



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 1408 S. Goliad St, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

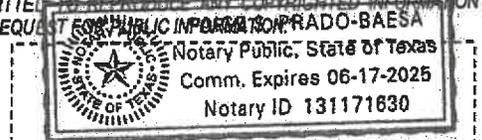
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. 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 OR TO AUTHORIZE THE REPRODUCTION OF 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 AUGUST, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-17-2025



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

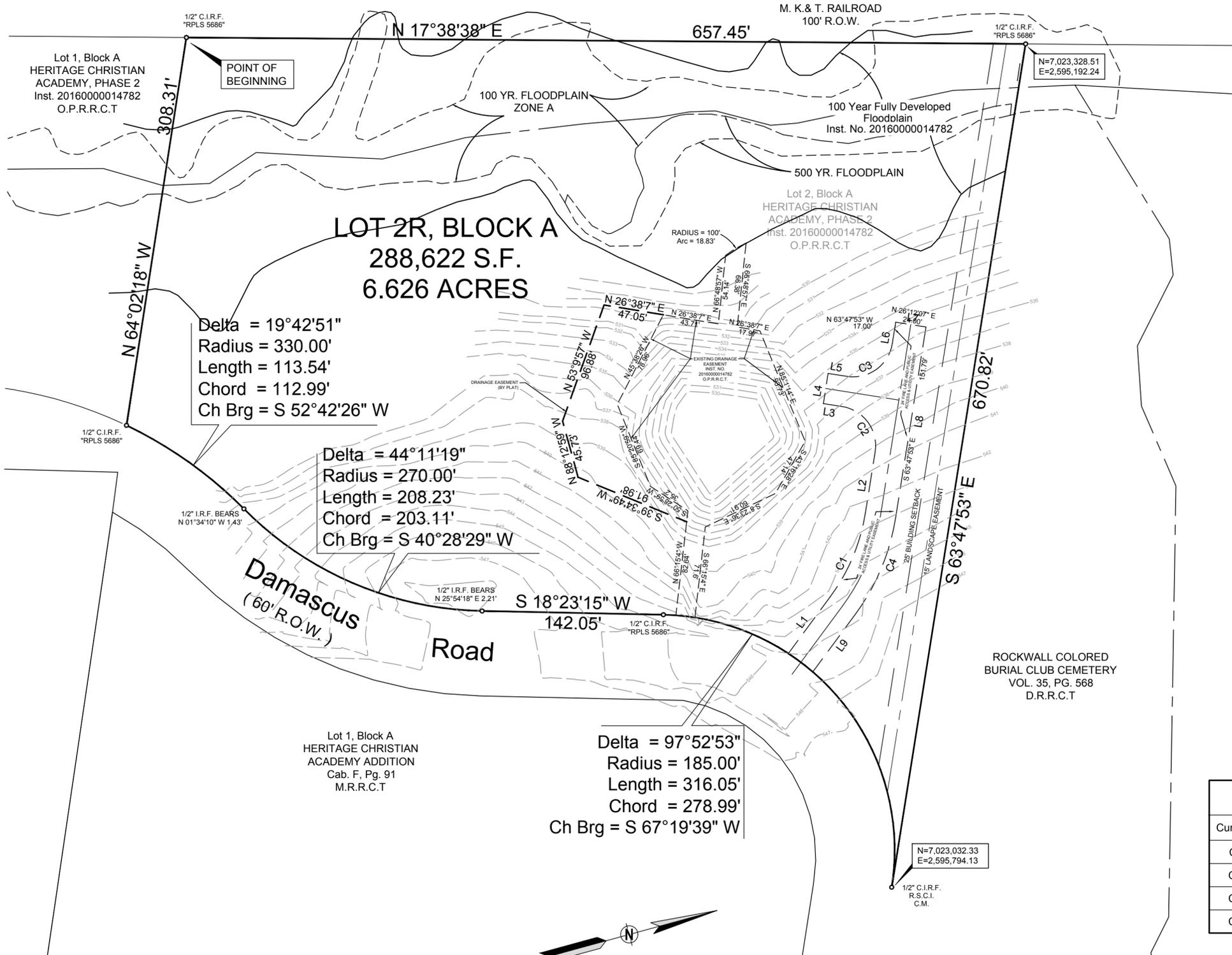
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the "[]" below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

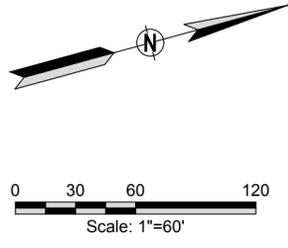
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



LOCATION MAP
SCALE: NTS

Parcel Line Table		
Line #	Length	Direction
L1	55.36	N36° 23' 52"W
L2	48.79	S63° 47' 53"E
L3	15.00	S26° 12' 07"W
L4	24.00	S63° 47' 53"E
L5	15.00	S26° 12' 07"W
L6	17.00	S63° 47' 53"E
L7	24.00	N26° 12' 07"E
L8	151.79	S63° 47' 53"E
L9	55.64	N36° 23' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.97	150.50	27°24'01"	N50° 05' 52"W	71.29
C2	48.69	31.00	90°00'00"	S71° 12' 07"W	43.84
C3	48.69	31.00	90°00'00"	N18° 47' 53"W	43.84
C4	83.45	174.50	27°24'01"	N50° 05' 52"W	82.66



- Notes:**
- According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be "areas determined to be outside of the 0.2% annual chance floodplain" and in Shaded Zone A, described by said map to be, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood: no base flood elevations determined.
 - The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabined F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.
 - 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 an availability for water for personal use and fire protection within such plan, as required under Ordinance 83.54.
 - The property Owner shall maintain, repair, and replace all detention systems.

<p>OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087</p>	<p>ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.</p>	<p>SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN</p>
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FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R, BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23 Case No. PXX Sheet 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 224 and being all of Lot 2, of HERITAGE CHRISTIAN ACADEMY PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Instrument No. 2016000014782, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 2, same being the most northerly corner of Lot 3, Block A, of said HERITAGE CHRISTIAN ACADEMY PHASE 2, said corner also being in the southeasterly monumented line of the M.K. & T. Railroad (100' right-of-way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 657.45' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Lot 2, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 2, a distance of 670.82' to a ½" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 2, same being the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, a northwesterly direction, an arc length of 316.05' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5786" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a ½" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a ½" iron rod found bears North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 19°42'51", and a chord which bears South 52°42'26" West, a chord distance of 112.99';

Thence along said curve to the left, in a southwesterly direction, an arc length of 113.54' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686 which is the most southeasterly corner of said Lot said point being in the westerly line of Damascus Road;

THENCE North 64°02'18" West , along the southerly line of said Lot 2 a distance of 308.31 feet to the POINT OF BEGINNING and containing 6.626 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 2R, BLOCK A, HERITAGE CHRISTIAN ACADEMY, PHASE 2, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____ day of _____, 2023.

GENERAL NOTES

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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

Larry Turman, Registered Professional Land Surveyor No. 1740

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R , BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN
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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 1408 S. Goliad St, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

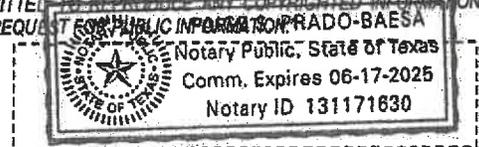
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. 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 OR TO AUTHORIZE THE REPRODUCTION OF INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

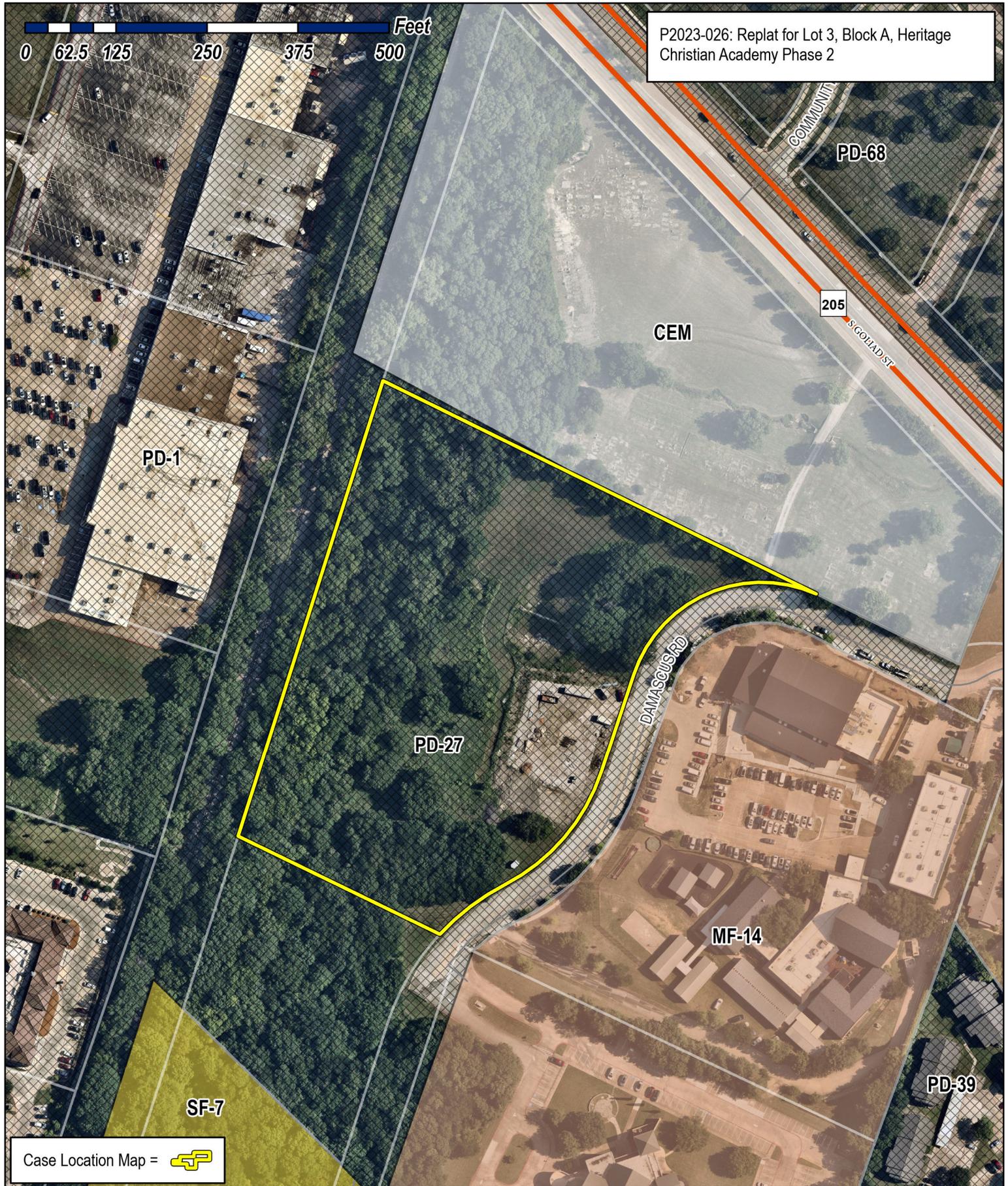
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF AUGUST, 2023.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 06-17-2025



P2023-026: Replat for Lot 3, Block A, Heritage Christian Academy Phase 2

0 62.5 125 250 375 500 Feet

Case Location Map = 

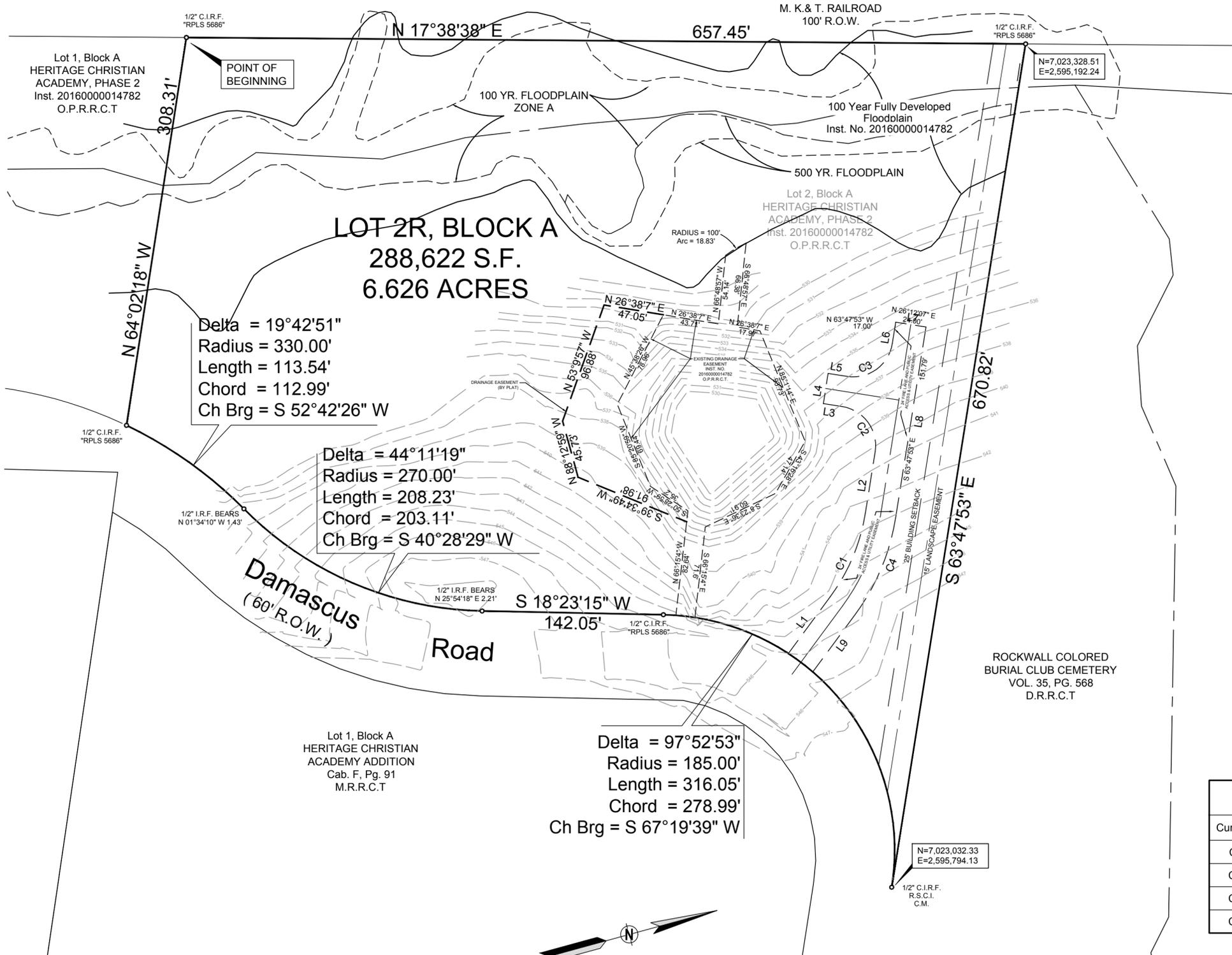


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.

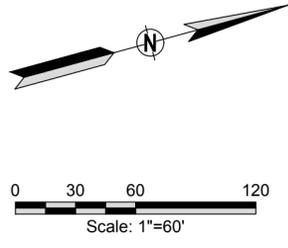




LOCATION MAP
SCALE: NTS

Parcel Line Table		
Line #	Length	Direction
L1	55.36	N36° 23' 52"W
L2	48.79	S63° 47' 53"E
L3	15.00	S26° 12' 07"W
L4	24.00	S63° 47' 53"E
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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Notes:

1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be "areas determined to be outside of the 0.2% annual chance floodplain" and in Shaded Zone A, described by said map to be, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood: no base flood elevations determined.
2. The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabined F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.
4. 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 an availability for water for personal use and fire protection within such plan, as required under Ordinance 83.54.
5. The property Owner shall maintain, repair, and replace all detention systems.

<p>OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087</p>	<p>ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.</p>	<p>SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN</p>
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FINAL PLAT

**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R, BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23 Case No. PXX Sheet 1 of 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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: August 29, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2023-026; *Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the intersection of Damascus Road and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat on a 6.626-acre parcel of land (*i.e. Lot 2, Block A, Heritage Christian Academy Addition*) for the purpose of establishing one (1) non-residential lots (*i.e. Lot 3, Block A, Heritage Christian Academy Addition*). The purpose of the Replat is to dedicate fire lane, access, and utility easements on the subject property.
- The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The City's historic zoning maps indicate that the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972, and Multi-Family 15 (MF-15) District as of May 16, 1983. On June 1, 1987, the subject property was rezoned from a Multi-Family 15 (MF-15) District to Planned Development District 27 (PD-27) [*Ordinance No. 87-31*] for Multi-Family 14 (MF-14) District land uses. On July 19, 2004, the City Council adopted *Ordinance No. 04-43*] to establish development timelines for the subject property; however, the subject property has remained vacant since annexation.. On August 1, 2016, the City Council approved a replat [*i.e. Case No. P2016-031*] to create two (2) parcels of land [*i.e. Lots 2 & 3, Block A, Heritage Christian Academy*] and convey one (1) parcel of land to Our Lady of the Lake Catholic Church.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

- (2) Any construction resulting from the approval of this Replat 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: 8/25/2023

PROJECT NUMBER: P2023-026
PROJECT NAME: Final Plat for Lot 2, Block A , Heritage Christian Academy Phase 2
SITE ADDRESS/LOCATIONS: 1408 S GOLIAD ST

CASE CAPTION: Consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the intersection of Damascus Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments

08/23/2023: P2023-026: Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the intersection of Damascus Road and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-026) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 3, BLOCK A,
HERITAGE CHRISTIAN ACADEMY, PHASE 2 ADDITION
BEING A REPLAT OF
LOT 2, BLOCK A
HERITAGE CHRISTIAN ACADEMY, PHASE 2 ADDITION
BEING
1 LOT
6.626-ACRES OR 288,622 SF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the building lines adjacent to Damascus Road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the centerline along Damascus Road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.8 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.9 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.11 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.

I.12 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: August 29, 2023
City Council: September 5, 2023

I.13 Please note that once the Replat 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	Madelyn Price	08/25/2023	Approved w/ Comments

- 08/25/2023: 1. Call out 100-yr WSEL of floodplain a minimum of every 300'. Floodplain and erosion hazard set back are placed within a drainage easement, with an additional 20' outside of floodplain/erosion hazard setback.
 2. Call out 100-yr WSEL of detention pond.
 3. Remove contours.
 4. Replat will probably be needed due to no engineering approval. Should have platted after engineering has been approved.
 5. Floodplain shall be notated as a drainage easement. Call out source of floodplain information. Label water surface elevation shown every 300'.
 6. Update general note number 5 per pdf attachment.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/21/2023	Approved

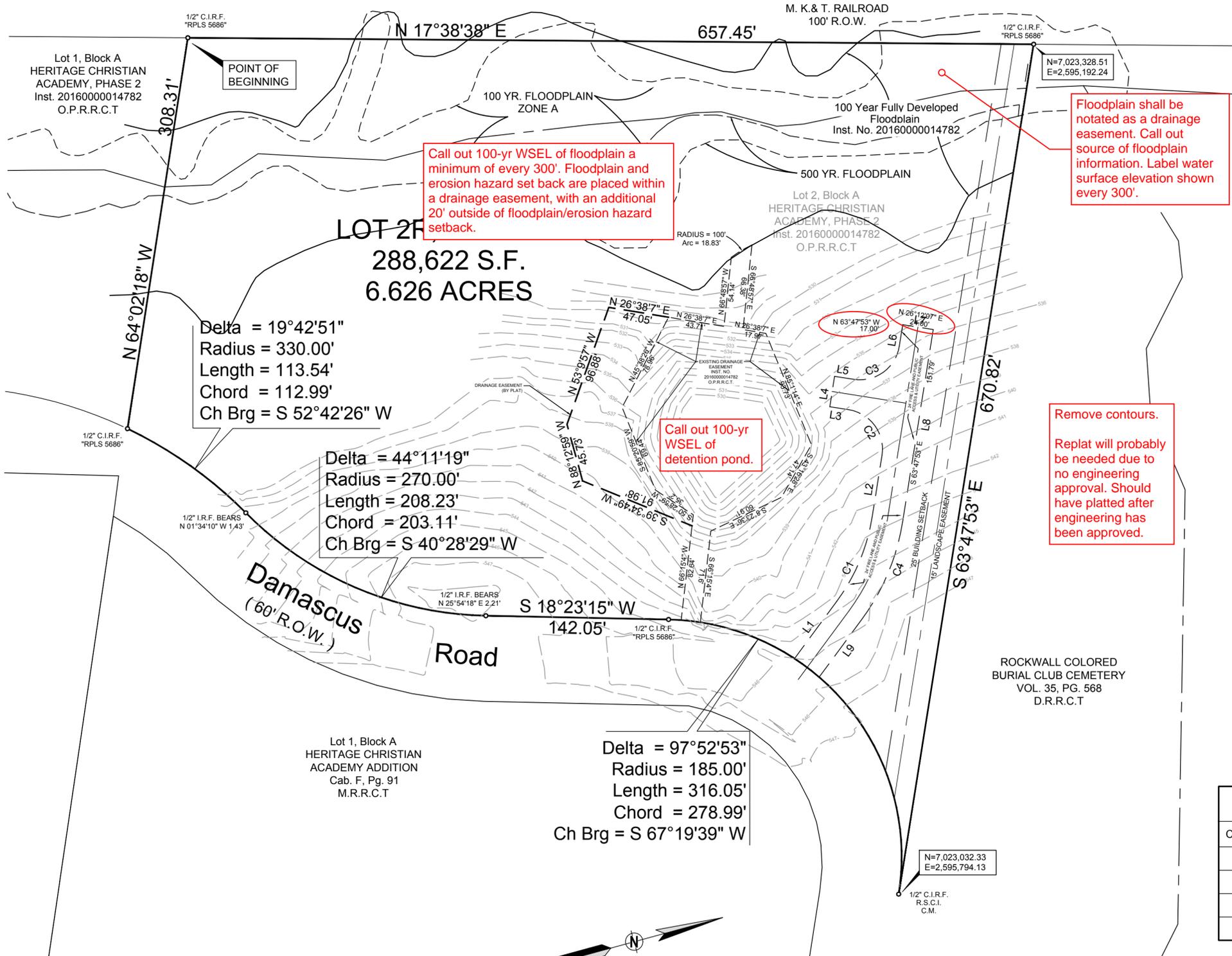
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/21/2023	Approved

No Comments

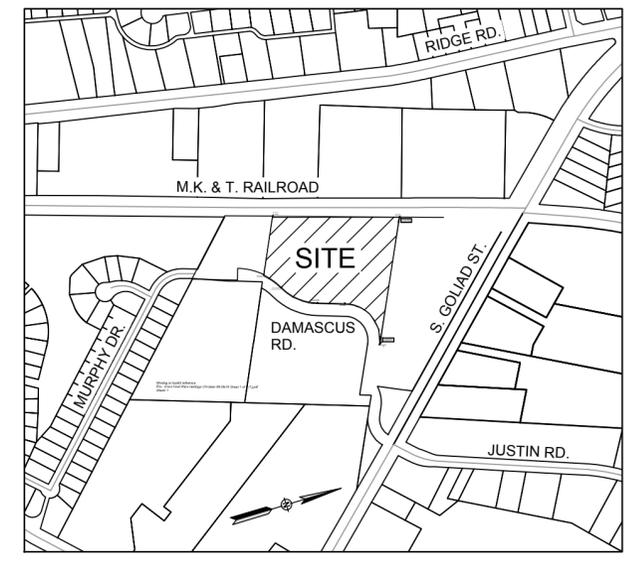


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Floodplain shall be notated as a drainage easement. Call out source of floodplain information. Label water surface elevation shown every 300'.

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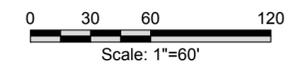
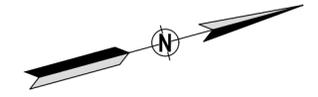
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- Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabined F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.
- 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 an availability for water for personal use and fire protection within such plan, as required under Ordinance 83.54.
- ~~The property Owner shall maintain, repair, and replace all detention systems.~~
The property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.



OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
TBPE FIRM NO. F-303
(972) 717-5151
(469) 472-9192 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
CENTRO RESOURCES
1475 HERITAGE PARKWAY
SUITE 217
MANSFIELD, TEXAS 76063
10193888
(817) 354-1445
CONTACT: LARRY TURMAN

FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R, BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23 Case No. PXX Sheet 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 224 and being all of Lot 2, of HERITAGE CHRISTIAN ACADEMY PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Instrument No. 2016000014782, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 2, same being the most northerly corner of Lot 3, Block A, of said HERITAGE CHRISTIAN ACADEMY PHASE 2, said corner also being in the southeasterly monumented line of the M.K. & T. Railroad (100' right-of-way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 657.45' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Lot 2, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 2, a distance of 670.82' to a ½" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 2, same being the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, a northwesterly direction, an arc length of 316.05' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5786" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a ½" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a ½" iron rod found bears North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 19°42'51", and a chord which bears South 52°42'26" West, a chord distance of 112.99';

Thence along said curve to the left, in a southwesterly direction, an arc length of 113.54' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686 which is the most southeasterly corner of said Lot said point being in the westerly line of Damascus Road;

THENCE North 64°02'18" West , along the southerly line of said Lot 2 a distance of 308.31 feet to the POINT OF BEGINNING and containing 6.626 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 2R, BLOCK A, HERITAGE CHRISTIAN ACADEMY, PHASE 2, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____ day of _____, 2023.

GENERAL NOTES

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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

Larry Turman, Registered Professional Land Surveyor No. 1740

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R , BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN
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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 1408 S. Goliad St, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

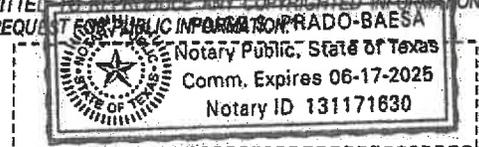
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. 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 OR TO AUTHORIZE THE REPRODUCTION OF INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

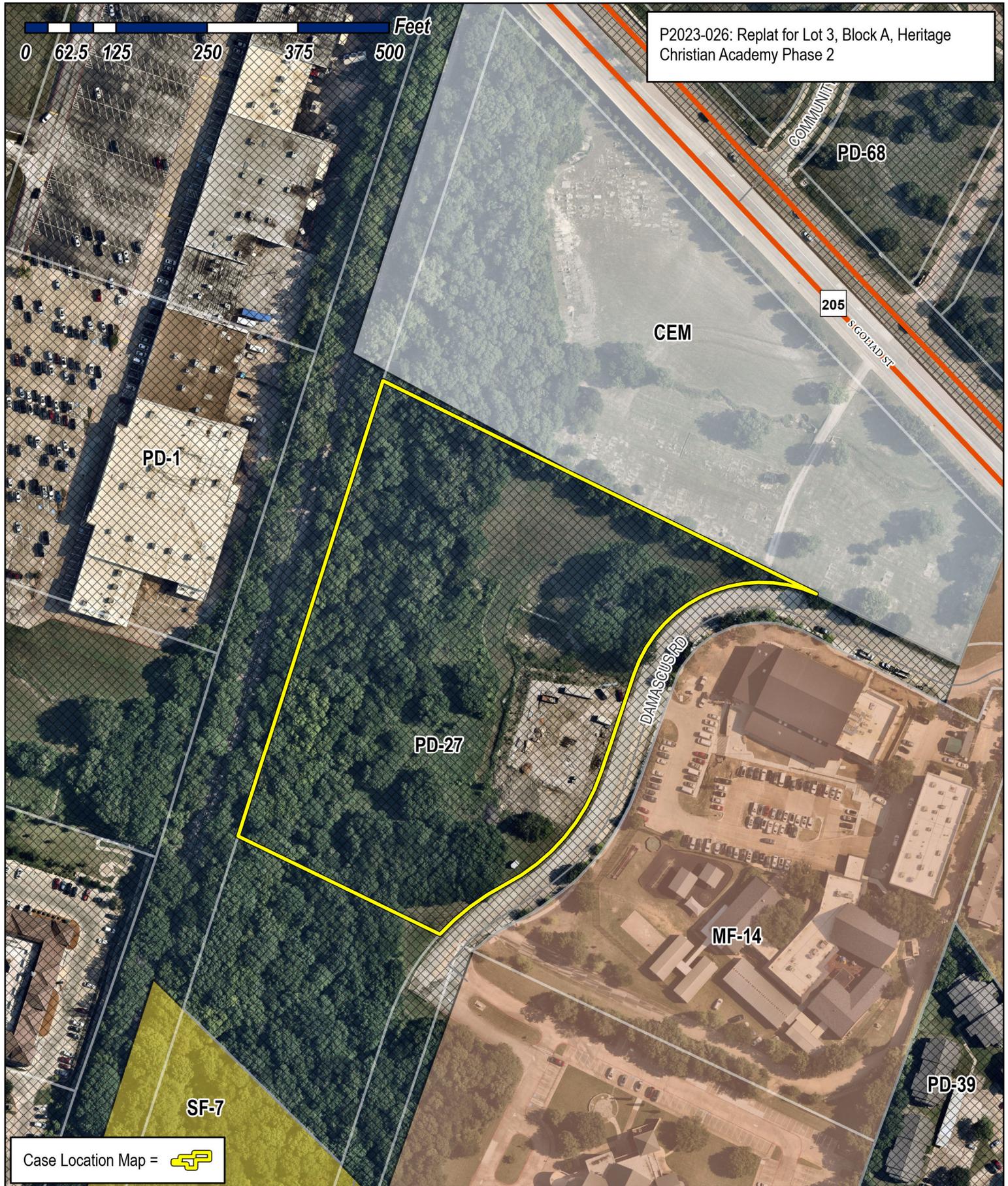
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF AUGUST, 2023.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 06-17-2025



P2023-026: Replat for Lot 3, Block A, Heritage Christian Academy Phase 2

0 62.5 125 250 375 500 Feet

Case Location Map = 

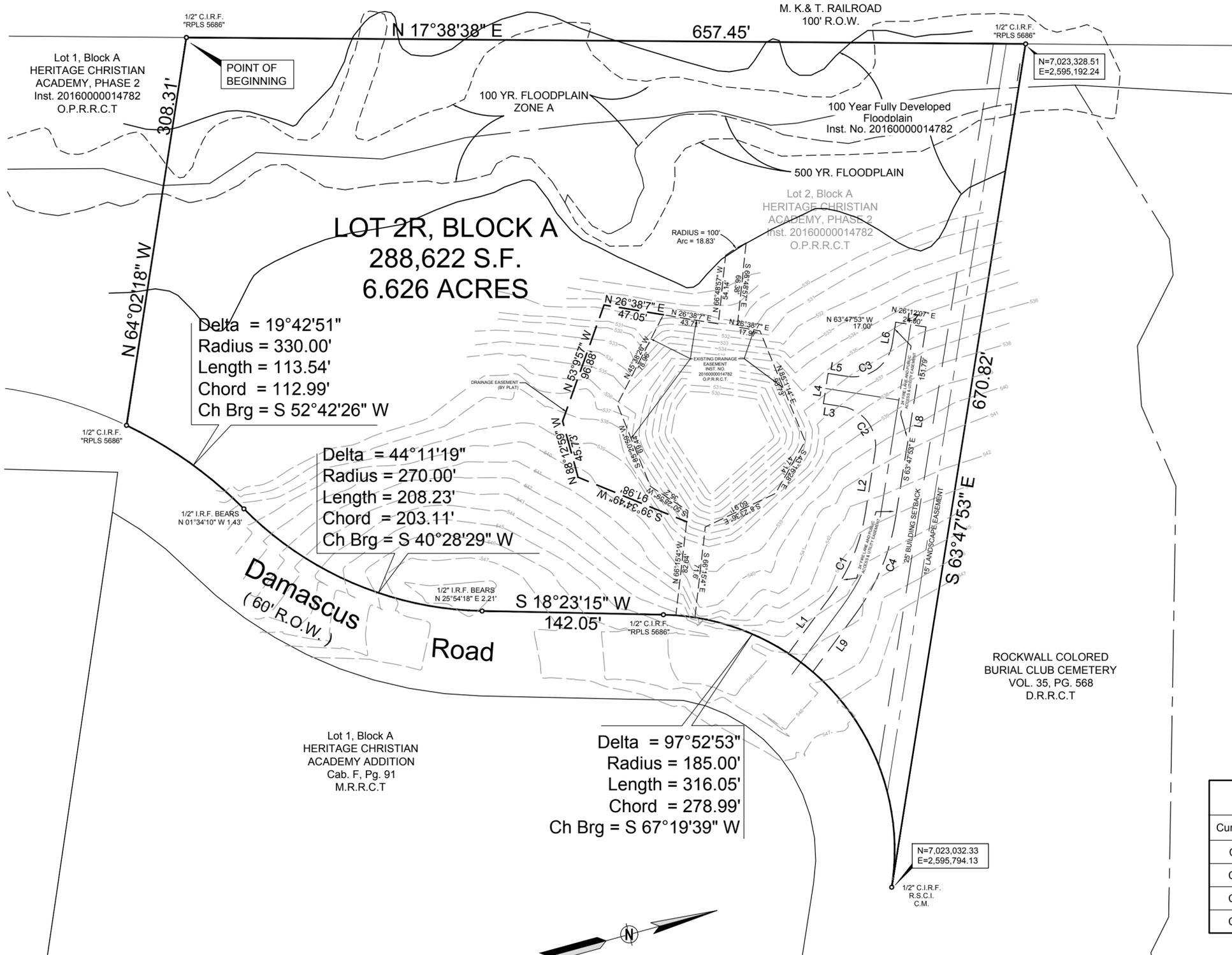


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





LOCATION MAP
SCALE: NTS

Delta = 19°42'51"
Radius = 330.00'
Length = 113.54'
Chord = 112.99'
Ch Brg = S 52°42'26" W

Delta = 44°11'19"
Radius = 270.00'
Length = 208.23'
Chord = 203.11'
Ch Brg = S 40°28'29" W

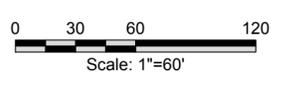
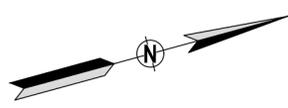
Delta = 97°52'53"
Radius = 185.00'
Length = 316.05'
Chord = 278.99'
Ch Brg = S 67°19'39" W

Parcel Line Table		
Line #	Length	Direction
L1	55.36	N36° 23' 52"W
L2	48.79	S63° 47' 53"E
L3	15.00	S26° 12' 07"W
L4	24.00	S63° 47' 53"E
L5	15.00	S26° 12' 07"W
L6	17.00	S63° 47' 53"E
L7	24.00	N26° 12' 07"E
L8	151.79	S63° 47' 53"E
L9	55.64	N36° 23' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.97	150.50	27°24'01"	N50° 05' 52"W	71.29
C2	48.69	31.00	90°00'00"	S71° 12' 07"W	43.84
C3	48.69	31.00	90°00'00"	N18° 47' 53"W	43.84
C4	83.45	174.50	27°24'01"	N50° 05' 52"W	82.66

Notes:

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FINAL PLAT
HERITAGE CHRISTIAN ACADEMY
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08-14-23 Case No. PXX Sheet 1 of 2

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Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____ day of _____, 2023.

GENERAL NOTES

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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

Larry Turman, Registered Professional Land Surveyor No. 1740

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R , BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN
---	--	---



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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: September 5, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2023-026; *Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the intersection of Damascus Road and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat on a 6.626-acre parcel of land (*i.e. Lot 2, Block A, Heritage Christian Academy Addition*) for the purpose of establishing one (1) non-residential lots (*i.e. Lot 3, Block A, Heritage Christian Academy Addition*). The purpose of the Replat is to dedicate fire lane, access, and utility easements on the subject property.
- The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The City's historic zoning maps indicate that the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972, and Multi-Family 15 (MF-15) District as of May 16, 1983. On June 1, 1987, the subject property was rezoned from a Multi-Family 15 (MF-15) District to Planned Development District 27 (PD-27) [*Ordinance No. 87-31*] for Multi-Family 14 (MF-14) District land uses. On July 19, 2004, the City Council adopted *Ordinance No. 04-43*] to establish development timelines for the subject property; however, the subject property has remained vacant since annexation.. On August 1, 2016, the City Council approved a replat [*i.e. Case No. P2016-031*] to create two (2) parcels of land [*i.e. Lots 2 & 3, Block A, Heritage Christian Academy*] and convey one (1) parcel of land to Our Lady of the Lake Catholic Church.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

- (2) Any construction resulting from the approval of this Replat 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



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 1408 S. Goliad St, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

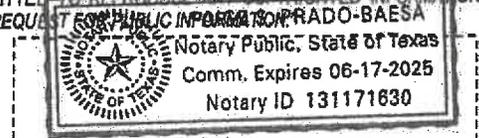
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. 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 OR TO AUTHORIZE THE REPRODUCTION OF ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

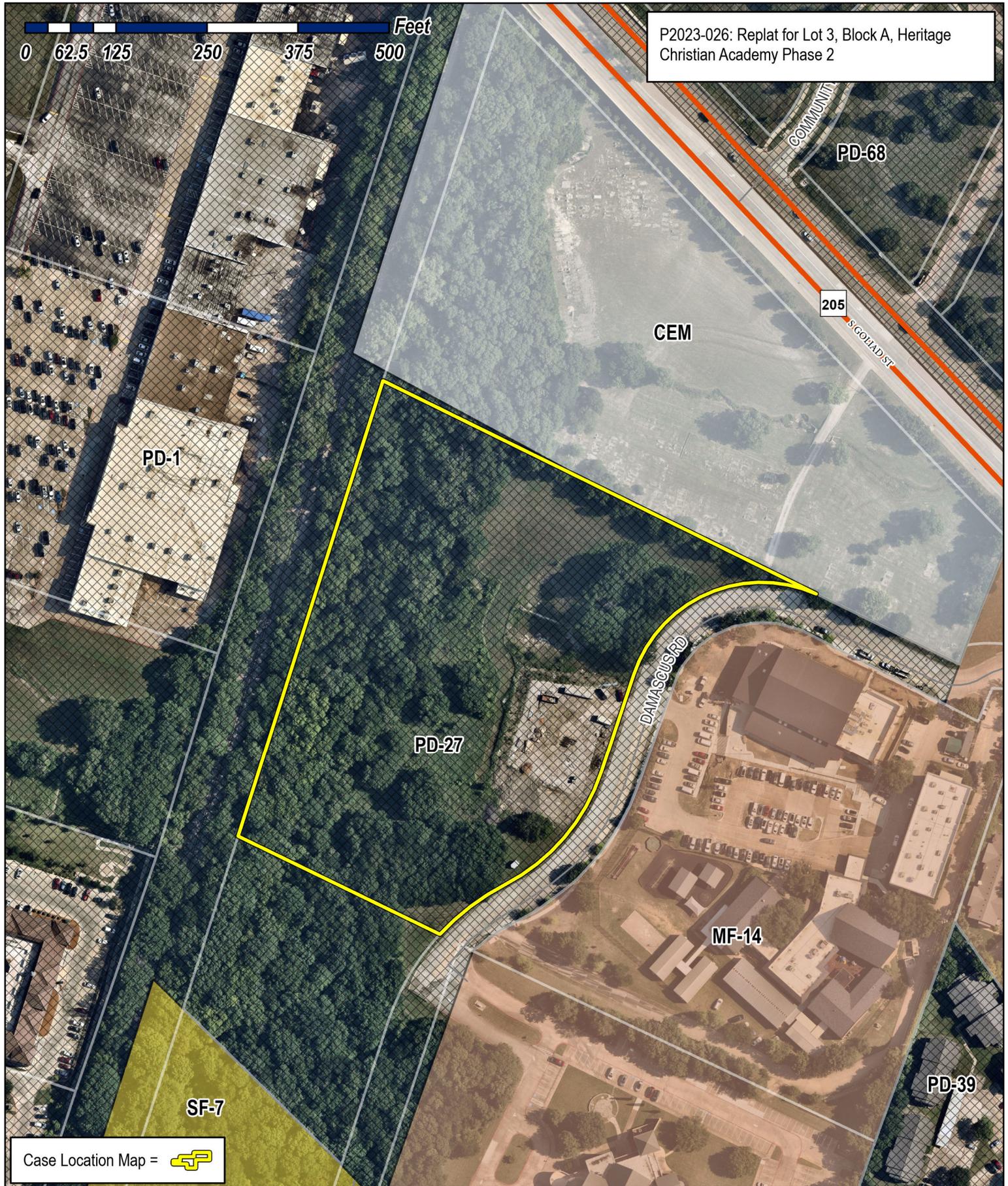
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF AUGUST, 2023.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 06-17-2025



P2023-026: Replat for Lot 3, Block A, Heritage Christian Academy Phase 2

0 62.5 125 250 375 500 Feet

Case Location Map = 

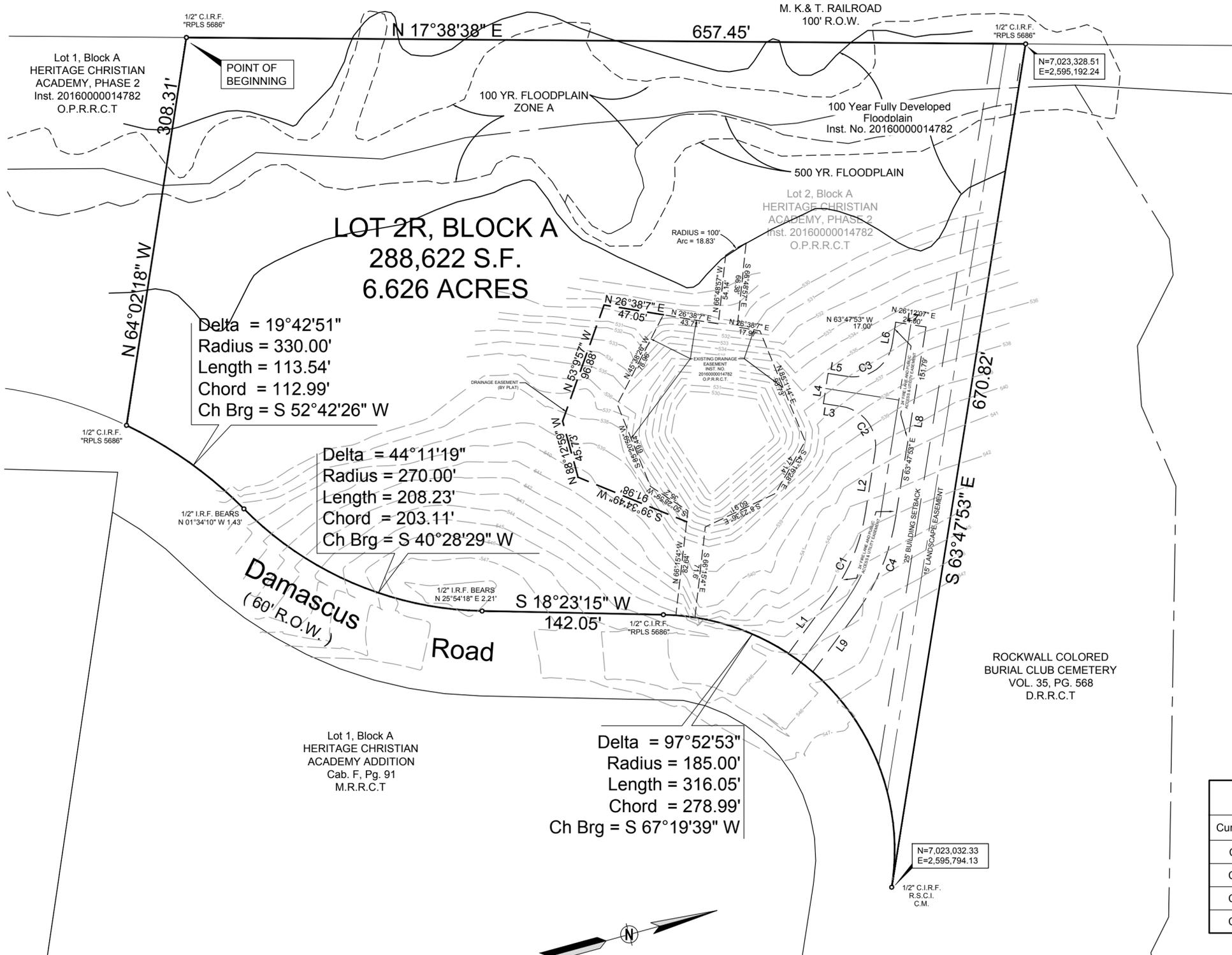


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.

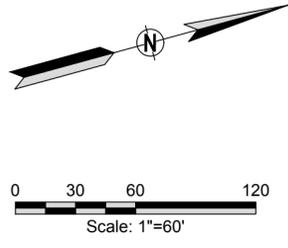




LOCATION MAP
SCALE: NTS

Parcel Line Table		
Line #	Length	Direction
L1	55.36	N36° 23' 52"W
L2	48.79	S63° 47' 53"E
L3	15.00	S26° 12' 07"W
L4	24.00	S63° 47' 53"E
L5	15.00	S26° 12' 07"W
L6	17.00	S63° 47' 53"E
L7	24.00	N26° 12' 07"E
L8	151.79	S63° 47' 53"E
L9	55.64	N36° 23' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.97	150.50	27°24'01"	N50° 05' 52"W	71.29
C2	48.69	31.00	90°00'00"	S71° 12' 07"W	43.84
C3	48.69	31.00	90°00'00"	N18° 47' 53"W	43.84
C4	83.45	174.50	27°24'01"	N50° 05' 52"W	82.66



Notes:

- According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be "areas determined to be outside of the 0.2% annual chance floodplain" and in Shaded Zone A, described by said map to be, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood: no base flood elevations determined.
- The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabined F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.
- 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 an availability for water for personal use and fire protection within such plan, as required under Ordinance 83.54.
- The property Owner shall maintain, repair, and replace all detention systems.

<p>OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087</p>	<p>ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.</p>	<p>SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN</p>
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FINAL PLAT

**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R, BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23 Case No. PXX Sheet 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 224 and being all of Lot 2, of HERITAGE CHRISTIAN ACADEMY PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Instrument No. 2016000014782, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 2, same being the most northerly corner of Lot 3, Block A, of said HERITAGE CHRISTIAN ACADEMY PHASE 2, said corner also being in the southeasterly monumented line of the M.K. & T. Railroad (100' right-of-way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 657.45' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Lot 2, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 2, a distance of 670.82' to a ½" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 2, same being the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, a northwesterly direction, an arc length of 316.05' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5786" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a ½" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a ½" iron rod found bears North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 19°42'51", and a chord which bears South 52°42'26" West, a chord distance of 112.99';

Thence along said curve to the left, in a southwesterly direction, an arc length of 113.54' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686 which is the most southeasterly corner of said Lot said point being in the westerly line of Damascus Road;

THENCE North 64°02'18" West , along the southerly line of said Lot 2 a distance of 308.31 feet to the POINT OF BEGINNING and containing 6.626 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 2R, BLOCK A, HERITAGE CHRISTIAN ACADEMY, PHASE 2, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____ day of _____, 2023.

GENERAL NOTES

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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

Larry Turman, Registered Professional Land Surveyor No. 1740

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

FINAL PLAT
**HERITAGE CHRISTIAN ACADEMY
PHASE 2
LOT 2R , BLOCK A**

BEING A REPLAT OF
HERITAGE CHRISTIAN ACADEMY, PHASE 2
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN
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DATE: September 13, 2023

TO: Robert Howman
4500 Fuller Drive, Suite 220
Irving, TX 75038

CC: Brad Helmer
1408 S. Goliad Street
Rockwall, TX 75087

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

SUBJECT: P2023-026; *Replat for Lot 3, Block A, Heritage Christian Academy Addition. Phase 2*

Mr. Helmer:

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 September 5, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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 Replat 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On September 5, 2023, 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 (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling 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 adhere to 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department