



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-055

NOTE: THIS 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 1200 E. Washington St.

SUBDIVISION Park station 4

LOT 1 BLOCK A

GENERAL LOCATION SEQ of E. Washington St. and Park Place Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD

CURRENT USE Commercial

PROPOSED ZONING PD

PROPOSED USE Church

ACREAGE 14.93

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER Crosspoint Community Church

☐ APPLICANT Rob Doughrate w/

CONTACT PERSON Ryan Lewis / Scott Sutton

CONTACT PERSON Doughrate & Assoc., Inc.

ADDRESS P.O. Box 1015

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Rockwall, Tx 75087

PHONE 214.538.1050

PHONE 972.742.2210

E-MAIL ryan@ccrockwall.com

E-MAIL wldoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Lewis [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 ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Nov, 2022

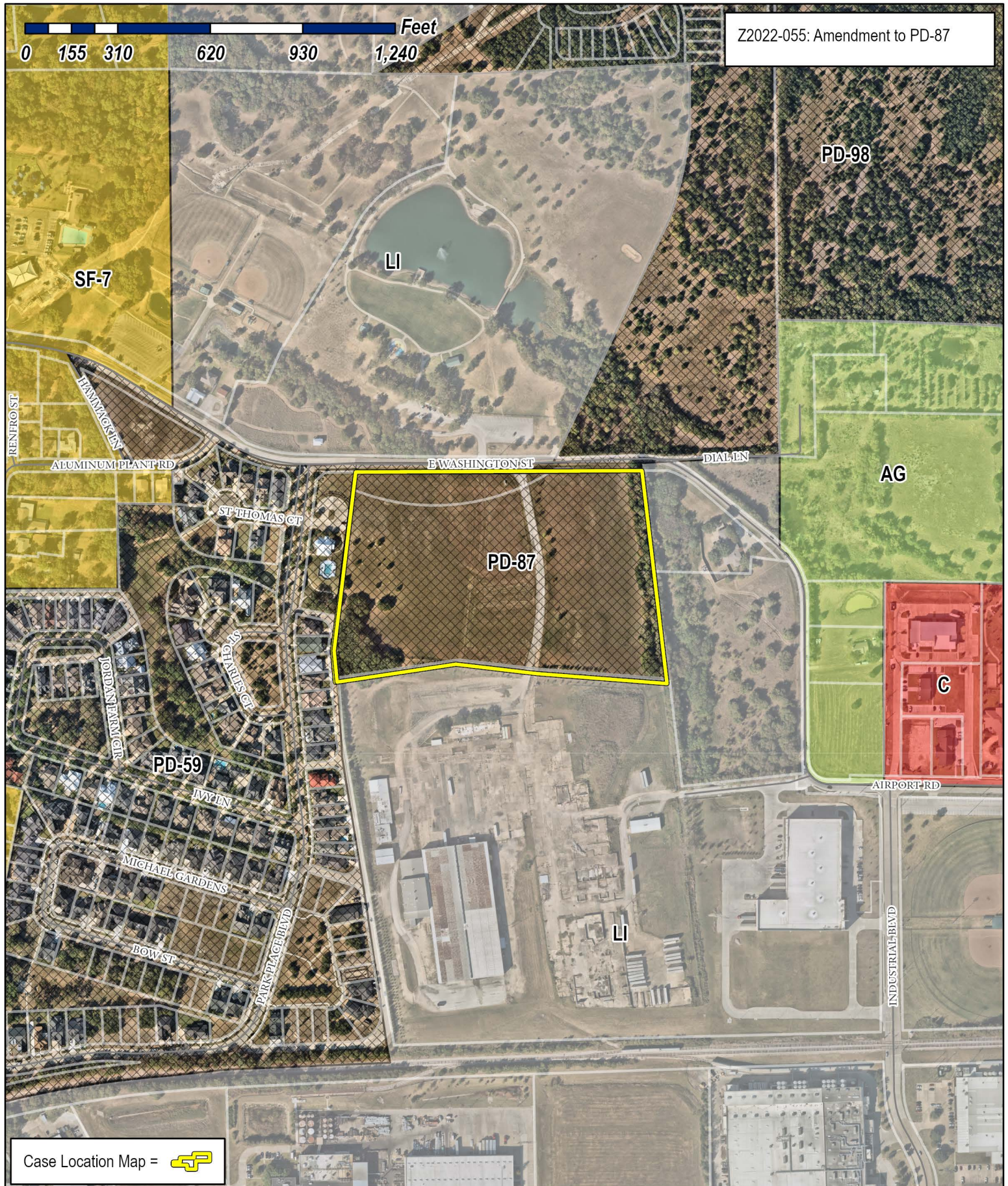
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CARA LAROY SAUNDERS
My Notary ID # 11706111
Expires December 13, 2025

MY COMMISSION EXPIRES



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.

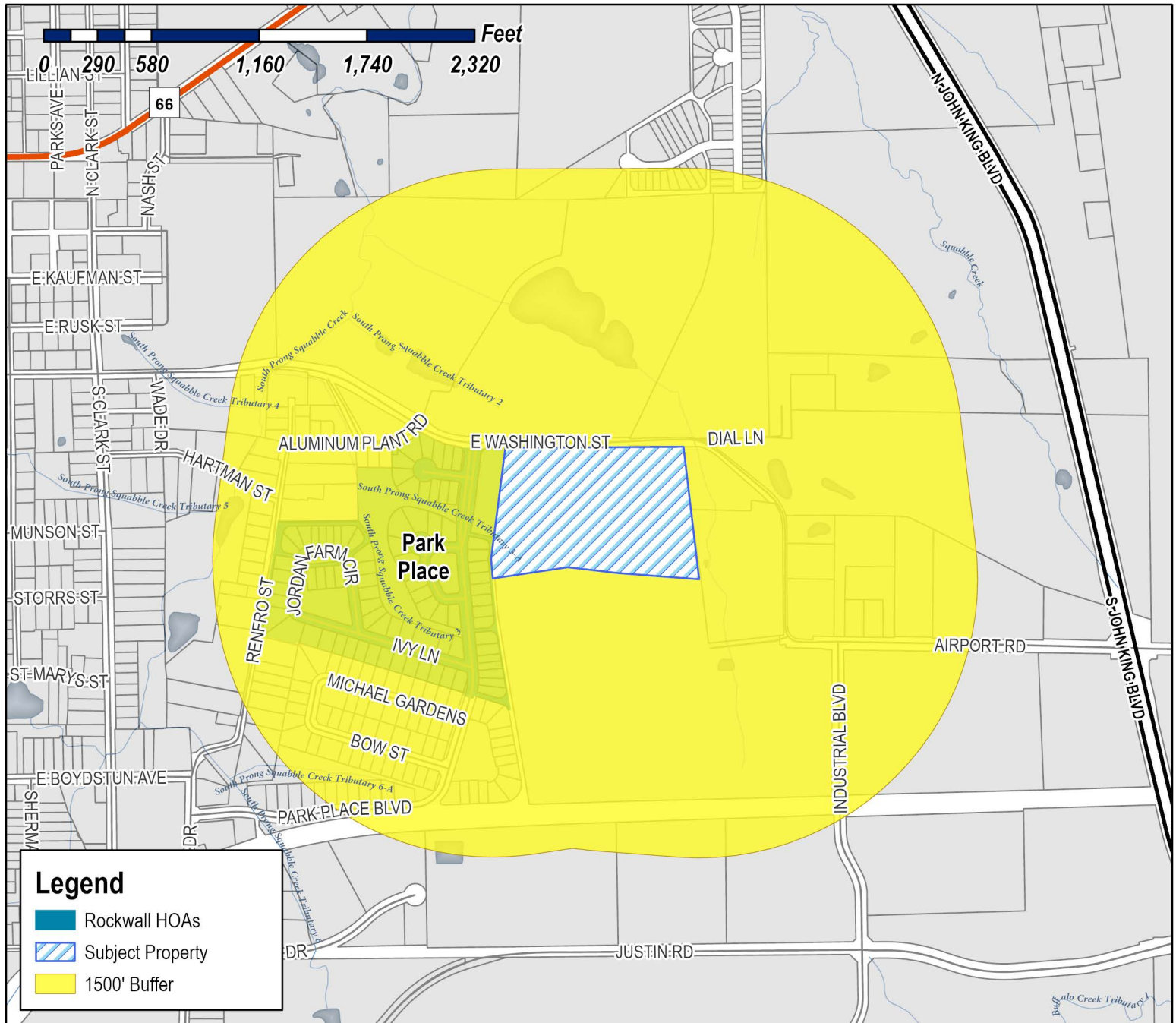




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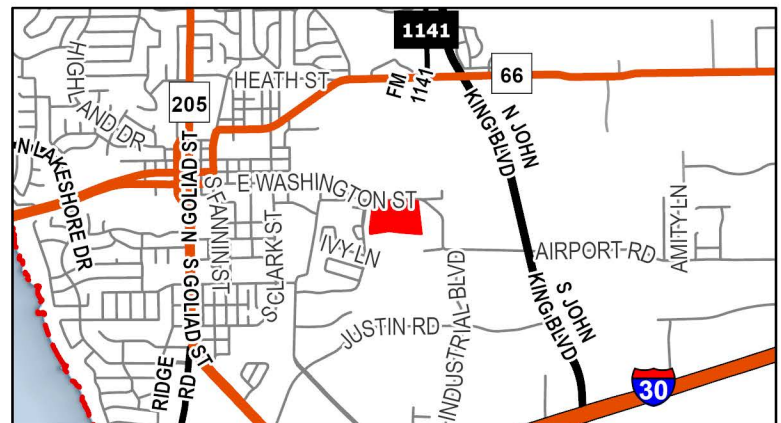
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Case Number: Z2022-055
Case Name: Amendment to PD-87
Case Type: Zoning
Zoning: Planned Development District 87 (PD-87)
Case Address: NEC of E. Washington St. & Park Place Blvd.

Date Saved: 11/14/2022

For Questions on this Case Call (972) 771-7745

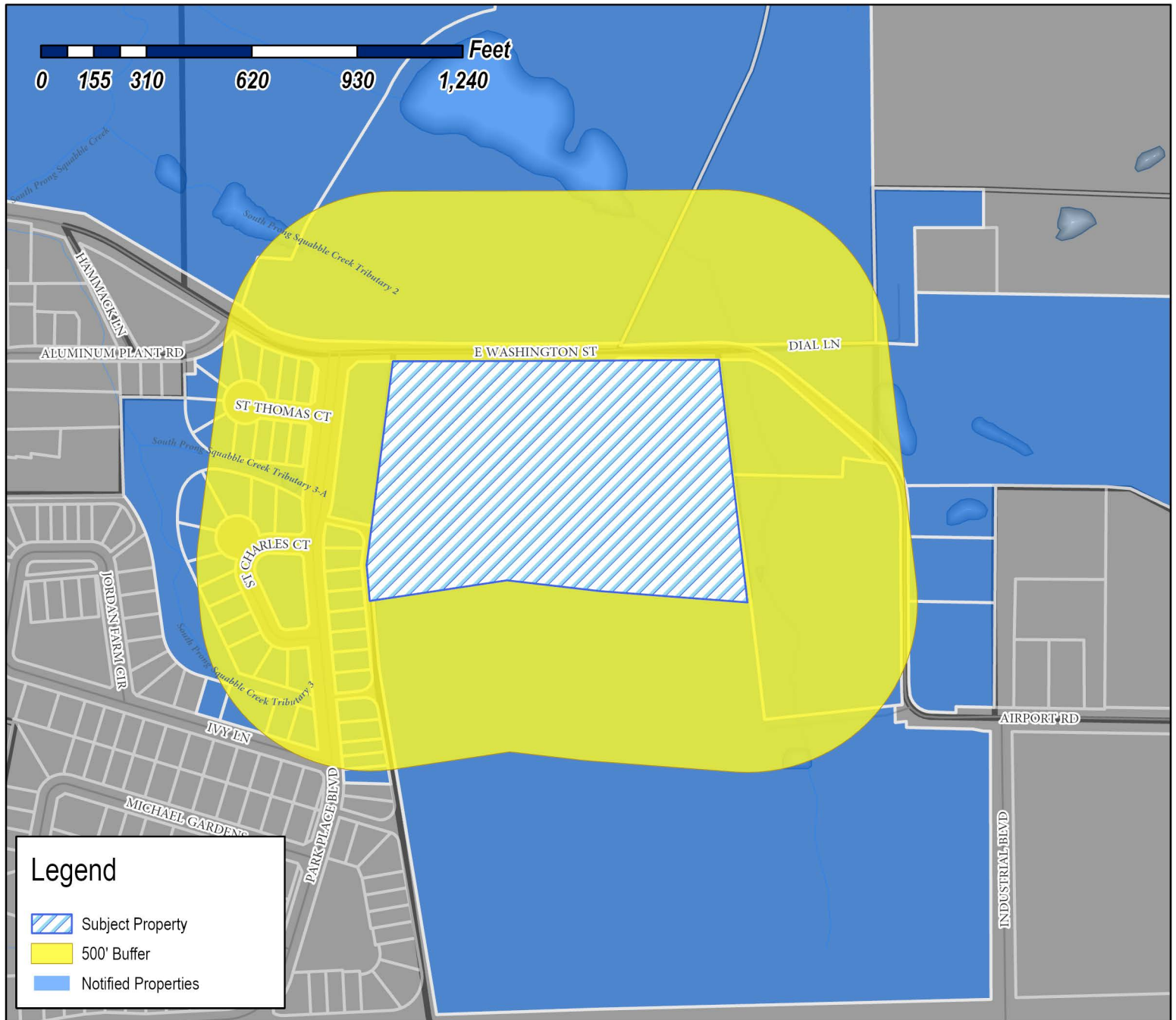




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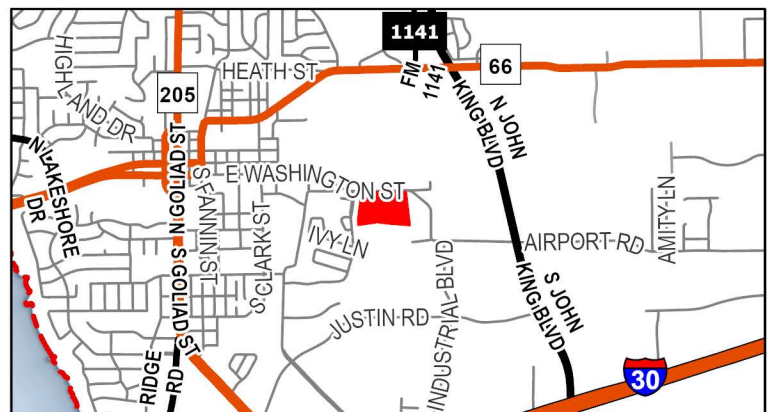
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For Questions on this Case Call: (972) 771-7746



DUKE JERI L
1001 ST. CHARLES CT
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC
1002 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND
JUDY HELENE DUBREUIL
1023 ST THOMAS COURT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M
1027 IVY LANE
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1030 ST THOMAS CT
ROCKWALL, TX 75087

WHITWORTH JULIE A
1031 ST THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

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EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1038 ST THOMAS CT
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER
1043 ST THOMAS COURT
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
1045 IVY LN
ROCKWALL, TX 75087

VRANA MARK AND
PAM VRANA
1046 ST CHARLES CT
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
PAM VRANA
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

SOROPTIMIST INT'L OF ROCKWALL
1350 E WASHINGTON
ROCKWALL, TX 75087

BAYS JACOB M
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

DEVENNEY DIANA
205 DIAL
ROCKWALL, TX 75087

CUMMINGS KARYN
2823 QUAIL HOLLOW DR
MESQUITE, TX 75150

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

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305 PARK PLACE BLVD
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH
DELP
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

VAN WINKLE KATHI AND RONNIE G
417 PARK PLACE BLVD
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
501 INDUSTRIAL BLVD
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS
513 PARK PLACE BLVD
ROCKWALL, TX 75087

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR
535 PARK PLACE BLVD
ROCKWALL, TX 75087

WALSH DONNA
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CUMMINGS KARYN
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

MURREY GARY L AND PAMELA K
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

WALSH DONNA
8009 LAKEBEND
ROWLETT, TX 75088

CITY OF ROCKWALL
815 E WASHINGTON ST
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K
900 DAVY CROCKETT
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
945 E WASHINGTON ST
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

1/6/2022

Memorandum

To: Ryan Miller, AICP
Director of Planning
City of Rockwall

From: Dub Douphrate

Re: 14.93 Acres on Washington Blvd Amendment to the PD 87 Zoning

On behalf of the new owner, Crosspoint Community Church, the 14.93-acre tract of land identified as Lot 1, Block 1, being a replat of a part of the Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, Crosspoint Community Church is seeking the approval of a Zoning Change, amending Planned Development 87 (PD-87) [Ordinance No. 18-46] to include allowing Church Use on the property.

Thanks
Dub Douphrate

Cc: Ryan Lewis
Scott Sutton



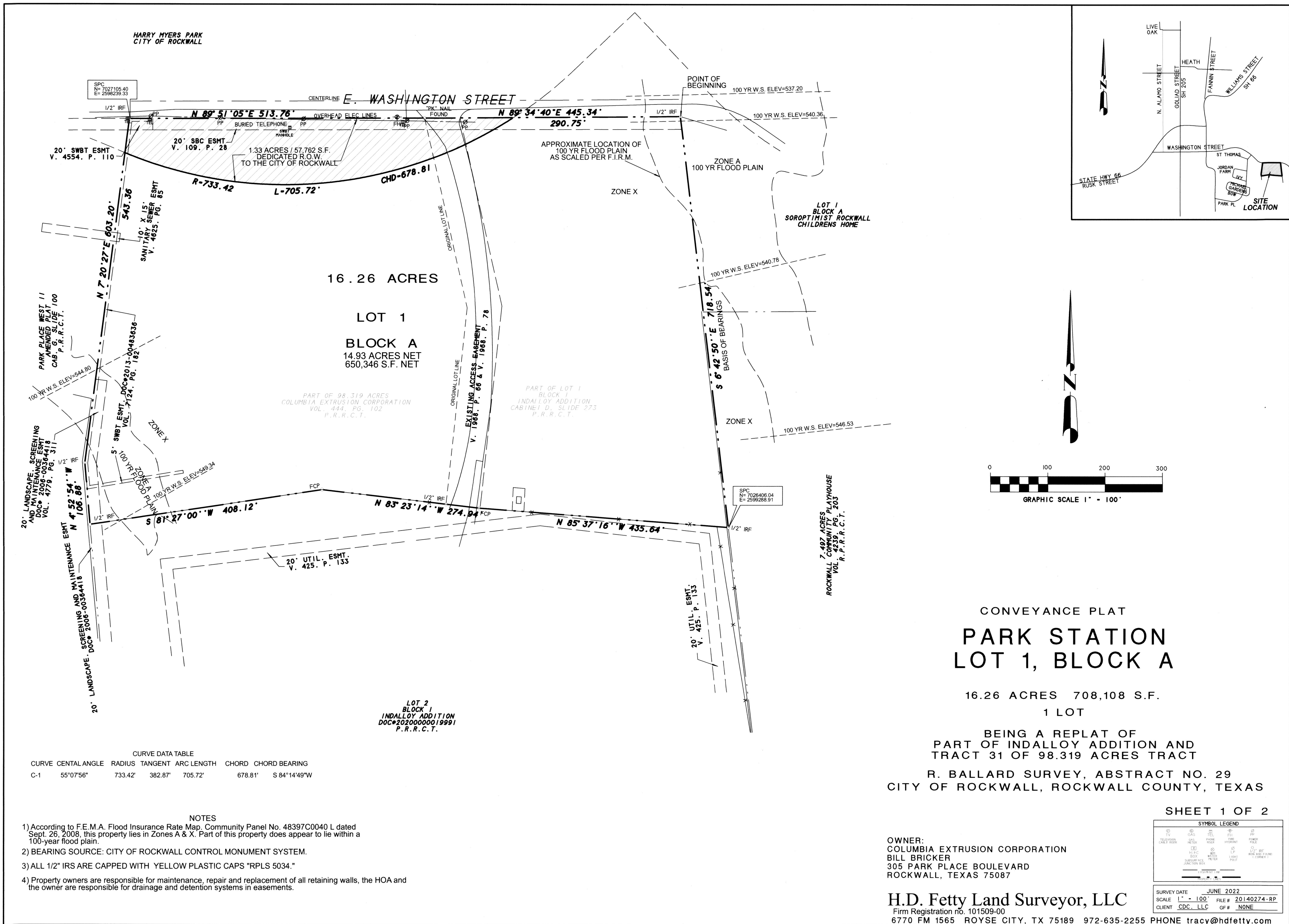

CROSSPOINT
• COMMUNITY CHURCH •




CROSSPOINT
- COMMUNITY CHURCH -




CROSSPOINT
- COMMUNITY CHURCH -



CONVEYANCE PLAT
PARK STATION
LOT 1, BLOCK A

16.26 ACRES 708,108 S.F.
1 LOT

BEING A REPLAT OF
PART OF INDALLOY ADDITION AND
TRACT 31 OF 98.319 ACRES TRACT
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
COLUMBIA EXTRUSION CORPORATION
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND									
(C)	TV	(G)	GAZ	(T)	TEL	(F)	FILE	(P)	POWER
(E)	ELECTRICAL	(W)	WATER	(L)	LAND	(R)	ROAD	(B)	BUILDING
(S)	SEWER	(D)	DRAINAGE	(A)	ADDITION	(M)	MANHOLE	(V)	VALVE
(I)	IRON	(S)	STEEL	(C)	COPPER	(P)	PVC	(E)	ENCLAVE
(F)	FENCE	(G)	GATE	(L)	LOCK	(K)	KEY	(H)	HOLE
(J)	JUNCTION	(B)	BANK	(S)	SLOPE	(D)	DITCH	(C)	CORNER
(N)	NAIL	(P)	POST	(C)	CAP	(R)	ROOF	(F)	FOUNDATION
(I)	IRON	(S)	STEEL	(C)	COPPER	(P)	PVC	(E)	ENCLAVE

SURVEY DATE JUNE 2022
SCALE 1" = 100' FILE # 20140274-RP
CLIENT CDC, LLC GF# NONE

CITY CASE P2022-038

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA EXTRUSION CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of E. Washington Street, at the northeast corner of said Lot 1, Block 1, Indalloy Addition;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary of said Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, Block 1, Indalloy Addition, an Addition to the City of Rockwall, Texas, according to the Replat recorded in Document no. 2020000019991 of the Plat Records of Rockwall County, Texas;

THENCE N. 85 deg. 37 min. 16 sec. W. along the north boundary of said Lot 2, a distance of 435.64 feet to a fence post found for corner;

THENCE N. 83 deg. 23 min. 14 sec. W. along the north boundary of said Lot 2, a distance of 274.94 feet to a fence post found for corner;

THENCE S 81 deg. 27 min. 00 sec. W. along the north boundary of said Lot 2, a distance of 408.12 feet to a 1/2" iron rod found for corner in the east boundary of Park Place West II, an Addition to the City of Rockwall, Texas, according to the Amended plat recorded in Cabinet G, Slide 100 of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along the east boundary of said Addition, a distance of 106.88 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along the east boundary of said Addition, a distance of 603.20 feet to a 1/2" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of E. Washington Street, a distance of 513.76 feet to a P-K Nail found for corner;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of E. Washington Street, a distance of 445.34 feet to the POINT OF BEGINNING and containing 708,108 square feet or 16.26 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK STATION LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in PARK STATION LOT 1, BLOCK A have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

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

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

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

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

Bill Bricker
Bill Bricker
for COLUMBIA EXTRUSION CORPORATION

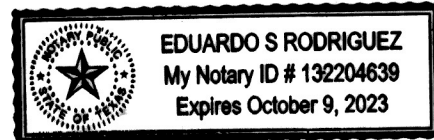
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bill Bricker 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 19th day of September, 2022.

Eduardo S. Rodriguez
Notary Public in and for the State of Texas

10/9/2023
My Commission Expires:



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 9/20/22
Date

APPROVED

I hereby certify that the above and foregoing plat of PARK STATION LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of September, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 22nd day of September, 2022.

Mayor, City of Rockwall

Kristy League
City Secretary City of Rockwall

City Engineer

9/22/22
Date



CONVEYANCE PLAT
PARK STATION
LOT 1, BLOCK A

16.26 ACRES 708,108 S.F.
1 LOT

BEING A REPLAT OF
PART OF INDALLOY ADDITION AND
TRACT 31 OF 98.319 ACRES TRACT
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA EXTRUSION CORPORATION
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

SYMBOL LEGEND									
TV	CE	TEL	EL	EL	EL	EL	EL	EL	EL
TELEVISION	CABLE	PHONE	PHONE	PHONE	PHONE	PHONE	PHONE	PHONE	PHONE
CABLE	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER

SURVEY DATE NOVEMBER 17, 2020
SCALE 1" = 20' FILE # 20200432-RP
CLIENT CDC, LLC GF# NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2022-038



July 26, 2022

Rockwall Planning and Zoning Department
385 S Goliad St.
Rockwall, TX 75087

To the Planning and Zoning Department,

The Park Place West HOA and it's members are in receipt of the notice of Zoning Change at 1200 E Washington St. Rockwall, Texas 75087. The membership was notified by the HOA and has had an open meeting with Bill Bricker, Applicant, Dub Douphrate, the Project Engineer and principal leaders of Crosspoint Church, the ultimate end user.

All questions were answered professionally and satisfactorily. The Board of Park Place West HOA has voted, based upon member input, to express support of the application.

The HOA feels this is a good fit for themselves, the church and the City of Rockwall.

Respectfully submitted,

David David
VP Park Place West HOA

IT'S A DREAM COME TRUE.

www.parkplacerockwall.com • info@parkplacerockwall.com