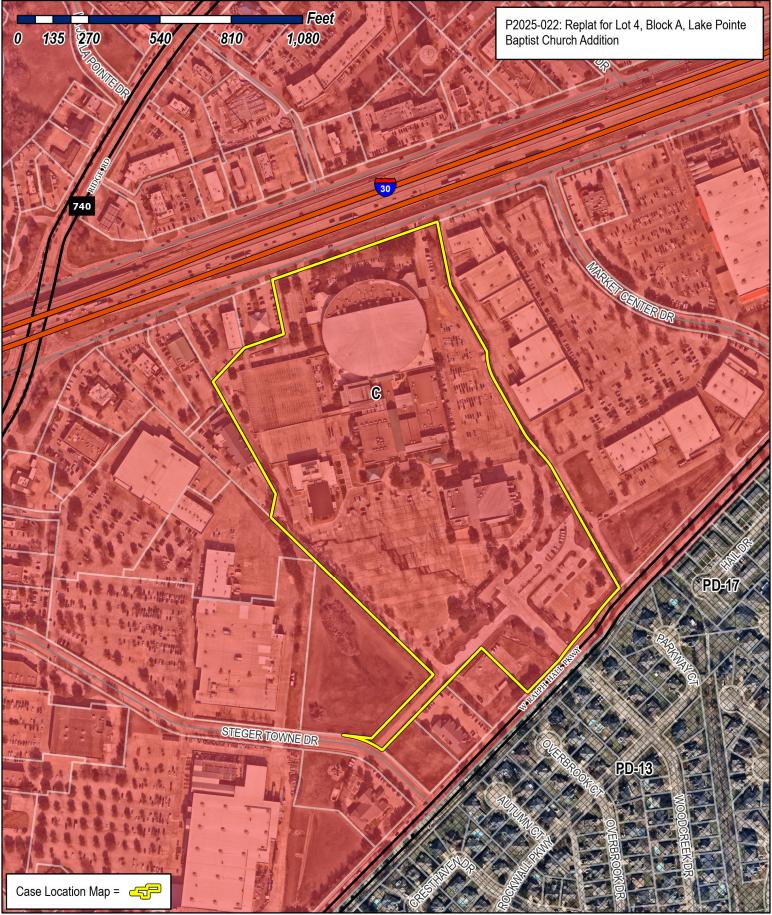


DEVELC. MENT APPLICATION
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street

E NO.
S NOT CONSIDERED ACCEPTED BY THE G DIRECTOR AND CITY ENGINEER HAVE

	Rockwall, Texas 75087		CITY ENGINEER:					
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (F DEVELOPME	NT REQ	UEST [SELECT (ONLY ONE BOX			
PLATTING APPLICA MASTER PLAT (\$ PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 AMENDING OR N PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250) AMENDED SITE F	☐ ZONII☐ SPEC☐ PD DI OTHER I ☐ TREE☐ VARII NOTES: 1: IN DETEE PER ACRE. 2: A \$1,000	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ 8² ☐ 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 CNE (¹) ACRE. ²: A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEEF FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING						
PROPERTY INFO	RMATION [PLEASE PRINT]							
ADDRESS	701 E INTERSTATE 30, ROCKWALL, TX 75087							
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION			LOT	3	BLOCK	A	
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING							
ZONING, SITE PL	AN AND PLATTING INFORMATION (PLEAS	SE PRINT]						
CURRENT ZONING	COMMERCIAL		IT USE	CHURCH PLAZA				
PROPOSED ZONING	N/A	PROPOSE	D USE	CHURCH PLAZA				
ACREAGE	34.490 LOTS [CURRENT] 1		LOTS [PROPOSED] 1				
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF NIAL OF YOUR CASE.	THAT DUE TO TH STAFF'S COMME	E PASSA ENTS BY	IGE OF <u>HB3167</u> TI THE DATE PROVIL	HE CITY NO LON DED ON THE DEV	GER HAS FLE ELOPMENT CA	XIBILITY WITH ALENDAR WILL	
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PRINT/CI	ECK THE PRIMA	RY CONT	ACT/ORIGINAL SI	GNATURES ARE	REQUIRED]		
⊠ OWNER	LAKEPOINTE CHURCH	☐ APPLI	CANT	KIMLEY-HORN				
CONTACT PERSON	TRACY TUTTLE	CONTACT PE	RSON	TODD MARTIN	, P.E.			
ADDRESS		ADDRESS						
CITY, STATE & ZIP		CITY, STATE	& ZIP					
PHONE		PHONE						
E-MAIL		E	-MAIL					
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI	D_ John	P.	WAROGU	[OWNER]	THE UNDERS	SIGNED, WHO	
INFORMATION CONTAINED	AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H 20 25 BY SIGNING THIS APPLICATION, I AGR WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ON WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSI	AS BEEN PAID TO EE THAT THE CIT S ALSO AUTHORI	THE CITY Y OF ROO ZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY" PERMITTED TO R	THIS THE	AND PERMITTE COPYRIGHTED	DAY OF	
GIVEN UNDER MY HAND A	OWNER'S SIGNATURE	1	2026		Nota My Co	RISTI DONAG ry ID #1322 ommission E	11284 xpires	
NOTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS Busti Dange	wx	WE	MY COM	MISSIGN EXPIRES	O. A. O. BER	15 2027	



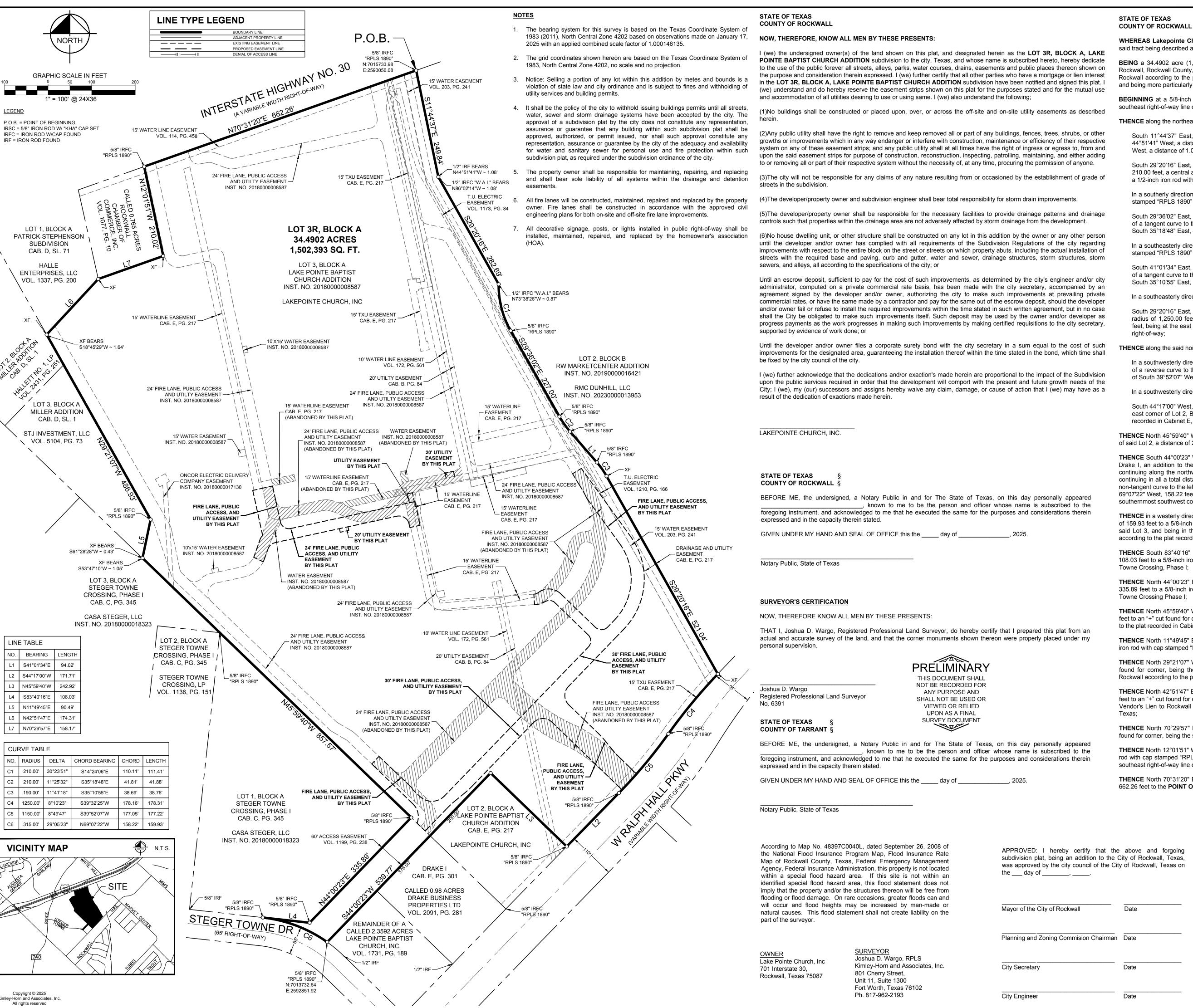


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.





WHEREAS Lakepointe Church, Inc, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 34.4902 acre (1,502,393 square foot) tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Instrument No. 20180000008587, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the north corner of said Lot 3, and being in the southeast right-of-way line of Interstate Highway No. 30, a variable width right-of-way;

THENCE along the northeast line of said Lot 3, the following eight (8) courses and distances:

South 11°44'37" East, a distance of 249.84 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44°51'41" West, a distance of 1.08 feet, and from which a 1/2-inch iron rod with cap stamped "W.A.I." bears North 86°02'14" West, a distance of 1.08 feet;

South 29°20'16" East, a distance of 282.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 210.00 feet, a central angle of 30°23'51", and a chord bearing and distance of South 14°24'06" East, 110.11 feet, from which a 1/2-inch iron rod with cap stamped "W.A.I." found bears North 73°38'26" West, a distance of 0.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 111.41 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 29°36'02" East, a distance of 227.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the left with a radius of 210.00 feet, a central angle of 11°25'32", and a chord bearing and distance of South 35°18'48" East, 41.81 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 41.88 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner;

South 41°01'34" East, a distance of 94.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a tangent curve to the right with a radius of 190.00 feet, a central angle of 11°41'18", and a chord bearing and distance of South 35°10'55" East, 38.69 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 38.76 feet to an "+" cut found for corner;

South 29°20'16" East, a distance of 521.04 feet to an "+" cut found at the beginning of a non-tangent curve to the left with a radius of 1,250.00 feet, a central angle of 08°10'23", and a chord bearing and distance of South 39°32'25" West, 178.16 feet, being at the east corner of said Lot 3, and being in the northwest right-of-way line of W Ralph Hall Parkway, a 110-foot

THENCE along the said northwest right-of-way line, tthe following three (3) courses and distances:

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 178.31 feet to a point at the beginning of a reverse curve to the right with a radius of 1,150.00 feet, a central angle of 08°49'47", and a chord bearing and distance of South 39°52'07" West, 177.05 feet;

In a southwesterly direction, with said reverse curve to the right, an arc distance of 177.22 feet to a point for corner;

South 44°17'00" West, a distance of 171.71 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the east corner of Lot 2, Block A, Lake Pointe Baptist Church Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 217, said Plat Records;

THENCE North 45°59'40" West, departing the said northwest right-of-way line of W Ralph Hall Parkway, along the northeast line of said Lot 2, a distance of 242.92 feet to a point for corner, being the north corner of said Lot 2;

THENCE South 44°00'23" West, along the northwest line of said Lot 2, at a distance of 200.00 feet passing the north corner of Drake I, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 301, said Plat Records, and continuing along the northwest line of said Drake I, at a distance of 376.00 feet passing the west corner of said Drake I, and continuing in all a total distance of 539.77 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found at the beginning of a non-tangent curve to the left with a radius of 315.00 feet, a central angle of 29°05'23", and a chord bearing and distance of North 69°07'22" West, 158.22 feet, being in the northeast right-of-way line of Steger Towne Drive, a 65-foot right-of-way, and being the southernmost southwest corner of said Lot 3;

THENCE in a westerly direction, along the said northeast right-of-way line, with said non-tangent curve to the left, an arc distance of 159.93 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the westernmost southwest corner of said Lot 3, and being in the southwest line of Block A, Steger Towne Crossing, Phase I an addition to the City of Rockwa according to the plat recorded in Cabinet C, Page 345, said Plat Records;

THENCE South 83°40'16" East, departing the said northeast right-of-way line, and along the said southeast line, a distance of 108.03 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being the south corner of said Block A, Steger

THENCE North 44°00'23" East, along the southeast line of said Lot 1, Block A, Steger Town Crossing, Phase I, a distance of 335.89 feet to a 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner, being at the east corner of Block A, Steger

THENCE North 45°59'40" West, along the northeast line of said Block A, Steger Towne Crossing Phase I, a distance of 857.57 feet to an "+" cut found for corner, being the south corner of Block A, Miller Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D. Slide 1, said Plat Records:

THENCE North 11°49'45" East, along the southeast line of said Block A, Miller Addition, a distance of 90.49 feet to an 5/8-inch iron rod with cap stamped "RPLS 1890" found for corner at the southeast corner of said Block A, Miller Addition;

THENCE North 29°21'07" West, along the northeast line of said Block A, Miller Addition, a distance of 486.93 feet to an "+" cut found for corner, being the southwest corner of Lot 1, Block A, Patrick-Stephenson Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 71, said Plat Records;

THENCE North 42°51'47" East, along the south line of said Lot 1, Block A, Patrick-Stephenson Subdivision, a distance of 174.31 feet to an "+" cut found for corner, being the southwest corner of a called 0.76 acre tract of land described in Warranty Deed with Vendor's Lien to Rockwall Chamber of Commerce, Inc. recorded in Volume 1077, Page 10, Deed Records, Rockwall County,

THENCE North 70°29'57" East, along the south line of the said called 0.76 acre tract, a distance of 158.17 feet to an "+" cut found for corner, being the southwest corner of the said called 0.76 acre tract;

THENCE North 12°01'51" West, along the east line of the said called 0.76 acre tract, a distance of 210.02 feet to a 5/8-inch iron rod with cap stamped "RPLS 1819" found for corner, being the northwest corner of said Lot 3, and being in the aforementioned southeast right-of-way line of Interstate Highway No. 30;

THENCE North 70°31'20" East, along the said southeast right-of-way line, and along the north line of said Lot 3, a distance of 662.26 feet to the **POINT OF BEGINNING** and containing 1,502,393 square feet or 34.4902 acres of land, more or less.

> FINAL PLAT LOT 3R, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION BEING ALL OF LOT 3, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION

34.4902 ACRES JAMES SMITH SURVEY, ABSTRACT No. 200 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com Project No. Sheet No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 100' DMD 7/18/2025 064608805