

APPLICATION AND
FINAL PLAT CHECKLIST

Date: 11-17-83

Name of Proposed Subdivision REVISED FINAL PLAT ROCKWALL CHURCH ON THE ROCK ADDITION

Name of Subdivider Rockwall Church on the Rock, Inc.

Address P.O. Box 880 Rockwall, Texas Phone 722-9931

Owner of Record Rockwall Church on the Rock, Inc.

Address P.O. Box 880 Rockwall, Texas Phone 722-9931

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address P.O. Box 65 304 W. Rusk Rockwall, Texas 75087 Phone 722-3036

Total Acreage 23.982 Current Zoning Commercial

Number of Lots/Units 2 Signed *Bob D. Brewer*

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Not
Shown on Plat Applicable

- | | | |
|----------|-----------------|--|
| <u>X</u> | <u> </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>X</u> | <u> </u> | 2. Location of the subdivision by City, County and State |
| <u>X</u> | <u> </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>X</u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>X</u> | <u> </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

X	_____	_____
	_____	_____
X	_____	_____
X	_____	X
✓	_____	_____
✓	_____	_____
✓	_____	_____
X	_____	_____
X	_____	_____
✓	_____	_____
	_____	X

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. Contours at a minimum of 2 ft. intervals
12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
13. 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 grades
14. An instrument of dedication or adoption signed by the owner or owners
15. Space for signatures attesting approval of the plat
16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
17. Complies with all special requirements developed in preliminary plat review

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 10/24/03

NAME Pallas Design
ADDRESS 11325 Pegasus Ste S-290

Cash Check Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICATORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>CITY OF ROCKWALL</u>	
<u>FINAL PLAT</u>	
<u>NO ENGINEERING</u>	<u>135.00</u>

2136
FORM G 1

~~SITE PLAN/PRELIMINARY PLAT/FINAL PLAT~~

FACT SHEET

Applicant: Church on the Rock

Name of Proposed Development: Church on the Rock Addition

Acreage: 23.982

Number of Lots: 1

Current Zoning: C and A

Surrounding Zoning: C and A

Description: One lot subdivision to incorporate recently acquired church property. Shows existing street right-of-way acquired on old plat. This will also vacate the old plat.

Staff Comments: Our new Thoroughfare Plan shows a major 6 lane arterial running east/west in this area. We suggest aligning this street between the church property and the Epic property to the south. We would need to get the right-of-way at this time. We would also like to get right-of-way up the west side of the property for a small collector to connect with FM-740. We could then abandon the existing right-of-way.

Planning and Zoning Commission Recommendations:

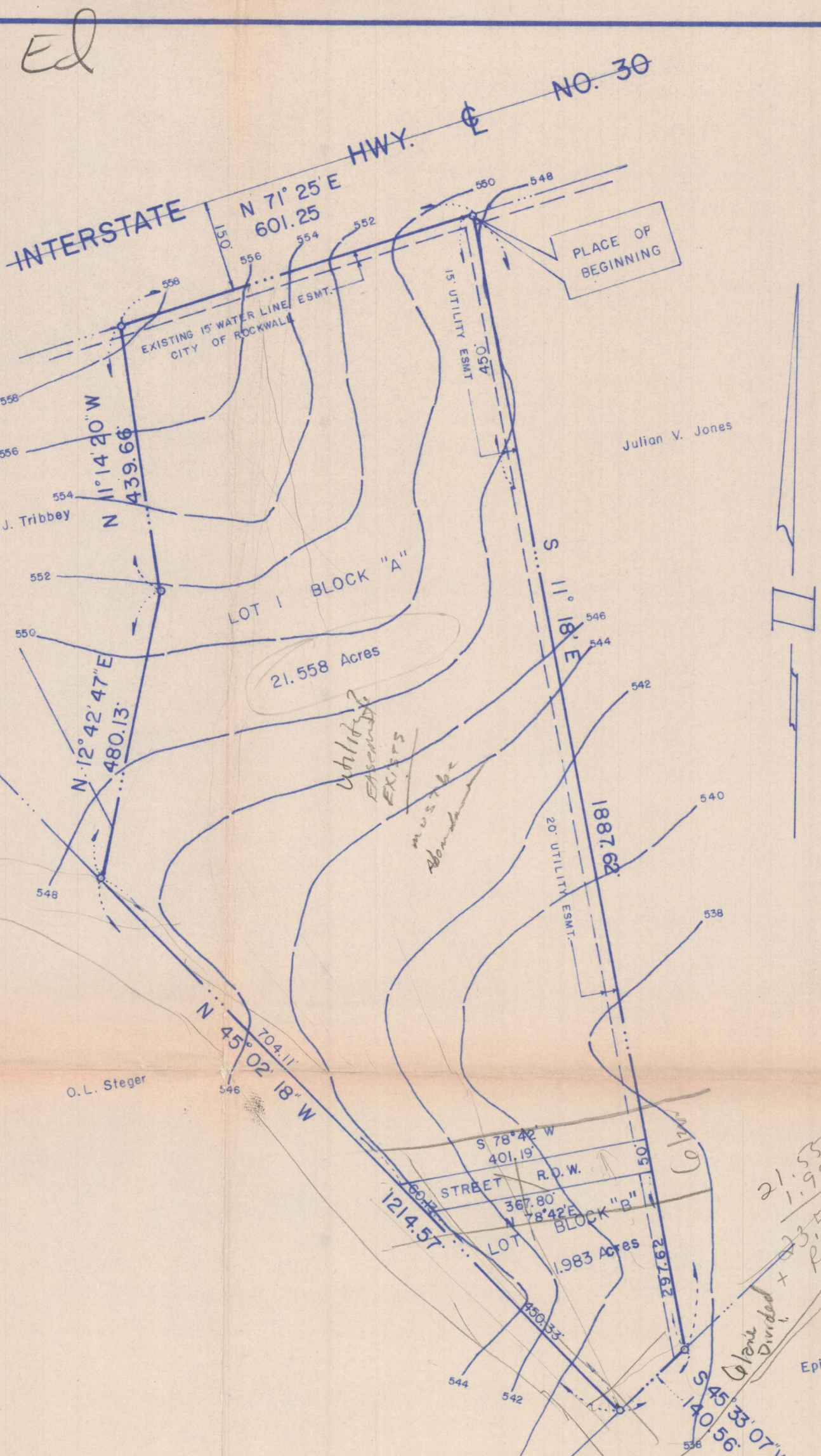
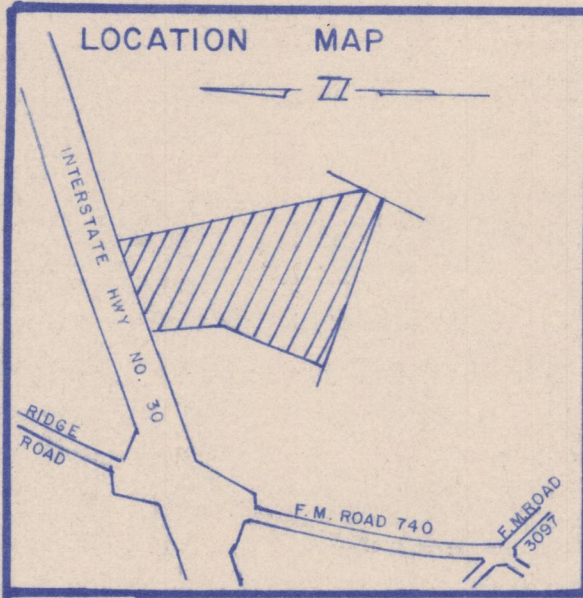
12/8/83 - Approval

City Council Decision:

1/9/84 - Approve with revised ROW

III. E - Church on the Rock

Since the Church on the Rock has added the additional land to their development area, they are going to have to vacate their current plat and replat the property. The sanctuary is going to be located right in the middle of the two tracts of land. While they are platting the property, the City needs to consider the acquisition of some additional right-of-way. When the property was originally platted, we had Craig Farmer, our Planner, review the area to see what sorts of roads we would need. Based on his plan, we acquired some right-of-way straight through the middle of their property which was planned to be a collector. Now that we have the revised Thoroughfare Plan we have had our traffic plans reviewed for this area and they have recommended that we acquire some right-of-way at the rear of the property for the future construction of a major thoroughfare, and that we acquire some right-of-way along the southwest property line for a future collector. We could eliminate the existing right-of-way that was originally platted, as it will probably not be necessary. Attached you will find a copy of the layout, showing the original thoroughfare network and a copy of the new revised plan prepared by our traffic planner.



REVISED FINAL PLAT

CHURCH ON THE ROCK ADDITION

ROCKWALL, TEXAS

E.P.G. CHISUM SURVEY
JAMES SMITH SURVEY

ABSTRACT NO. 64
ABSTRACT NO. 200

ROCKWALL COUNTY, TEXAS

ROCKWALL CHURCH ON THE ROCK INC.

OWNER

LARRY LEA
P.O. BOX 880

PRESIDENT
ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS

P.O. BOX 65 304 W. RUSK
SCALE 1" = 200'

ROCKWALL, TEXAS 75087
NOVEMBER 16 1983

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Church on the Rock, 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 tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the James Smith Survey, Abstract No. 200 City of Rockwall, Rockwall County, Texas, and also being all of Church on the Rock Addition, recorded in Slide A, Page 391, Map and Plat Records, and those tracts as recorded in Volume 93, Page 54, Volume 94, Page 446, and Volume 93, Page 46, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING, at the point of intersection of the South Line of Interstate Highway No. 30, with the East Line of Church on the Rock Addition, recorded in Slide A, Page 391, a iron stake for corner;

THENCE, S. 11° 18' E., leaving the said South Line of Interstate Highway No. 30, a distance of 1887.62 feet to a iron stake for corner;

THENCE, S. 45° 33' 07" W., a distance of 140.56 feet to a iron stake for corner;

THENCE, N. 45° 02' 18" W., a distance of 1214.57 feet to a iron stake for corner;

THENCE, N. 12° 42' 47" E., a distance of 480.13 feet to a iron stake for corner;

THENCE, N. 11° 14' 20" W., a distance of 439.66 feet to a point on the South Line of Interstate Highway No. 30, a iron stake for corner;

THENCE, N. 71° 25' E., along the South Line of Interstate Highway No. 30, a distance of 601.25 feet to the PLACE OF BEGINNING, and containing 23.982 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT, Rockwall Church on the Rock, Inc., being owner does hereby vacate the PLAT of Church on the Rock Addition, including any easements, streets, alleys or right-of-ways, as recorded in Slide A, Page 391, of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the herein above described property as REVISED FINAL PLAT OF CHURCH ON THE ROCK ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition.

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1983.

By Larry Lea President Rockwall Church on the Rock, Inc.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Larry Lea, President of Rockwall Church on the Rock, Inc., 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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

Notary Public for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

Notary Public for the State of Texas
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission Date _____

I hereby certify that the above and foregoing plat of the REVISED FINAL PLAT OF CHURCH ON THE ROCK ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ 1983.

WITNESS our hand this _____ day of _____ 1983.

Mayor _____

City Secretary _____