

APPLICATION AND FINAL PLAT CHECKLIST

Date 4/26/89

Name of Proposed Development Iglesia Bautista Del Lago

Name of Developer First Baptist Church

Address 610 South Goliad  
Rockwall, TX 75087 Phone 722-8371

Owner of Record Dallas Baptist Association, Inc.

Address 8001 East R.L. Thornton  
Dallas, TX 75228 Phone 324-2803

Name of Land Planner/Surveyor/Engineer Needham Wright Laskey Engrs.

Address 17120 Dallas Parkway, Suite 130  
Dallas, TX 75248 Phone 250-4110

Total Acreage 2.0

Current Zoning Agriculture

Number of Lots/Units 1

Signed Beil Levin

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

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

| <u>Provided or</u>   | <u>Not</u>        |
|----------------------|-------------------|
| <u>Shown on Plat</u> | <u>Applicable</u> |

\_\_\_\_\_

\_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

\_\_\_\_\_

\_\_\_\_\_

2. Location of the development by City, County and State

\_\_\_\_\_

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3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
5. If no engineering is provided show contours of 5 ft. intervals
6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
7. Approved name and right-of-way width of each street, both within and adjacent to the development
8. Locations, dimensions and purposes of any easements or other rights-of-way
9. Identification of each lot or site and block by letter and number and building lines
10. 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 by deed record volume and page
11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

\_\_\_\_\_

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\_\_\_\_\_

13. 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 (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

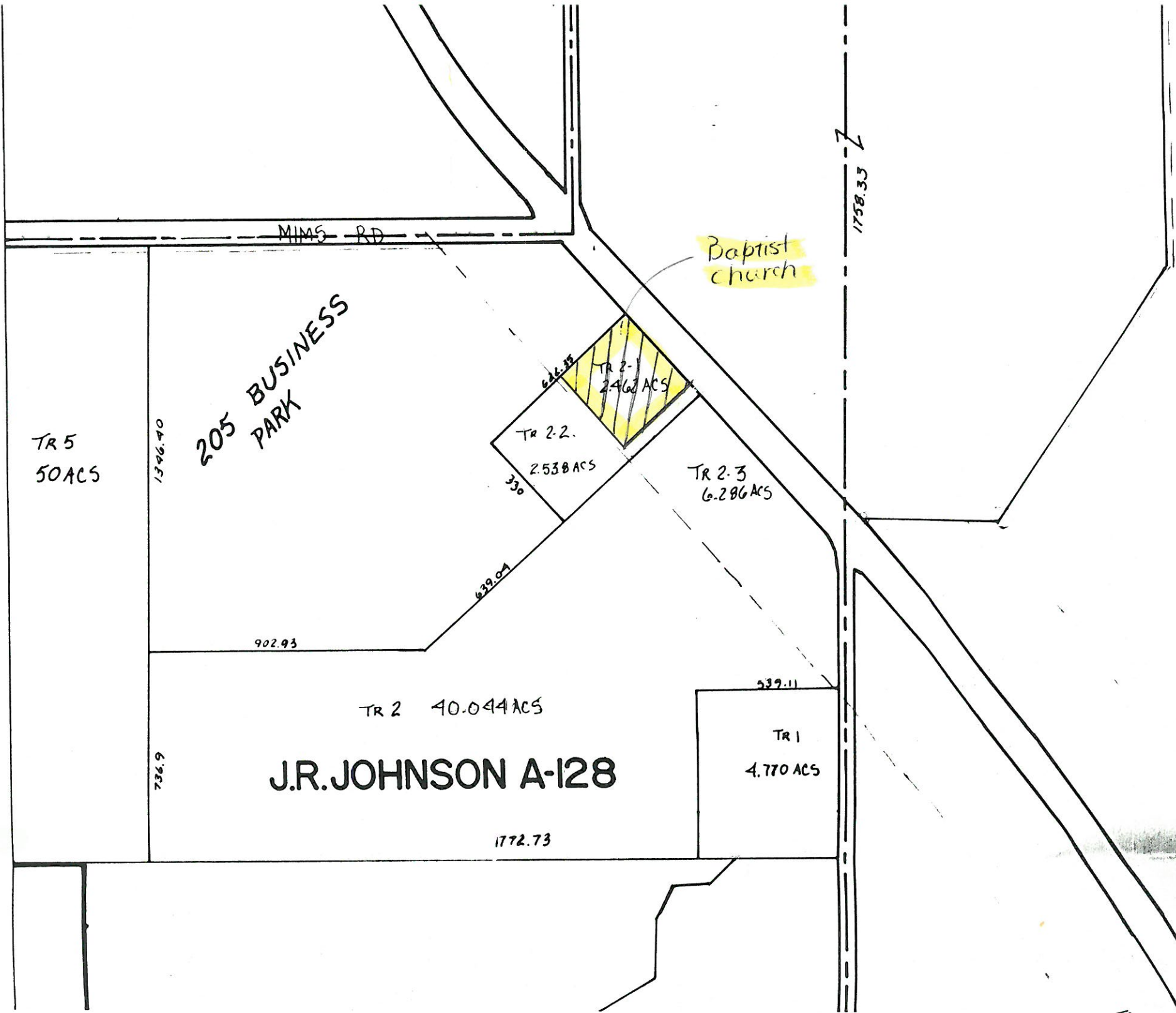
Taken by: \_\_\_\_\_

File No.: \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_



Nº 12045



**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628  
 (214) 771-1111

Cash Receipt

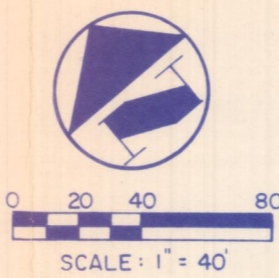
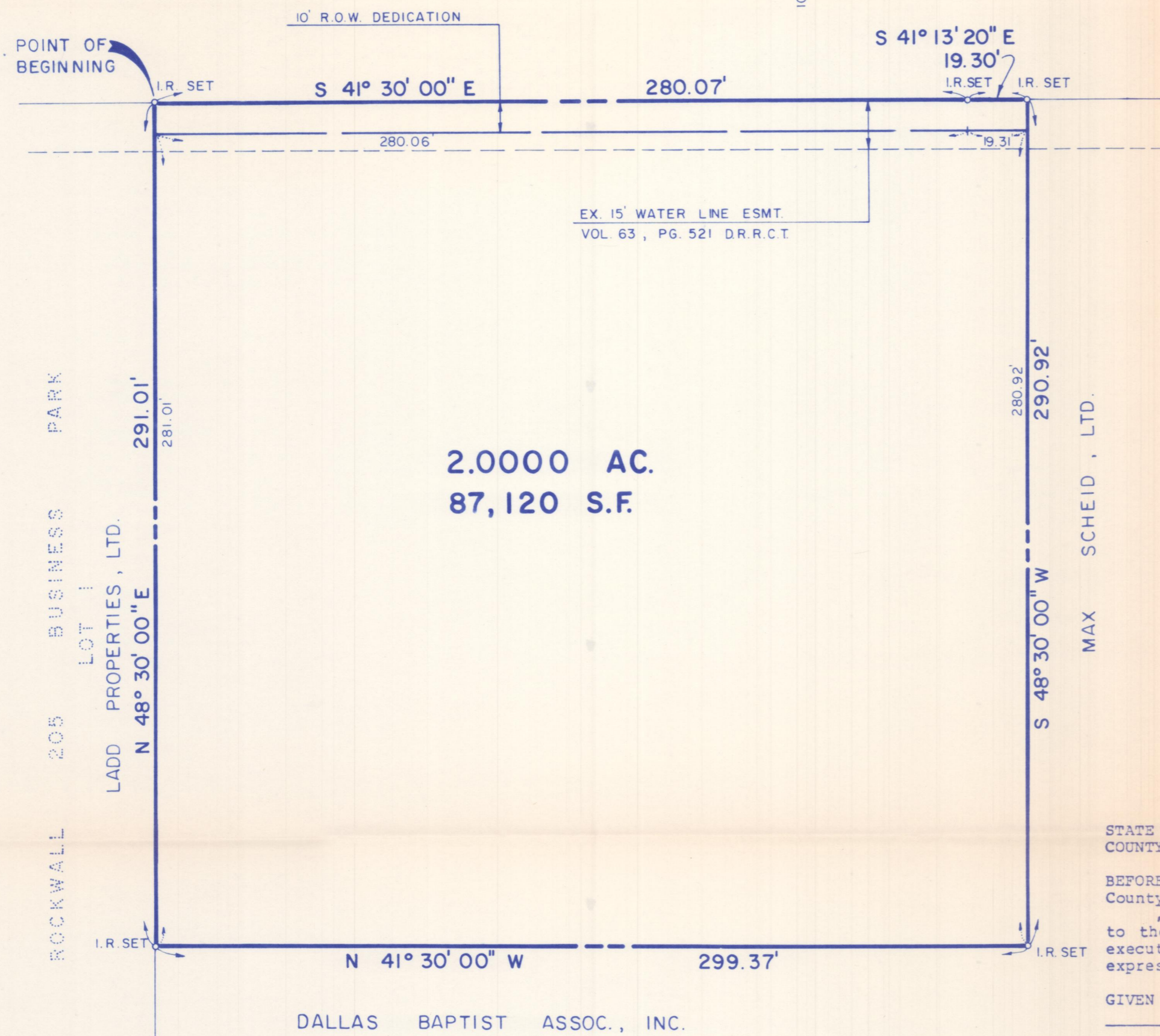
Name Needham Wright Date 4-26-89  
 Mailing Address Laskey-Engineers  
 Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  1429 Cash  Other

| DESCRIPTION                        | Acct. Code | Amount      | DESCRIPTION               | Acct. Code | Amount |
|------------------------------------|------------|-------------|---------------------------|------------|--------|
| Building Permit                    | 01-3601    |             | Water Tap                 | 02-3311    |        |
| Fence Permit                       | 01-3602    |             | 10% Fee                   | 02-3311    |        |
| Electrical Permit                  | 01-3604    |             | Sewer Tap                 | 02-3314    |        |
| Plumbing Permit                    | 01-3607    |             | Water Availability        | 33-3835    |        |
| Mechanical Permit                  | 01-3610    |             | Sewer Availability        | 34-3836    |        |
| Zoning, Planning,<br>Board of Adj. | 01-3411    |             | Meter Deposit             | 02-2201    |        |
| Subdivision Plats                  | 01-3412    | <u>3500</u> | Portable<br>Meter Deposit | 02-2202    |        |
| Sign Permits                       | 01-3628    |             | Misc. Income              | 02-3819    |        |
| Health Permits                     | 01-3631    |             | NSF Check                 | 02-1128    |        |
| Misc. Permits                      | 01-3625    |             | Meter Rent                | 02-3406    |        |
| Misc. Income                       | 01-3819    |             | Penalties                 | 20-3117    |        |
| Sale of Supplies                   | 01-3807    |             | Hanger Rent               | 20-3406    |        |
| Municipal Pool                     | 01-3402    |             | Tie Down Fees             | 20-3407    |        |
| Cemetery Receipts                  | 10-3830    |             | Land Lease                | 20-3804    |        |
| Hotel/Motel Tax                    | 15-3206    |             | Sale of Supplies          | 20-3807    |        |
| Marina Lease                       | 08-3810    |             | Exxon Payment             | 20-1132    |        |
| Street                             | 25-3828    |             | Fuel Sales                | 20-3809    |        |
|                                    |            |             |                           |            |        |
|                                    |            |             |                           |            |        |
|                                    |            |             |                           |            |        |
| <b>TOTAL OF COLUMN</b>             |            |             | <b>TOTAL OF COLUMN</b>    |            |        |
| <b>TOTAL DUE</b>                   |            | <u>3500</u> | Received by               |            |        |

*[Handwritten signature]*

STATE HIGHWAY 205



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, DALLAS BAPTIST ASSOCIATION, INC. is the owner of a tract of land in the J.R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being part of a 5.00 acre tract to Dallas Baptist Association as recorded in Volume 211, Page 212, Deed Records of Rockwall County, Texas and being more particularly described as follows:

- BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205, said point being the North corner of said 5.00 acre tract;
- THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;
- THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;
- THENCE South 48 deg. 30 min. 00 sec. West 50.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 290.92 feet to an iron rod for a corner;
- THENCE North 41 deg. 30 min. 00 sec. West, 299.37 feet to an iron rod for a corner on the Northwest line of said 5.00 acre tract;
- THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 87,120.00 square feet or 2.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as IGLESIA BAUTISTA DEL LAGO \_\_\_\_\_, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Rockwall and all public utilities desiring to use or using same. All and any public utility and the City of Rockwall shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its' respective systems on said Easements, and the City of Rockwall and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its' respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolution of the City of Rockwall, Texas.

WITNESS MY HAND AT ROCKWALL, TEXAS, this \_\_\_\_ Day of \_\_\_\_\_, 1989.

STATE OF TEXAS            I  
COUNTY OF                I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 1989.

Notary Public in and for  
Rockwall County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

ROBERT L. WRIGHT  
Registered Public Surveyor  
No. 3917

STATE OF TEXAS            I  
COUNTY OF DALLAS        I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this day personally appeared Robert L. Wright 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 considerations therein expressed and in the capacity therein stated.

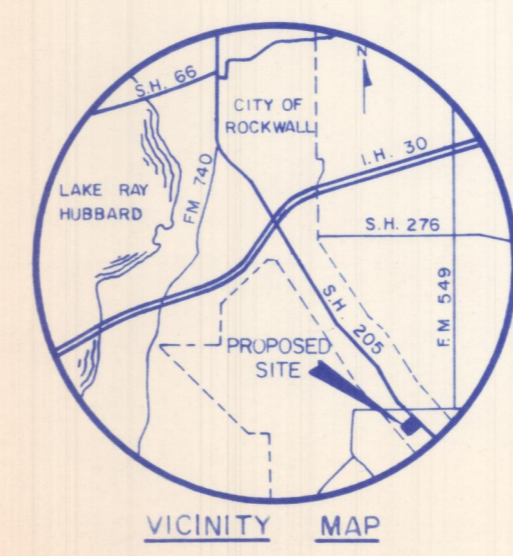
GIVEN UNDER MY HAND and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 1989.

Notary Public in and for  
Dallas County, Texas

**1ST (SUBMISSION)**

**FINAL PLAT  
IGLESIA BAUTISTA DEL LAGO  
ADDITION**

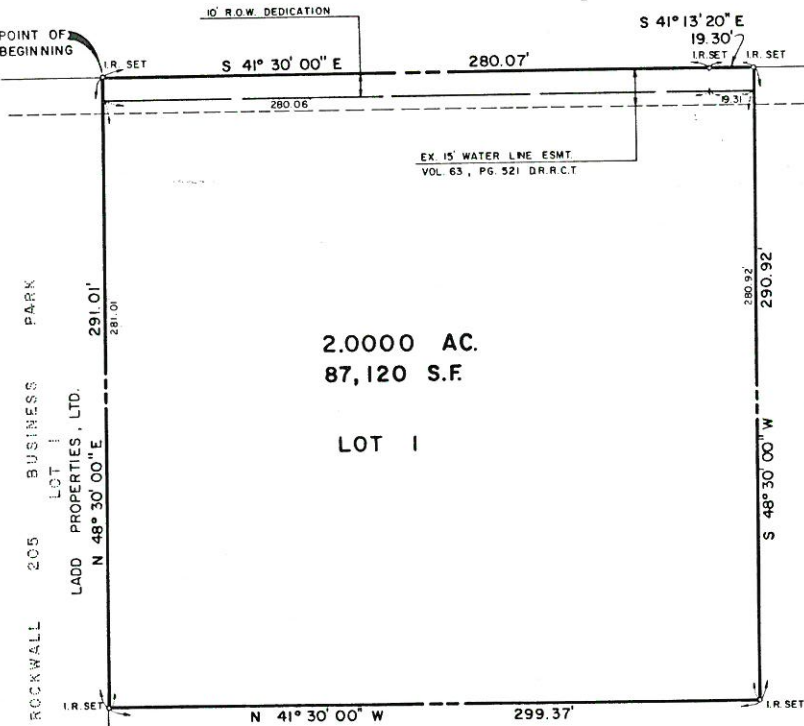
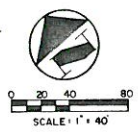
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
OUT OF THE J. R. JOHNSON SURVEY, ABSTRACT  
NO. 128, ROCKWALL COUNTY, TEXAS.



OWNER:  
DALLAS BAPTIST ASSOCIATION  
8001 E. R.L. THORNTON  
DALLAS, TEXAS 75228  
324-2803

ENGINEER:  
NEEDHAM WRIGHT LASKEY ENGINEERS  
17120 DALLAS PARKWAY  
SUITE 130  
DALLAS, TEXAS 75248  
(214) 250-4110

STATE HIGHWAY 205



2.0000 AC.  
87,120 S.F.  
LOT I

ROCKWALL BUSINESS PARK  
LOT I  
LADD PROPERTIES, LTD.  
N 48° 30' 00\" E  
291.01'

DALLAS BAPTIST ASSOC., INC.

MAX SCHEID, LTD.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, DALLAS BAPTIST ASSOCIATION, INC. is the owner of a tract of land in the J.R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being part of a 5.00 acre tract to Dallas Baptist Association as recorded in Volume 211, Page 212, Deed Records of Rockwall County, Texas and being more particularly described as follows:

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HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as IGLESIA BAPTISTA DEL LAGO, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use for ever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Rockwall and all public utilities desiring to use or using same. All and any public utility and the City of Rockwall shall have the right to remove and keep removed all or parts of any building, fences, stumps, trees, or other improvements or growth, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Rockwall and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, potrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolution of the City of Rockwall, Texas.

WITNESS MY HAND AT ROCKWALL, TEXAS, this \_\_\_ Day of \_\_\_ 19\_\_.

STATE OF TEXAS I  
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office, this \_\_\_ day of \_\_\_, 19\_\_.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

ROBERT L. WRIGHT  
Registered Public Surveyor  
No. 3917

Chairman, Planning and Zoning Commission

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 \_\_\_.

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 twenty (120) 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 \_\_\_ day of \_\_\_, 19\_\_.

Notary Public in and for  
Dallas County, Texas

Mayor, City of Rockwall

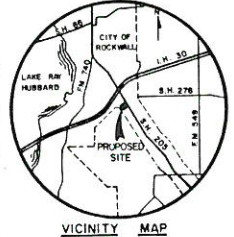
City Secretary  
City of Rockwall

Notary Public in and for  
Rockwall County, Texas

*Ind Submission*

FINAL PLAT  
IGLESIA BAPTISTA DEL LAGO  
ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
OUT OF THE J. R. JOHNSON SURVEY, ABSTRACT  
NO. 128, ROCKWALL COUNTY, TEXAS

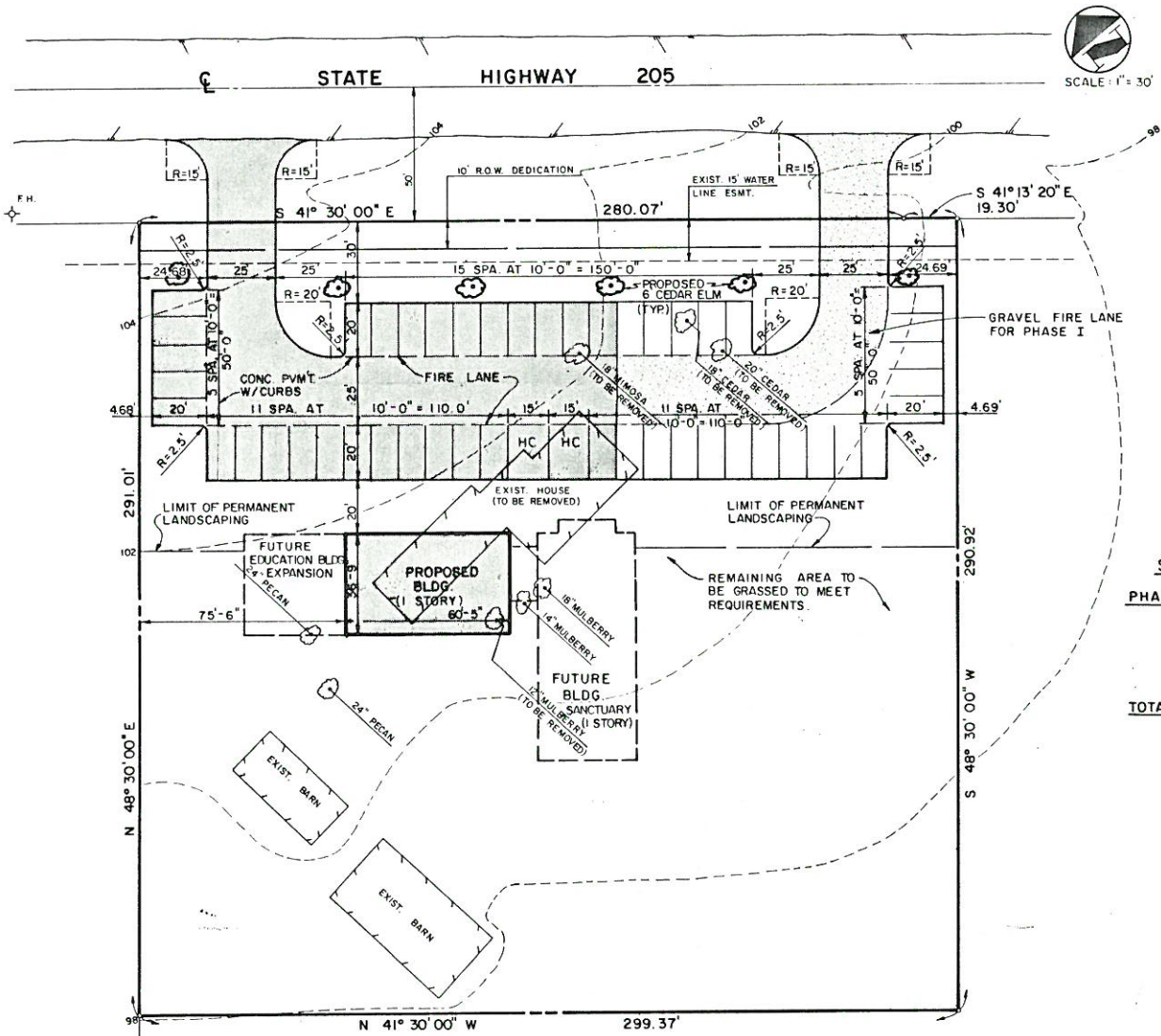


OWNER:  
DALLAS BAPTIST ASSOCIATION  
8001 E. R.L. THORNTON  
DALLAS, TEXAS 75228  
324-2803

ENGINEER:  
NEEDHAM WRIGHT LASKEY ENGINEERS  
17120 DALLAS PARKWAY  
SUITE 130  
DALLAS, TEXAS 75248  
(214) 250-4110

JOB NO. 89-405 DATE:





SITE TABULATIONS

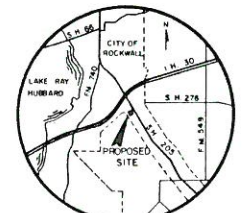
PHASE I DEVELOPMENT CAPACITY

WORSHIP - 82  
 EDUCATION - 79  
 PARKING REQUIRED AT 1:3 = 28  
 PARKING PROVIDED = 29

TOTAL DEVELOPMENT CAPACITY

WORSHIP - 145  
 EDUCATION - 160  
 PARKING REQUIRED AT 1:3 = 49  
 PARKING PROVIDED = 49

TOTAL SITE = 87,120 S.F.  
 LANDSCAPE REQUIREMENTS = 13,068 S.F. (15%)



VICINITY MAP

*2nd Submission*

**N**  
**W**  
**L** NEEDHAM WRIGHT LASKEY  
 ENGINEERS INC.  
 17120 DALLAS PARKWAY  
 SUITE 130  
 DALLAS, TEXAS 75248  
 (214) 290-4110

JOB NO. 89-405 SHEET NO. \_\_\_\_\_

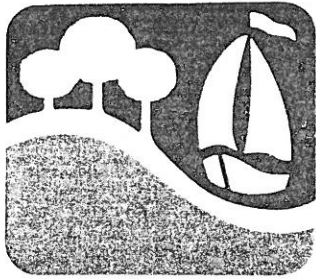
BAPTIST GENERAL CONVENTION OF TEXAS  
 CHURCH BUILDING AND SUPPORT SECTION  
 511 North Akard Street, Dallas, Texas 75201-3553 • Telephone (214) 726-0590  
 W. L. WALTERS, Coordinator



MASTER SITE PLAN  
**DEL LAGO BAPTIST CHURCH**  
 TEXAS  
 ROCKWALL,

SHEET

OF



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

May 2, 1989

First Baptist Church  
610 South Goliad  
Rockwall, TX 75087

Gentlemen:

On Monday, May 1, the Rockwall City Council held a public hearing and approved a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205. The Council approved an ordinance on first reading authorizing the zone change and approved a preliminary plat for Iglesia Bautista Del Lago. The site plan for the church was tabled pending submission by the applicant of a revision that would preserve some of the existing trees on the site. The revised site plan may be considered by Council as early as May 15th if the architect submits a revised site plan by Friday, May 5th.

In addition, the final plat for the Iglesia Bautista Del Lago subdivision has been scheduled for consideration by the Planning and Zoning Commission on Thursday, May 11, 1989, at 7:30 P.M. in City Hall, 205 West Rusk. The recommendation of the Commission with regard to the final plat will be forwarded to the City Council for a final decision on Monday, May 15, 1989, at 7:00 P.M. in City Hall.

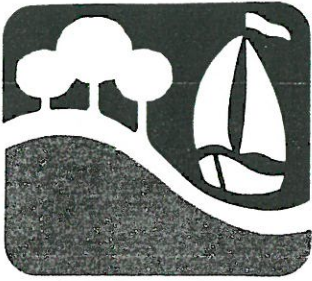
As the applicant, it is important that your interests are represented at both of these meetings. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

cc/Needham, Wright, Laskey Engineers  
Dallas Baptist Association, Inc.



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

May 24, 1989

First Baptist Church  
610 South Goliad  
Rockwall, TX 75087

Gentlemen:

On May 15, 1989, the Rockwall City Council approved a site plan and final plat for the Iglesia Bautista Del Lago Addition located on SH-205. An approved final plat must be filed by this office with the County Clerk's Office within 120 days of the date of approval or the plat becomes void. Please submit two executed mylars and 16 executed blue line copies of the final plat within 100 days or no later than August 23, 1989 to this office. We cannot insure timely filing of plats received after that date. Please feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

cc/Needham, Wright, Laskey Engineers  
Dallas Baptist Association, Inc.

*called Bob Wright  
on 9/5/89 & reminded  
of deadline. Indicated  
he would inform church*

PLANNING AND ZONING ACTION SHEET

Applicant DALLAS BAPTIST ASSOC Case No. 89-21-FP  
Property Description 2.0 ACRES SH-205 N OF MIMS  
Case Subject Matter FINAL PLAT IGLESIA BAPTISTA DEL LAZO

CASE ACTION

Date to P&Z 5/11 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Date to City Council 5/15 \_\_\_\_\_  
Conditions \_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                                 | <u>Plat/Site Plan Cases</u>                     |
|---|---|
| <input type="checkbox"/> Application                | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan                  | <input checked="" type="checkbox"/> Filing Fee  |
| <input type="checkbox"/> Filing Fee                 | <input checked="" type="checkbox"/> Plat/Plan   |
| <input type="checkbox"/> Notice to Paper            | <input type="checkbox"/> Engineer's Review      |
| <input type="checkbox"/> Notice to Residents        | <input type="checkbox"/> Consultant's Review    |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes           |
| <input type="checkbox"/> Residents' Responses       | <input type="checkbox"/> Minutes                |
| <input type="checkbox"/> Consultant's Review        | <input type="checkbox"/> Correspondence         |
| <input type="checkbox"/> Agenda Notes               | <input type="checkbox"/> County File Number     |
| <input type="checkbox"/> Minutes                    | <input type="checkbox"/> Applicant Receipts     |
| <input type="checkbox"/> Ordinance                  |   |
| <input type="checkbox"/> Correspondence             |   |
| <input type="checkbox"/> Applicant Receipts         |   |