



# 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT (Downtown District)

CURRENT USE Church

PROPOSED ZONING DT (Downtown District)

PROPOSED USE Child Care (in addition to current use)

ACREAGE 0.344

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

- ☐ **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 Divine Peace Evangelical Lutheran Church ☐ APPLICANT Divine Peace Evangelical Lutheran Church

CONTACT PERSON Gunnar Ledermann

CONTACT PERSON Gunnar Ledermann

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

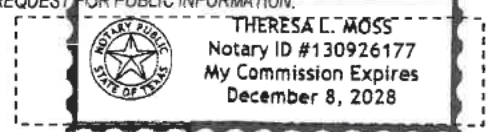
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2025 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 13th DAY OF June, 2025

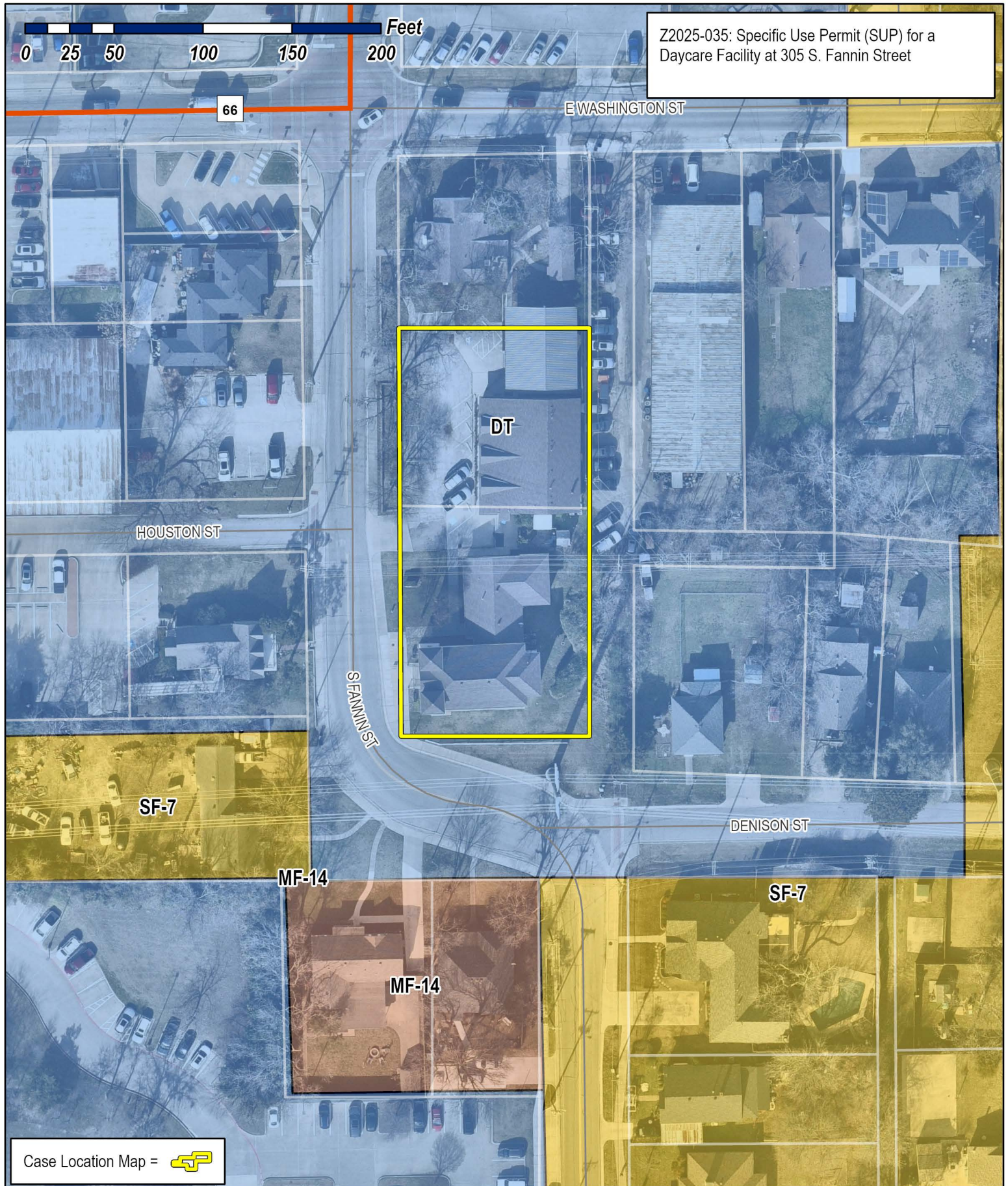
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.





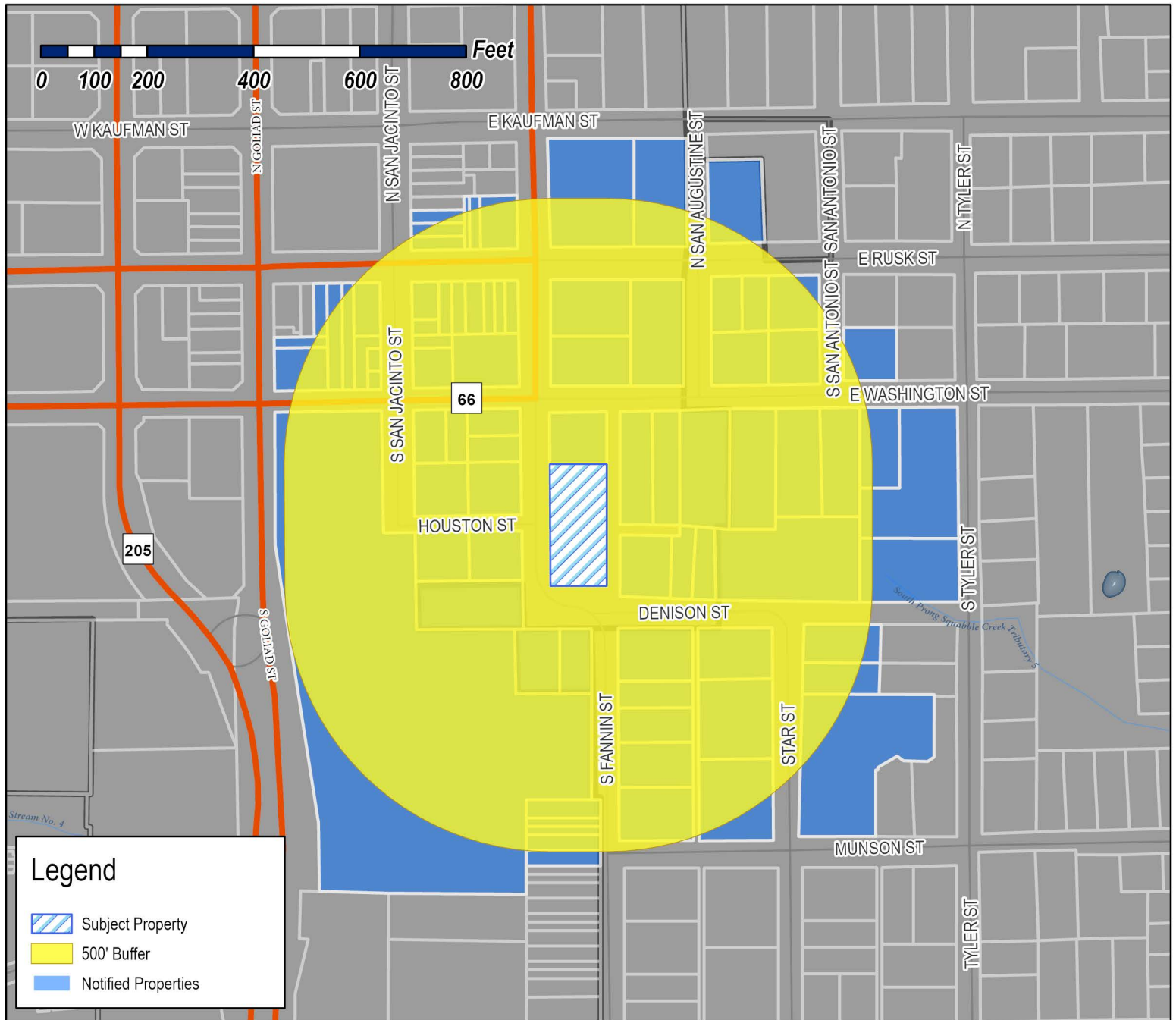




# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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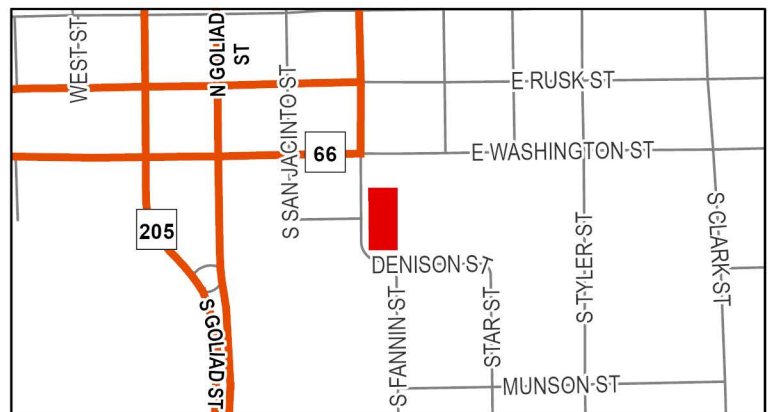
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved:** 6/13/2025

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



RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 Gross Rd Ste A  
Mesquite, TX 75149

RESIDENT  
103 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF  
SKY ASSET HOLDINGS 2 LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

RESIDENT  
106 S SAN JACINTO  
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE  
10653 COUNTY ROAD 1141  
TYLER, TX 75709

RESIDENT  
107 SAN JACINTO  
ROCKWALL, TX 75087

GMDR PROPERTIES LLC  
107 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

ASHMOREX2, LLC  
108 S SAN JACINTO ST  
ROCKWALL, TX 75087

RESIDENT  
109 E WASHINGTON  
ROCKWALL, TX 75087

112 E RUSK ST LLC  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
110 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
112 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
114 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
115 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
116 E RUSK  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC  
138 SAWGRASS DR  
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L  
1601 BAY CREST TRL  
HEATH, TX 75032

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
203 S FANNIN ST  
ROCKWALL, TX 75087

WILLESS LADONA  
204 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

4031ROCKWALL, LLC  
236 Summer Tanager Ln  
Heath, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

RESIDENT  
305 DENISON  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

GSJ PROPERTIES LLC  
308 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E  
401 E WASHINGTON STREET  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
402 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

RESIDENT  
404 E RUSK  
ROCKWALL, TX 75087

COLSON RENEE AND  
AMANDA GAIL COLSON  
404 E WASHINGTON ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S Fannin St Apt A  
Rockwall, TX 75087

SALVADOR MARY PEARL  
405 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
406 E WASHINGTON  
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND  
JASON SHIPLEY  
412 RENFRO ST  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
505 E WASHINGTON  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

CAIN CHAD  
5705 ALLEN LN  
ROWLETT, TX 75088

HENDRICKS 7 PROPERTIES LLC SERIES 3  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087





June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS  
Permit and Construction

SHM PROJECT #

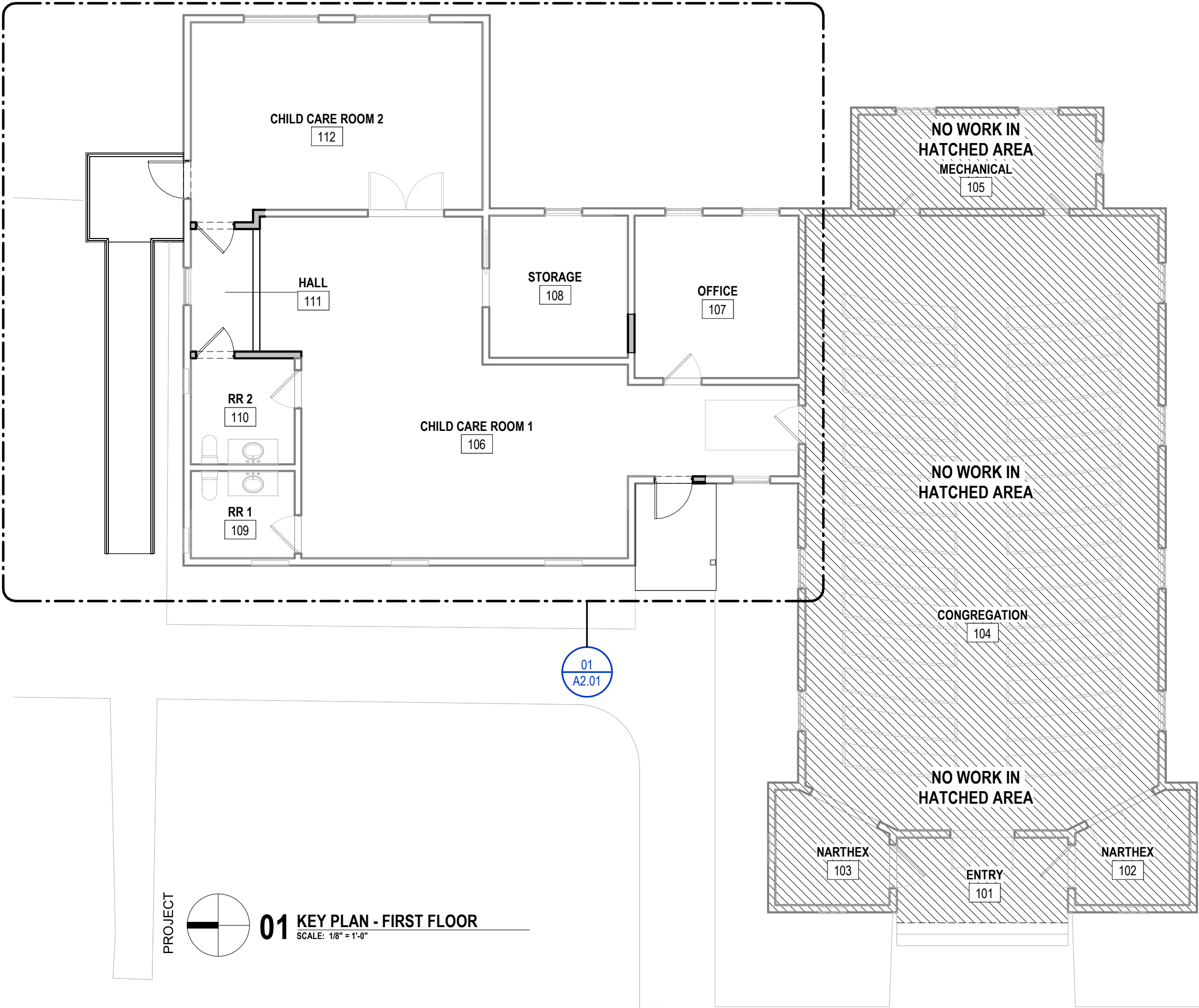
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00



PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

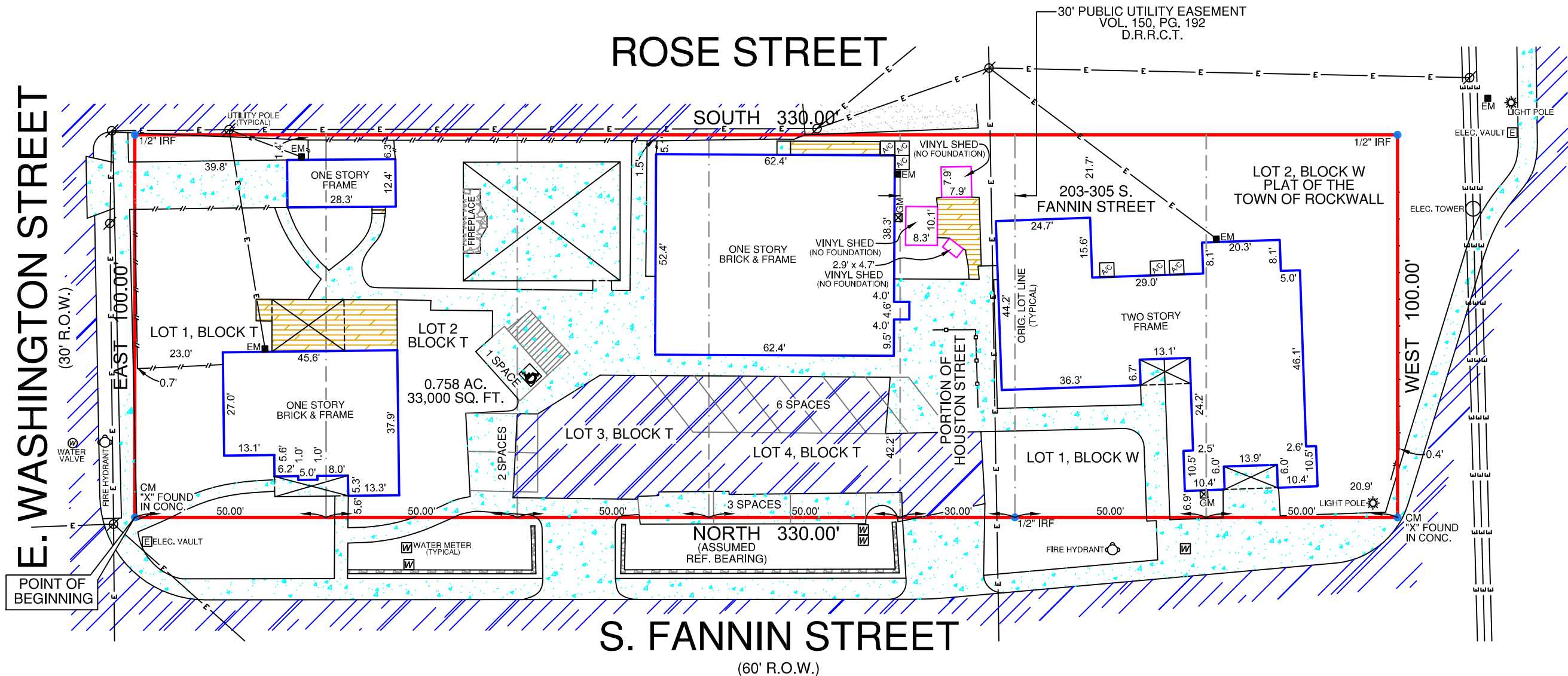
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

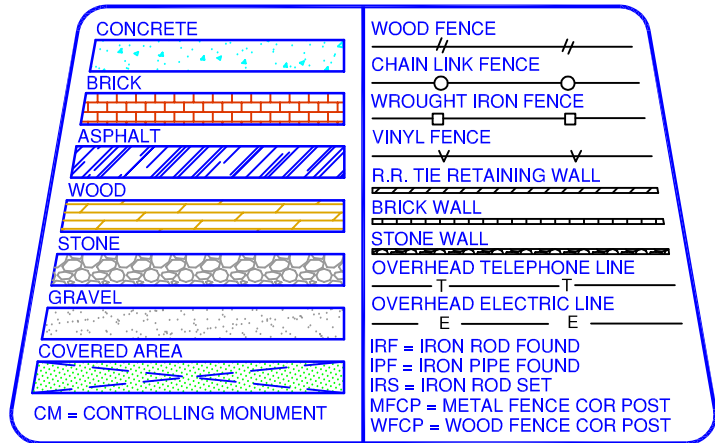
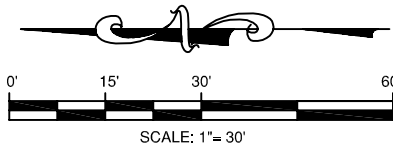
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

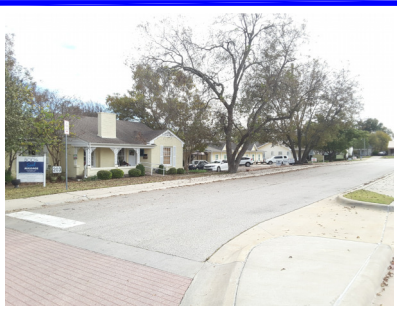
GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17



NORTH  
AMERICAN  
TITLE  
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Like Clockwork®

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