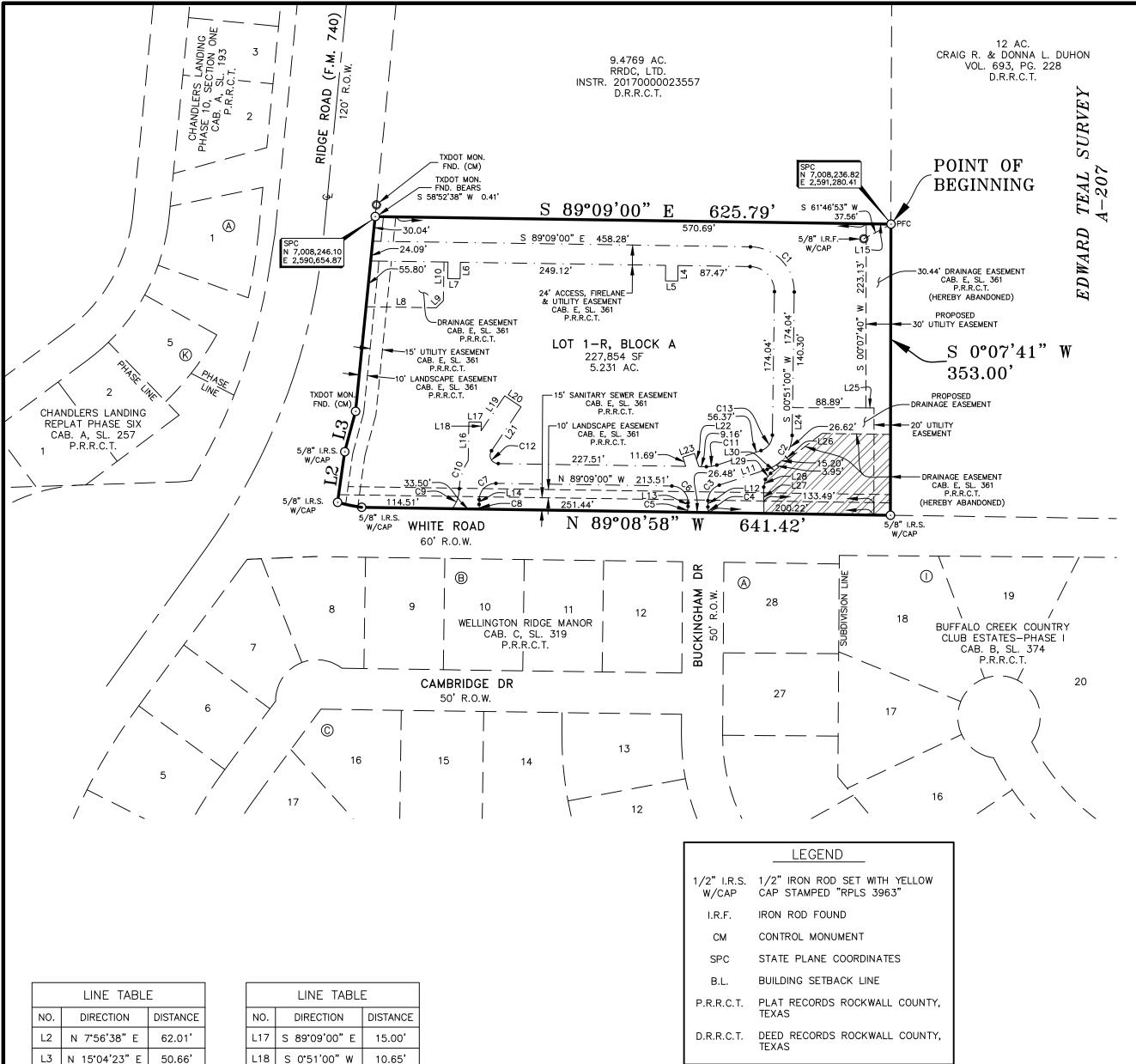




# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LINE TABLE		1
<u>'-</u>	DIRECTION	DISTANCE
7	S 89°09'00" E	15.00'
В	S 0°51'00" W	10.65'
$\neg$		

Notes:

### L19 N 34°05'02" E | 51.30' L20 S 55°54'58" E

L21 S 34°05'02" W

L22 S 17°58'38" E

L23 N 72°01'22" E

L24 S 0°51'00" W

L25 N 89°52'19" W

L26 S 37'13'39" E

L27 N 0°25'20" W

L28 N 12°42'16" E

L29 N 39'59'51" E

L30 N 52°46'21" E

24.00'

64.17

16.80'

15.00'

33.74

10.00'

5.29'

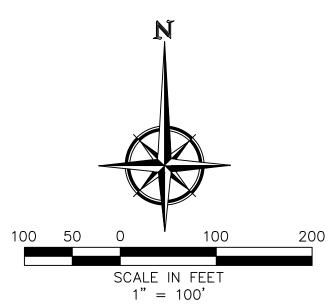
16.86'

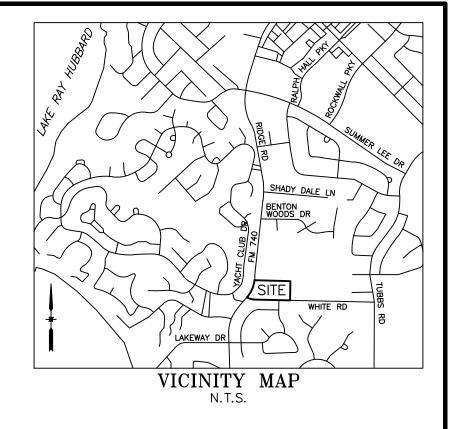
9.51

9.65'

12.06

- 1. Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- 2. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- 3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- 4. The purpose of this replat is to create a 20' and 30' Utility Easement, to create a 20' Drainage Easement, to abandon a 30.44' Drainage Easement and to abandon the Drainage Easement at the southeast corner of this subdivision (hatched for reference) and create a Drainage and Detention
- 5. The Drainage and Detention Easement shall be owned, operated, maintained and replaced by property





CURVE TABLE										
CURVE	DELTA	RADIUS	RADIUS TANGENT LENGTH CHOF		CHORD BEARING	CHORD				
C1	090'00'00"	54.00'	54.00'	84.82	N 44*09'00" W	76.37'				
C2	070°57'35"	44.00'	31.36'	54.49'	N 36°19'48" E	51.08'				
C3	071°23'41"	20.00'	14.37'	24.92'	S 36*06'45" W	23.34'				
C4	019*53'16"	20.00'	3.51'	6.94'	S 9°31'44" E	6.91'				
C5	020°44'16"	20.00'	3.66'	7.24'	N 10°47'02" E	7.20'				
C6	089*33'54"	20.00'	19.85'	31.26'	N 44°22'03" W	28.18'				
C7	090'00'00"	20.00'	20.00'	31.42'	S 45*51'00" W	28.28'				
C8	016*50'55"	20.00'	2.96'	5.88'	S 7°34'28" E	5.86'				
C9	038°42'30"	39.00'	13.70'	26.35	N 19°51'54" E	25.85'				
C10	032*59'06"	63.00'	18.65'	36.27	S 17°35'28" W	35.77				
C11	019*02'25"	39.00'	6.54'	12.96'	N 81°19'48" E	12.90'				
C12	123°14'02"	10.00'	18.51'	21.51'	S 27°31'59" E	17.60'				
C13	070°57'35"	20.00'	14.26'	24.77	N 36°19'48" E	23.22'				

### REPLAT

## FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS ROCKWALL, TEXAS ADDITION

LOT 1-R, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DICIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION CAB. E, SLIDE 361, P.R.R.C.T.

AND BEING

## 5.231 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY. A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN ENGINEER

ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

(972) 941-8400 FAX (972) 941-8401 DATE: OCTOBER 10, 2018 CASE: P2018-\_\_\_ SHEET 1 OF 2

61.23 7.58' 4.63' 5.77' 30.00' 46.92'

18.88

15.00'

20.05

15.00'

85.05

12.14

46.95

L4 | S 0°51'00" W

L5 N 89°09'00" W

L6 | S 0°51'00" W

L7 N 89°09'00" W

L8 | S 89'09'00" E

L9 N 45°56'21" E

L10 N 0°57'10" E

L11 S 71°48'35" W

L12 | S 0°24'54" W

L13 N 0°24'54" E

L14 | S 0°51'00" W

L15 | S 89°09'00" E

L16 N 0°51'00" E

SUNNYVALE, TX 75182 (214) 532-0636 FAX (972) 412-4875 EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 426

OWNER

FIRST CHRISTIAN CHURCH

OF ROCKWALL, TEXAS

3375 RIDGE ROAD

ROCKWALL, TX 75032

(972) 771-5526

LAND SURVEYOR

R.C. MYERS SURVEYING, LLC

488 ARROYO COURT

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Huhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet:

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8—inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right—of—way line of White Road, a variable width right—of—way;

THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the intersection of the north right-of-way line of said White Road and the east right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way at this point;

THENCE North 07 degrees 56 minutes 38 seconds East, along the common line of said Ridge Road and said Lot 1, a distance of 67.66 feet to a 5/8—inch iron rod with a yellow plastic cap stamped RPLS 3963 set for corner;

THENCE North 15 degrees 04 minutes 23 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner:

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of laid Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, (the "Owner") is the undersigned owner of the land shown on this plat, designated herein as FIRST CHRISTIAN CHURCH, DISCIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION, LOT 1—R, BLOCK A, a subdivision to the City of Rockwall, Texas. RRDC, LTD, (the "Developer") is the developer of the adjacent tract and is arranging for the construction of the sewer line and storm drain on the land shown in this plat based on the design developed by the Project Engineer. Owner hereby dedicates to the use of the public forever all water courses, drains, and easements thereon shown on the plat for the purpose and consideration therein expressed. Owner further certifies that all other parties who have a mortgage or lien interest in the FIRST CHRISTIAN CHURCH, DISCIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION, LOT 1—R, BLOCK A subdivision have been notified and signed this plat. Owner understands and does hereby reserve the easement shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Owner also understands the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these easements and any public utility shall at all times have the right of ingress or egress to, from and upon the said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of 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 street in the subdivision.
- 4. Developer and Project Engineer shall bear total responsibility for the storm drain and improvements.
- 5. Developer and Project Engineer shall design and implement the drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the Property.

- 6. No new structure shall be constructed on any portion of this addition by the Owner or 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 plat, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, and storm sewers, according to the specifications of the City of Rockwall; or until an escrow deposit satisfactory to the City is made by the Owner and/or Developer.
- 7. Unless and until accepted by the City, the Developer shall be responsible for repair and replacement of storm drainage lines located in Easements on the Property beginning at the boundary line of the adjacent property and ending at the detention pond in the Easement. Owner shall be responsible for the maintenance of the detention pond after reconstruction is completed by Developer.

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

FOR: FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS

BY:	
	NAME:
	TITLE:

FOR: \_\_\_\_\_ (LIEN HOLDER)

BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_,

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas My Commission Expires:

OWNER

FIRST CHRISTIAN CHURCH
OF ROCKWALL, TEXAS

3375 RIDGE ROAD

ROCKWALL, TX 75032

(972) 771-5526

LAND SURVEYOR

R.C. MYERS SURVEYING, LLC

488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636

(214) 532-0636 FAX (972) 412-4875 EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 426

### SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2018.

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. This Replat is released on July 24, 2018 for review by the City and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

#### APPROVAL CERTIFICATE

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 \_\_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

Mayor, City of Rockwall City Secretary City Engineer

REPLAT

FIRST CHRISTIAN CHURCH
OF ROCKWALL, TEXAS
ROCKWALL, TEXAS ADDITION
LOT 1-R, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DICIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION CAB. E, SLIDE 361, P.R.R.C.T.

AND BEING

5.231 ACRES

SITUATED IN THE
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN ENGINEER

ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NÓ. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098 (972) 941-8400 FAX (972) 941-8401

DATE: SEPTEMBER 18, 2018 CASE: P2018-\_\_\_

SHEET 2 OF 2

02114\DWG\2114 Replat Church.dwg

Northing	Ea	sting	Bearing	Distance
7008245.9	12	2590654	.968	
		S 89°0	09'00" E 62	25.787
7008236.62	28	2591280	0.685	
		S 00°0	07'41" W 3	53.000
7007883.62	29	2591279	0.897	
		N 89°	08'58" W 6	571.346
7007893.59	96	2590608	3.625	
		N 07°	56'38" E 6	7.655
7007960.60	02	2590617	.975	
		N 15°	04'23" E 50	0.664
7008009.52	23	2590631	.150	
			45'12" E 23	37.586

Closure Error Distance> 0.00000

Total Distance> 2006.038

7008245.912 2590654.968

Polyline Area: 227854 sq ft, 5.231 acres