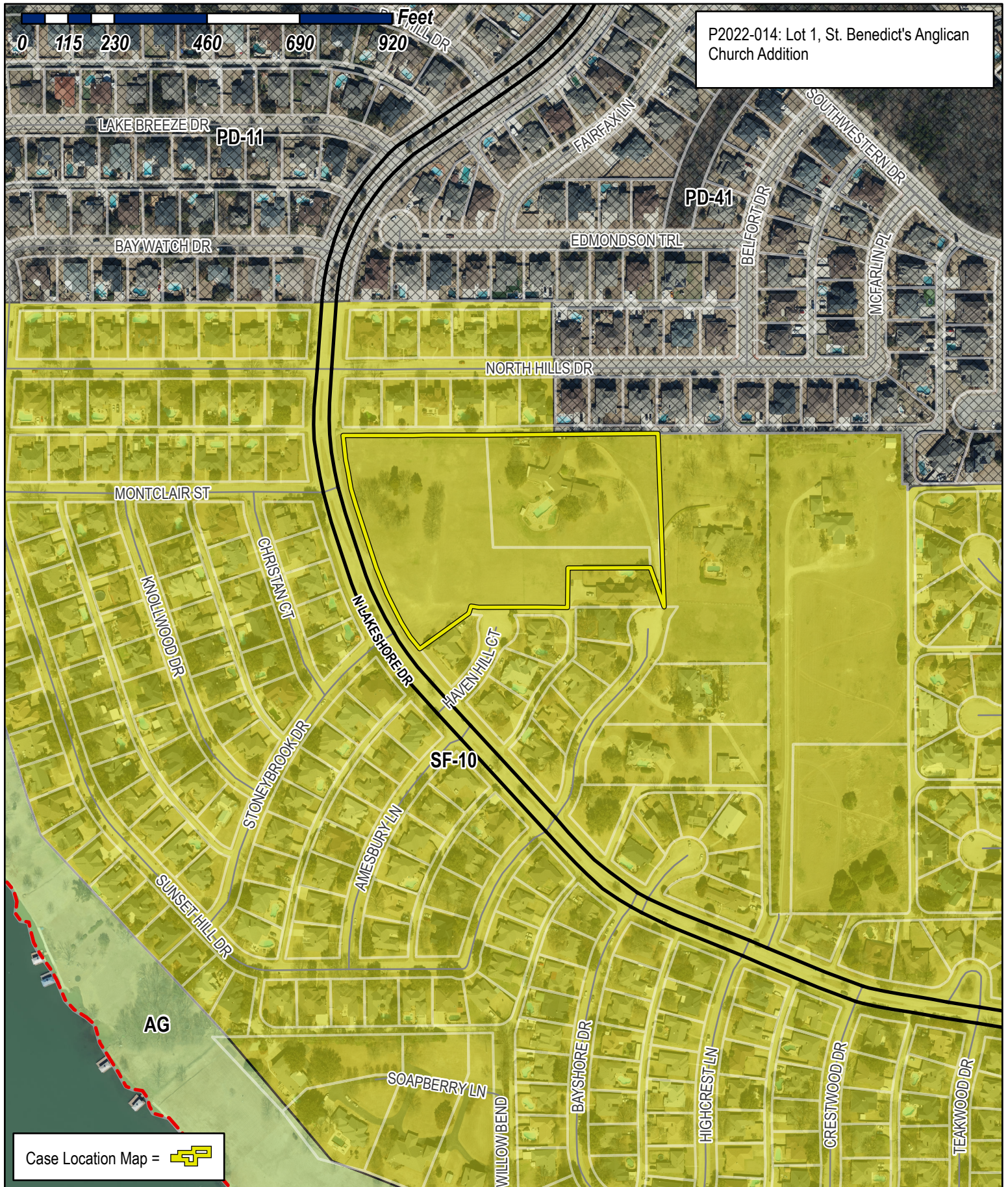
OWNER'S SIGNATURE

Michael Vinson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanya Buehler





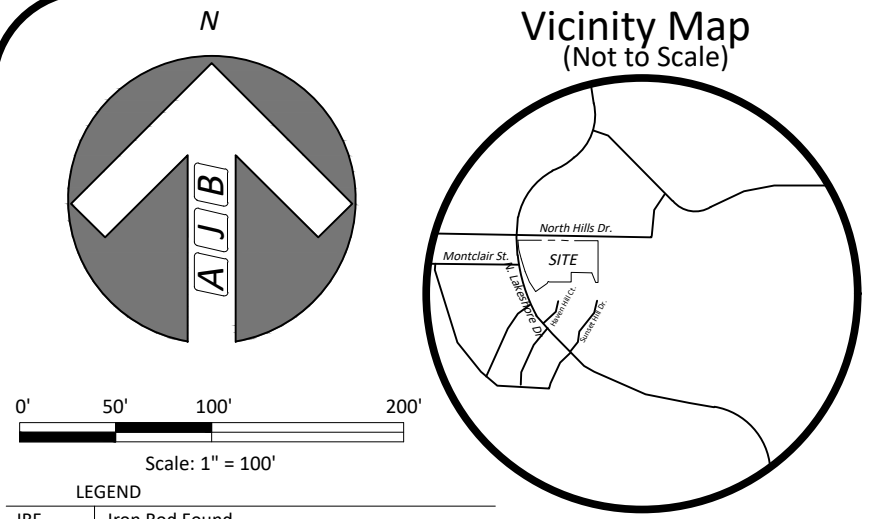
City of Rockwall

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.

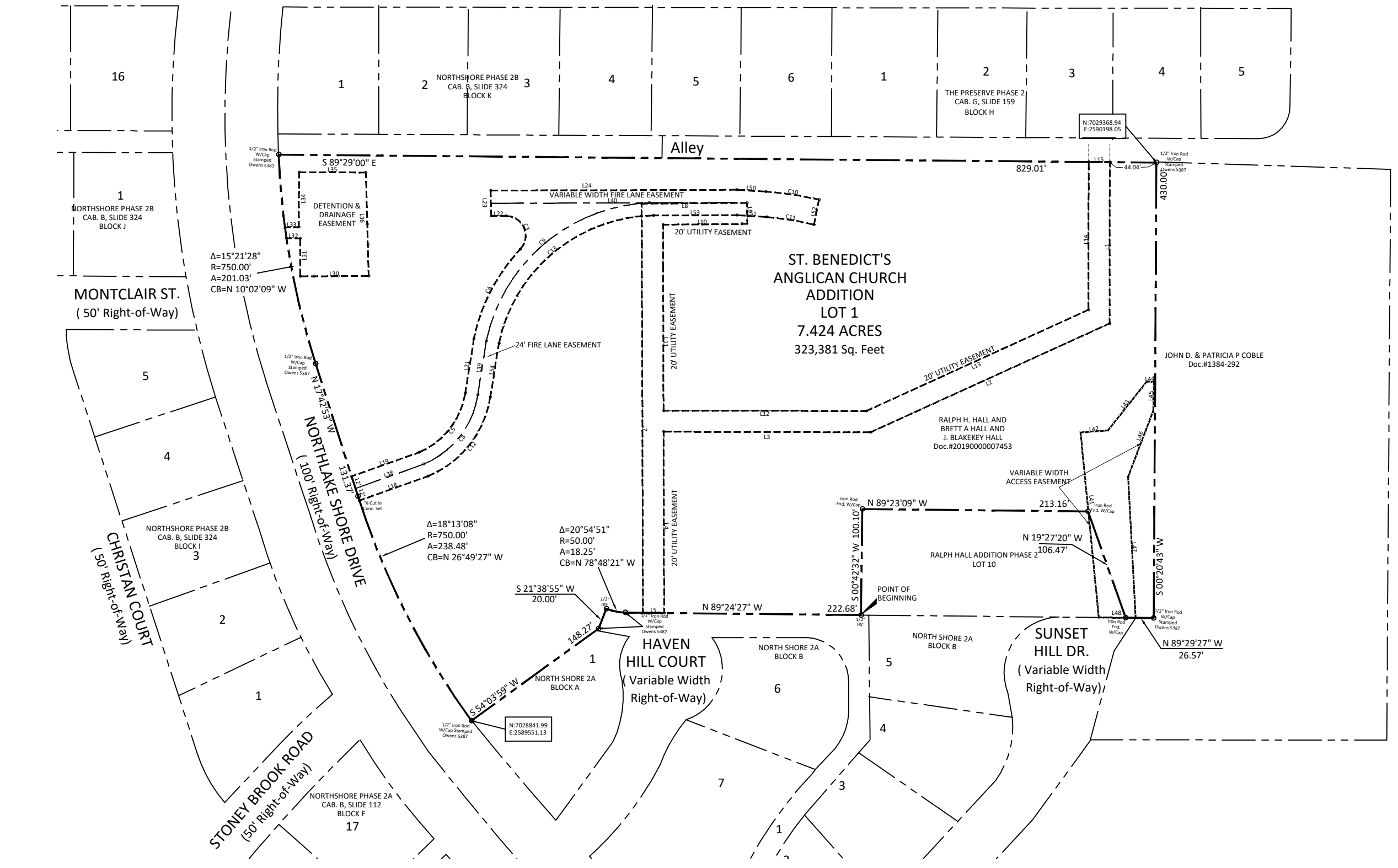


N:\ALL FILES\DOUPHRA\Rockwall\ST Benedict's\ST. BENEDICT'S PLAT.dwg, PLAT: 3/30/2022 2:35:50 PM



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



LINE	BEARING	DISTANCE
L1	S 00°05'07" W	152.30'
L2	S 65°11'28" W	247.78'
L3	N 89°52'51" W	195.64'
L4	S 00°10'16" E	171.12'
L5	N 89°24'27" W	20.00'
L7	N 00°10'16" W	348.13'
L8	N 89°34'18" E	99.30'
L9	S 01°15'01" E	19.91'
L10	S 89°31'11" W	79.68'
L11	S 00°10'16" E	136.57'
L12	S 89°54'07" E	191.53'
L13	N 65°50'34" E	230.43'
L14	N 00°05'07" E	139.60'
L15	S 89°29'00" E	20.00'
L16	S 11°17'16" W	24.02'
L17	S 89°50'39" W	78.81'
L18	S 70°26'13" W	68.94'
L19	N 70°26'13" E	67.53'
L20	S 09°00'44" W	51.30'
L21	N 09°00'43" E	51.67'
L22	S 89°49'32" W	14.02'
L23	N 01°12'35" W	24.01'
L24	N 89°50'24" E	232.39'
L30	S 89°44'38" W	64.47'
L31	N 00°00'00" W	35.57'
L32	N 88°36'12" W	12.85'
L33	N 88°36'12" E	12.99'
L34	N 00°20'58" E	51.91'
L35	S 89°42'44" E	63.01'
L36	S 01°32'35" E	97.78'
L38	N 70°25'08" E	68.61'
L39	N 09°00'44" E	51.62'
L40	N 89°50'05" E	230.20'
L41	N 05°38'10" W	175.71'
L42	N 85°48'06" E	25.86'
L43	N 38°29'39" E	58.95'
L44	N 89°02'03" E	6.77'
L45	S 00°59'28" W	27.38'
L46	S 40°53'35" W	166.66'
L47	S 03°03'54" E	133.48'
L48	S 89°25'54" E	34.82'
L50	S 86°30'09" E	27.76'
L51	N 86°23'26" W	28.06'
L52	S 11°17'16" W	24.02'
L53	S 89°50'39" W	78.81'
L54	S 09°00'44" W	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C3	134°12'05"	18.51'	43.35'	N 22°56'09" W	34.10'
C4	31°40'32"	174.88'	96.68'	N 27°19'23" E	95.45'
C5	58°17'13"	72.94'	74.20'	N 37°57'17" E	71.04'
C8	58°17'13"	84.94'	86.40'	N 37°57'17" E	82.73'
C9	75°56'36"	164.02'	217.40'	N 49°43'52" E	201.83'
C10	9°39'27"	300.07'	50.59'	S 81°24'22" E	40.53'
C11	9°02'09"	288.02'	45.42'	N 81°00'02" W	45.38'
C12	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C13	77°05'54"	151.97'	204.49'	S 50°24'43" W	189.41'

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

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.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 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.

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #20210000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, SOUTH 89°24'27" WEST a distance of 222.68 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of NORTH 78°48'21" WEST;

ALONG said curve to the right through a central angle of 20°54'51" for an arch length of 18.25 feet to a ½ inch iron rod found for corner and being located in the northwesterly line of Lot 1, Block A of said North Shore 2A Addition;

THENCE along said northwesterly line of said Lot 1, Block A, SOUTH 21°38'55" WEST a distance of 20.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner;

THENCE continuing along said northwesterly line of said Lot 1, Block A, SOUTH 54°03'59" WEST a distance of 148.27 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 26°49'27" WEST;

ALONG said curve to the right through a central angle of 18°13'08" for an arch length of 238.48 feet to an "X" cut in concrete set for corner;

THENCE continuing along said Lakeshore Drive, NORTH 17°42'53" WEST a distance of 131.37 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of NORTH 10°02'09" WEST;

ALONG said curve to the right through a central angle of 15°21'28" for an arch length of 201.03 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley;

THENCE along the northerly line of said 7.424 acre tract and said alley, NORTH 89°29'00" EAST a distance of 829.01 feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas;

THENCE along the common line of said 7.242 acre tract and said Coble tract, SOUTH 00°20'43" WEST a distance of 430.00 feet to an ½ inch iron with cap stamped "OWENS 5387" set for the southwest corner of said 7.242 acre tract and being the northeast corner of said Northshore Phase 2A, Block B;

THENCE NORTH 89°29'27" WEST a distance of 26.57 feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10;

THENCE along the easterly line of said Lot 10, NORTH 19°27'20" WEST a distance of 106.47 feet to an iron rod with cap found for the northeast corner of said Lot 10;

THENCE along the north line of said Lot 10, NORTH 89°23'09" WEST a distance of 213.16 feet to an iron rod with cap found for the northwest corner of said Lot 10;

THENCE along the west line of said Lot 10, SOUTH 00°42'32" EAST a distance of 100.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 7.424 acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 ____ day of _____, 2022.

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 _____, 2022

Mayor, City of Rockwall City Secretary City Engineer

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

We, ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, the undersigned owner of the land shown on this plat, and designated herein as the ST BENEDICT'S ANGLICAN 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 ST BENEDICT'S ANGLICAN 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;

- 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 upon the land upon which this plat is recorded, in violation 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;

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rev. Michael D. Vinson, 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 _____, 2022

Notary Public in and for the State of Texas

SAEED BANAN

SANDRE BANAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Saeed Banan and Sandre Banan, 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 _____, 2022

Notary Public in and for the State of Texas

Case No.: _____

FINAL PLAT
ST BENEDICT'S ANGLICAN CHURCH ADDITION
LOT 1

1 LOT TOTALING 7.424 ACRES
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL
304 GLEN AVENUE
ROCKWALL, TEXAS 75087

Engineer:
DOUPHRA & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-86
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087

Scale: 1" = 100'

Date: January 5, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. OWENS

P.C.: Cryer/Spradling

File: ST. BENEDICTS PLAT

Job. No. 658-011

GF No.

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

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Polyline Report

Wed Apr 13 17:27:03 2022

Northing	Easting	Bearing	Distance
7005056.575	2654714.604	N 19°27'20" W	106.466
7005156.962	2654679.143	N 89°23'09" W	213.162
7005159.247	2654465.993	S 00°42'32" W	100.104
7005059.150	2654464.754	N 89°24'27" W	222.680
7005061.454	2654242.086		
Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right			
Length: 18.251 Delta: 20°54'51" Tangent: 9.228			
Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E			
Radius Point: 7005111.449,2654242.729			
7005064.977	2654224.281	S 21°38'55" W	20.000
7005046.388	2654216.903	S 54°03'59" W	148.270
7004959.376	2654096.849		
Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right			
Length: 238.483 Delta: 18°13'08" Tangent: 120.257			
Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E			
Radius Point: 7005399.512,2654704.122			
7005171.302	2653989.685	N 17°42'53" W	131.370
7005296.442	2653949.712		
Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right			
Length: 201.031 Delta: 15°21'28" Tangent: 101.122			
Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E			
Radius Point: 7005524.651,2654664.149			
7005493.806	2653914.784	S 89°29'00" E	829.014
7005486.331	2654743.764	S 00°20'43" W	430.000
7005056.339	2654741.174	N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000
Total Distance> 2685.403
Polyline Area: 323381 sq ft, 7.4238 acres



May 11, 2022

TO: Dub Douphrate
Douphrate & Associates
2235 Ridge Road
Rockwall, TX 75087

COPY: Father Michael Vinson
St. Benedict's Anglican Church
1500 Sunset Hill
Rockwall, TX 75087

FROM: Angelica Gamez
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-014; *Final Plat* for Lot 1, St. Benedict's Anglican Church Addition

To Whom It May Concern:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 2, 2022.

Planning and Zoning Commission

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 2, 2022, the City Council approved a motion to approve the Replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Angelica Gamez
Planning Coordinator