



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-025 P&Z DATE 6/15/21 CC DATE _____ APPROVED/DENIE _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. p2021-025

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)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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3003 Harrison Road
 SUBDIVISION Our Savior Lutheran Church LOT 1A BLOCK 1
 GENERAL LOCATION 4.015-Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-13 CURRENT USE Church
 PROPOSED ZONING N/A PROPOSED USE Church (same)
 ACREAGE 4.015-Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input type="checkbox"/> OWNER	<u>Josh Kirby</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Landev Engineers</u>
CONTACT PERSON	<u>Church Representative</u>	CONTACT PERSON	<u>Austin McDowell</u>
ADDRESS	<u>3003 Harrison Rd.</u>	ADDRESS	<u>1801 Gateway Blvd Suite 101</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75032</u>	CITY, STATE & ZIP	<u>Richardson, Texas, 75080</u>
PHONE	<u>469-585-8634</u>	PHONE	<u>972-672-4262</u>
E-MAIL	<u>JKirby@magnumhome.com</u>	E-MAIL	<u>amcdowell@landevengineers.com</u>

NOTARY VERIFICATION [REQUIRED]

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

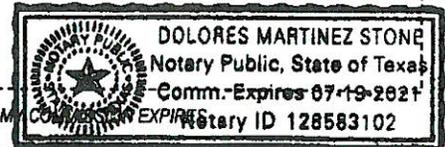
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I 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 14 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Martinez Stone



POINT OF BEGINNING

RALPH HALL PARKWAY

ROCKWALL PARKWAY

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

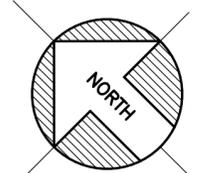
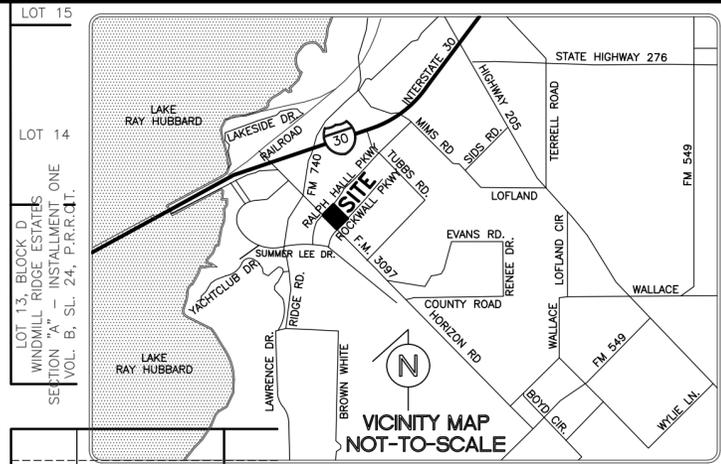
N 44°55'44" E - 325.04'

S 44°54'06" W - 341.46'

N 45°00'30" W - 448.20'

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TXDOT PARCEL NO. 8
INST.#20130000499503
O.P.R.R.C.T.

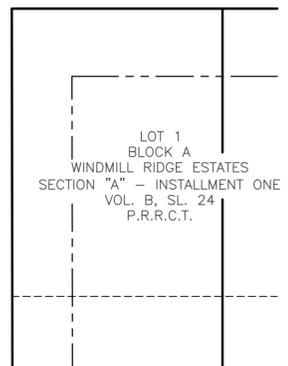


WINDMILL RIDGE DRIVE

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.



FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION

AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF

REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

740/3097 LIMITED PARTNERSHIP
(REMANDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING PART OF LOT 1R IN BLOCK 1 OF OUR SAVIOR LUTHERAN CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. E, SL. 23 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110 FOOT R.O.W.), SAID POINT BEING THE NORTHERN-MOST CORNER OF SAID LOT 1R, AND ALSO BEING THE WESTERN-MOST POINT OF LOT 6 OF WINDMILL RIDGE ESTATES NO. 38 SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 224, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;;

THENCE SOUTH 45° 03' 07" EAST AND DEPARTING SAID RALPH HALL PARKWAY, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID WINDMILL RIDGE ESTATES FOR A DISTANCE OF 493.10 FEET TO A POINT FOR THE EASTERN-MOST CORNER OF SAID LOT 1R, AND BEING THE SOUTHERN-MOST CORNER OF LOT 1 OF SAID WINDMILL RIDGE ESTATES; SAID POINT ALSO BEING ON THE NORTHWEST RIGH-OF-WAY LINE OF ROCKWALL PARKWAY (A 60 FOOT R.O.W.);

THENCE SOUTH 44° 54' 06" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID ROCKWALL PARKWAY FOR A DISTANCE OF 341.46 FEET TO A POINT FOR CORNER OF A 5,237 SQUARE FEET PARCEL OF LAND "PARCEL NO. 8" DEDICATED FOR ROAD WIDENING OF FARM TO MARKET ROAD 3097, TO THE STATE OF TEXAS UNDER INSTRUMENT NUMBER 20130000499503, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY;

THENCE SOUTH 89° 56' 15" WEST AND FOLLOWING ALONG THE LINE OF SAID PARCEL NO. 8 R.O.W. DEDICATION FOR A DISTANCE OF 20.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 45° 00' 30" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID WIDENING FOR F.M. 3097 AND SAID LOT 1R FOR A DISTANCE OF 448.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 01' 42" WEST CONTINUING ALONG SAID WIDENING, AND ALONG THE CORNER CLIP THEREOF AT THE INTERSECTION OF SAID F.M. 3097 AND AFORESAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 43.24 FEET TO A POINT FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SAID RALPH LAUREN PARKWAY;

THENCE NORTH 44° 55' 44" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 325.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0152 ACRES (174,900 SQUARE FEET) OF LAND, MORE OR LESS.

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 LOT 1R1, BLOCK 1, OUR SAVIOR LUTHERAN CHURCH ADDITION, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST, 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;

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) 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.
- (3) 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.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) 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.
- (6) 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 EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL

JOSH KIRBY - CHURCH DEVELOPMENT REPRESENTATIVE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH KIRBY, 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 _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

PRELIMINARY

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2021.

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.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

MAY 4, 2021



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

Parcel name: 1

Line Course: S 45-03-07 E Length: 493.10

Line Course: S 44-54-06 W Length: 341.46

Line Course: S 89-56-15 W Length: 20.52

Line Course: N 45-00-30 W Length: 448.20

Line Course: N 00-01-42 W Length: 43.24

Line Course: N 44-55-44 E Length: 325.04

Perimeter: 1671.56 Area: 174,900 SF 4.0152 AC

Error Closure: 0.0039

Error North: -0.00097

Precision 1: 428,605.13

Course: S 75-37-35 W

East : -0.00379



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. p2021-025

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)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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3003 Harrison Road
 SUBDIVISION Our Savior Lutheran Church LOT 1A BLOCK 1
 GENERAL LOCATION 4.015-Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-13 CURRENT USE Church
 PROPOSED ZONING N/A PROPOSED USE Church (same)
 ACREAGE 4.015-Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input type="checkbox"/> OWNER	<u>Josh Kirby</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Landev Engineers</u>
CONTACT PERSON	<u>Church Representative</u>	CONTACT PERSON	<u>Austin McDowell</u>
ADDRESS	<u>3003 Harrison Rd.</u>	ADDRESS	<u>1801 Gateway Blvd Suite 101</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75032</u>	CITY, STATE & ZIP	<u>Richardson, Texas, 75080</u>
PHONE	<u>469-585-8634</u>	PHONE	<u>972-672-4262</u>
E-MAIL	<u>JKirby@magnumhome.com</u>	E-MAIL	<u>amcdowell@landevengineers.com</u>

NOTARY VERIFICATION [REQUIRED]

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

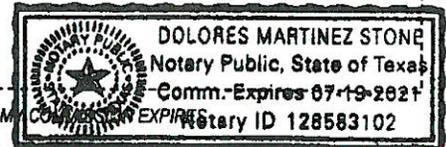
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I 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.*

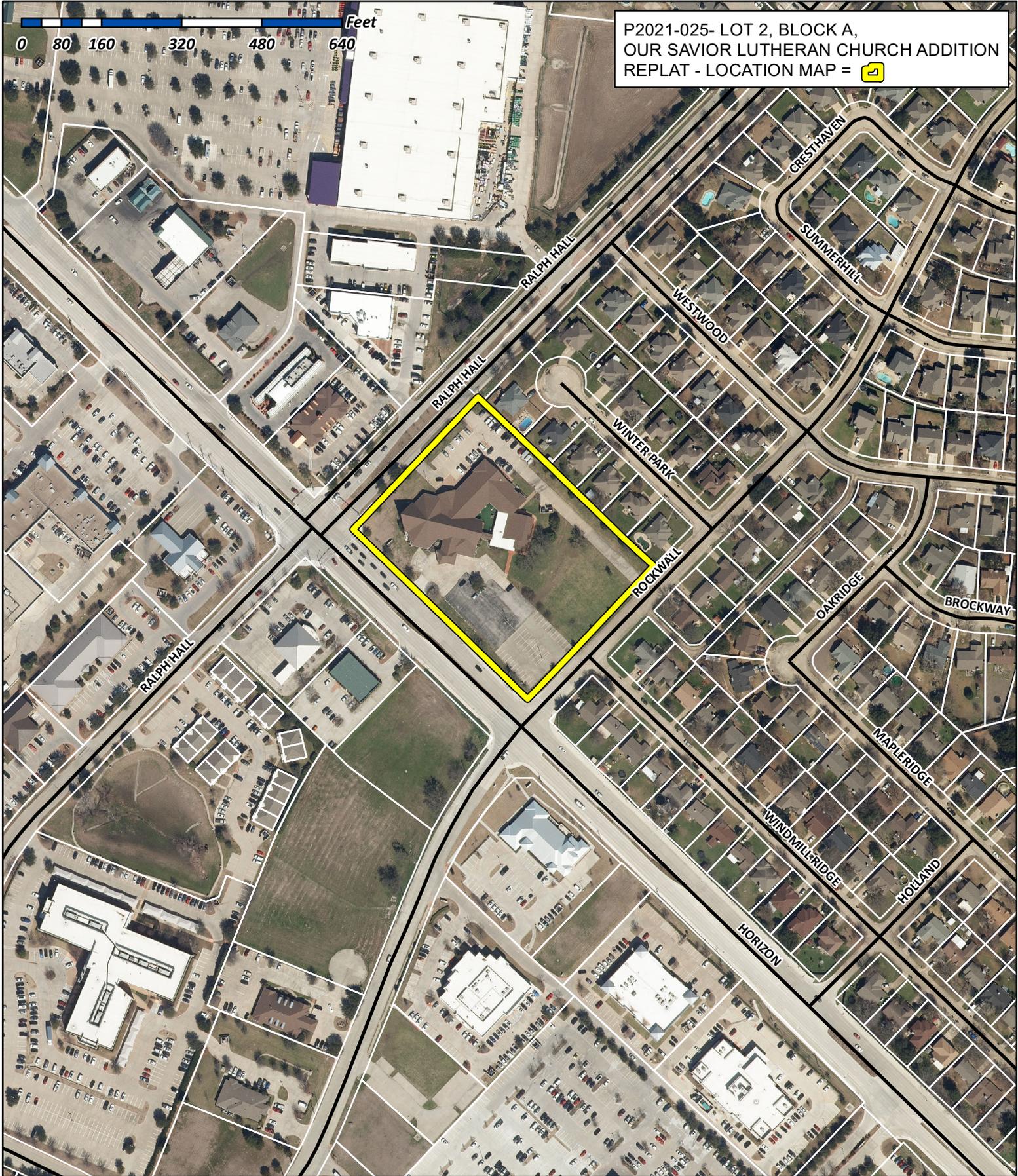
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Martinez Stone

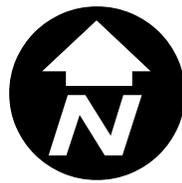




City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



POINT OF BEGINNING

RALPH HALL PARKWAY

ROCKWALL PARKWAY

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

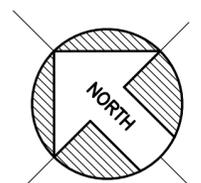
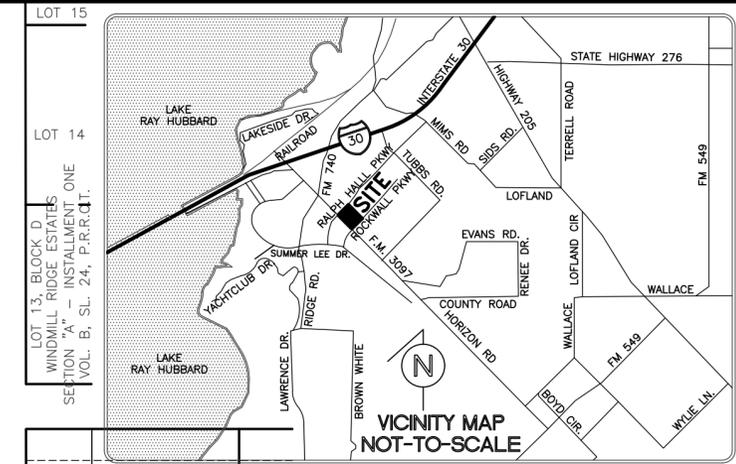
N 44°55'44" E - 325.04'

S 44°54'06" W - 341.46'

N 45°00'30" W - 448.20'

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TXDOT PARCEL NO. 8
INST.#20130000499503
O.P.R.R.C.T.

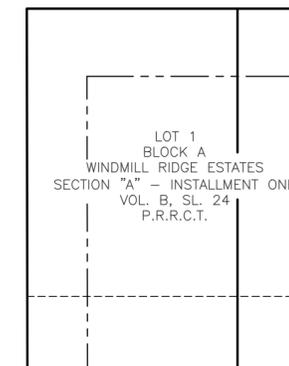


WINDMILL RIDGE DRIVE

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.



FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

740/3097 LIMITED PARTNERSHIP
(REMANDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING PART OF LOT 1R IN BLOCK 1 OF OUR SAVIOR LUTHERAN CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. E, SL. 23 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110 FOOT R.O.W.), SAID POINT BEING THE NORTHERN-MOST CORNER OF SAID LOT 1R, AND ALSO BEING THE WESTERN-MOST POINT OF LOT 6 OF WINDMILL RIDGE ESTATES NO. 38 SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 224, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;;

THENCE SOUTH 45° 03' 07" EAST AND DEPARTING SAID RALPH HALL PARKWAY, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID WINDMILL RIDGE ESTATES FOR A DISTANCE OF 493.10 FEET TO A POINT FOR THE EASTERN-MOST CORNER OF SAID LOT 1R, AND BEING THE SOUTHERN-MOST CORNER OF LOT 1 OF SAID WINDMILL RIDGE ESTATES; SAID POINT ALSO BEING ON THE NORTHWEST RIGH-OF-WAY LINE OF ROCKWALL PARKWAY (A 60 FOOT R.O.W.);

THENCE SOUTH 44° 54' 06" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID ROCKWALL PARKWAY FOR A DISTANCE OF 341.46 FEET TO A POINT FOR CORNER OF A 5,237 SQUARE FEET PARCEL OF LAND "PARCEL NO. 8" DEDICATED FOR ROAD WIDENING OF FARM TO MARKET ROAD 3097, TO THE STATE OF TEXAS UNDER INSTRUMENT NUMBER 20130000499503, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY;

THENCE SOUTH 89° 56' 15" WEST AND FOLLOWING ALONG THE LINE OF SAID PARCEL NO. 8 R.O.W. DEDICATION FOR A DISTANCE OF 20.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 45° 00' 30" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID WIDENING FOR F.M. 3097 AND SAID LOT 1R FOR A DISTANCE OF 448.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 01' 42" WEST CONTINUING ALONG SAID WIDENING, AND ALONG THE CORNER CLIP THEREOF AT THE INTERSECTION OF SAID F.M. 3097 AND AFORESAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 43.24 FEET TO A POINT FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SAID RALPH LAUREN PARKWAY;

THENCE NORTH 44° 55' 44" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 325.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0152 ACRES (174,900 SQUARE FEET) OF LAND, MORE OR LESS.

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 LOT 1R1, BLOCK 1, OUR SAVIOR LUTHERAN CHURCH ADDITION, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST, 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;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) 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.

(3) 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.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) 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.

(6) 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 EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL

JOSH KIRBY - CHURCH DEVELOPMENT REPRESENTATIVE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH KIRBY, 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 _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

PRELIMINARY

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2021.

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.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

Parcel name: 1

Line Course: S 45-03-07 E Length: 493.10

Line Course: S 44-54-06 W Length: 341.46

Line Course: S 89-56-15 W Length: 20.52

Line Course: N 45-00-30 W Length: 448.20

Line Course: N 00-01-42 W Length: 43.24

Line Course: N 44-55-44 E Length: 325.04

Perimeter: 1671.56 Area: 174,900 SF 4.0152 AC

Error Closure: 0.0039

Error North: -0.00097

Precision 1: 428,605.13

Course: S 75-37-35 W

East : -0.00379



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 25, 2021
APPLICANT: Austin McDaniel; *Landev Engineers*
CASE NUMBER: P2021-025; *Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition*

SUMMARY

Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 4.0152-acre parcel of land (*i.e. Lot 1, Block 1, Our Savior Lutheran Church Addition*) into one (1) lot (*i.e. Lot 2, Block 1, Our Savior Lutheran Church Addition*) for the purpose of establishing a detention easement necessary for the expansion of the existing *House of Worship (i.e. Our Savior Lutheran Church)*. The subject property is located at 3003 Horizon Road, and is zoned Planned Development District 13 (PD-13).
- On August 2, 1976, the subject property was annexed into the City of Rockwall by *Ordinance No. 76-11*. According to the Rockwall County Appraisal District (RCAD), the 15,125 SF house of worship was constructed in 1980, with a 9,015 SF addition constructed in 2013. On February 2, 1981, the City Council approved to zone the subject property Planned Development District 13 (PD-13) by *Ordinance No. 81-05*. On September 10, 1984, the City Council approved an amendment to Planned Development District 13 (PD-13) -- *through Ordinance No. 84-43* -- to allow the subject property to have an educational building. On May 15, 2001 the subject property was platted as Lot 1, Block 1, Our Savior Lutheran Church Addition [Case No. PZ2001-030]. On July 31, 2012 the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2012-008] to remove a feature tree.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/20/2021

PROJECT NUMBER: P2021-025
PROJECT NAME: Lot 2, Block A, Our Savior Lutheran Church Addition
SITE ADDRESS/LOCATIONS: 3003 HORIZON RD, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 2, Block A, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-025) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the title block as follows:

Final Plat
Lot 2, Block 1, Our Savior Lutheran Church Addition
4.1351 acres/ 180,125 square feet
1 Lot
Being a replat of
Lot 1, Block 1, Our Savior Lutheran Church Addition
City of Rockwall, Rockwall County, Texas

M.6 The location of the development is required to be tied to state plane coordinates at two (2) corners.

M.7 Verify the acreage and subsequent square footage.

M.8 Please indicate all centerlines for the adjacent right-of-ways.

M.9 Please indicate any corner clips present on the subject property.

M.10 Correct the existing and proposed Lot and Block on both sheets of the plat. The existing Lot and Block is Lot 1, Block 1. The proposed Lot and Block is Lot 2, Block 1.

M.11 Move #7 in the Owner's Certificate to the general notes.

M.12 Please remove the red text within the Surveyor's Certificate.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.

I.14 The proposed Final Plat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review
05/20/2021: Must tie two points to Rockwall GPS: N: E:			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Needs Review
05/17/2021: Show all fire lanes in easement as indicated on the 2010 parking lot expansion project.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved w/ Comments
05/17/2021: Please add State Plane Coordinates (grid) to two corners.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			

POINT OF BEGINNING

RALPH HALL PARKWAY

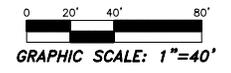
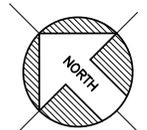
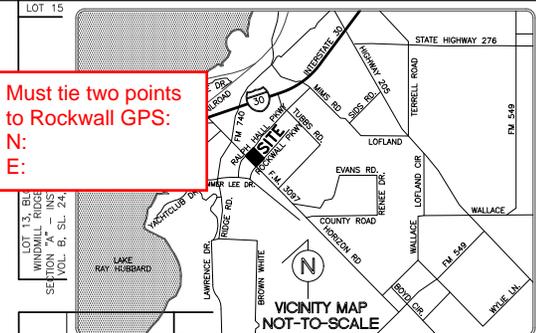
ROCKWALL PARKWAY

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

JAMES SMITH SURVEY, ABSTRACT A-200

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)

Must tie two points
to Rockwall GPS:
N:
E:

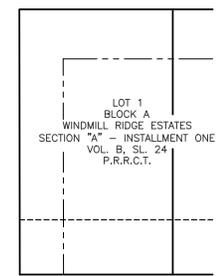


~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.

WINDMILL RIDGE DRIVE



FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

740.7207 LIMITED PARTNERSHIP
(REMANUER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK

N 44°55'44" E - 325.04'

S 44°54'06" W - 341.46'

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TIDOT PARCEL NO. 8
INST.#2013000499503
O.P.R.R.C.T.

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND



BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. p2021-025

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)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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3003 Harrison Road
 SUBDIVISION Our Savior Lutheran Church LOT 1A BLOCK 1
 GENERAL LOCATION 4.015-Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-13 CURRENT USE Church
 PROPOSED ZONING N/A PROPOSED USE Church (same)
 ACREAGE 4.015-Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input type="checkbox"/> OWNER	<u>Josh Kirby</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Landev Engineers</u>
CONTACT PERSON	<u>Church Representative</u>	CONTACT PERSON	<u>Austin McDowell</u>
ADDRESS	<u>3003 Harrison Rd.</u>	ADDRESS	<u>1801 Gateway Blvd Suite 101</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75032</u>	CITY, STATE & ZIP	<u>Richardson, Texas, 75080</u>
PHONE	<u>469-585-8634</u>	PHONE	<u>972-672-4262</u>
E-MAIL	<u>JKirby@magnumhome.com</u>	E-MAIL	<u>amcdowell@landevengineers.com</u>

NOTARY VERIFICATION [REQUIRED]

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

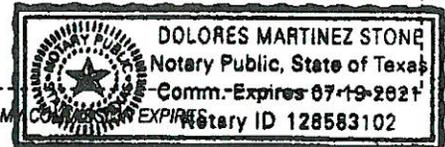
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I 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 14 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Martinez Stone

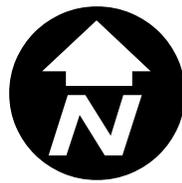




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



POINT OF BEGINNING

RALPH HALL PARKWAY

ROCKWALL PARKWAY

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

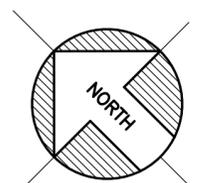
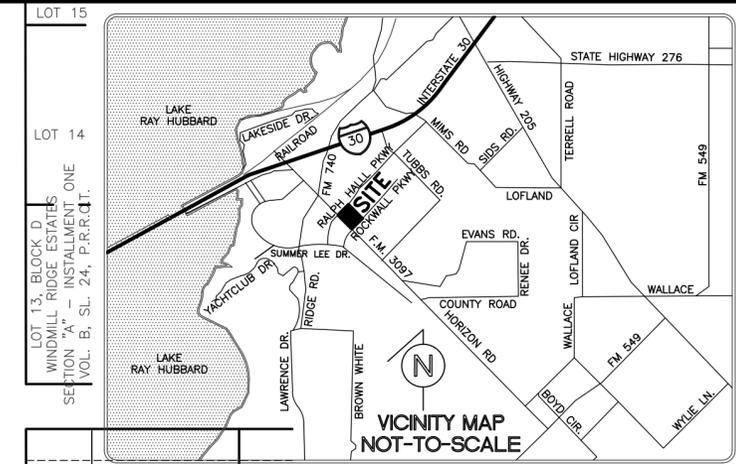
N 44°55'44" E - 325.04'

S 44°54'06" W - 341.46'

N 45°00'30" W - 448.20'

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TXDOT PARCEL NO. 8
INST.#20130000499503
O.P.R.R.C.T.

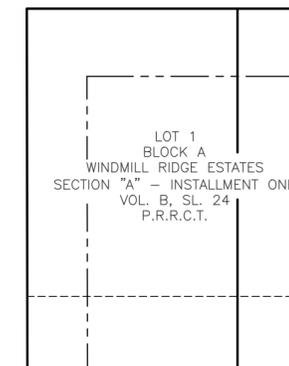


WINDMILL RIDGE DRIVE

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.



FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

740/3097 LIMITED PARTNERSHIP
(REMANDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING PART OF LOT 1R IN BLOCK 1 OF OUR SAVIOR LUTHERAN CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. E, SL. 23 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110 FOOT R.O.W.), SAID POINT BEING THE NORTHERN-MOST CORNER OF SAID LOT 1R, AND ALSO BEING THE WESTERN-MOST POINT OF LOT 6 OF WINDMILL RIDGE ESTATES NO. 38 SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 224, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;;

THENCE SOUTH 45° 03' 07" EAST AND DEPARTING SAID RALPH HALL PARKWAY, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID WINDMILL RIDGE ESTATES FOR A DISTANCE OF 493.10 FEET TO A POINT FOR THE EASTERN-MOST CORNER OF SAID LOT 1R, AND BEING THE SOUTHERN-MOST CORNER OF LOT 1 OF SAID WINDMILL RIDGE ESTATES; SAID POINT ALSO BEING ON THE NORTHWEST RIGH-OF-WAY LINE OF ROCKWALL PARKWAY (A 60 FOOT R.O.W.);

THENCE SOUTH 44° 54' 06" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID ROCKWALL PARKWAY FOR A DISTANCE OF 341.46 FEET TO A POINT FOR CORNER OF A 5,237 SQUARE FEET PARCEL OF LAND "PARCEL NO. 8" DEDICATED FOR ROAD WIDENING OF FARM TO MARKET ROAD 3097, TO THE STATE OF TEXAS UNDER INSTRUMENT NUMBER 20130000499503, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY;

THENCE SOUTH 89° 56' 15" WEST AND FOLLOWING ALONG THE LINE OF SAID PARCEL NO. 8 R.O.W. DEDICATION FOR A DISTANCE OF 20.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 45° 00' 30" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID WIDENING FOR F.M. 3097 AND SAID LOT 1R FOR A DISTANCE OF 448.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 01' 42" WEST CONTINUING ALONG SAID WIDENING, AND ALONG THE CORNER CLIP THEREOF AT THE INTERSECTION OF SAID F.M. 3097 AND AFORESAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 43.24 FEET TO A POINT FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SAID RALPH LAUREN PARKWAY;

THENCE NORTH 44° 55' 44" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 325.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0152 ACRES (174,900 SQUARE FEET) OF LAND, MORE OR LESS.

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 LOT 1R1, BLOCK 1, OUR SAVIOR LUTHERAN CHURCH ADDITION, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST, 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;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) 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.

(3) 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.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) 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.

(6) 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 EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL

JOSH KIRBY - CHURCH DEVELOPMENT REPRESENTATIVE

STATE OF TEXAS
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH KIRBY, 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 _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

PRELIMINARY

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2021.

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.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: June 7, 2021
APPLICANT: Austin McDaniel; *Landev Engineers*
CASE NUMBER: P2021-025; *Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition*

SUMMARY

Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 4.0152-acre parcel of land (*i.e. Lot 1, Block 1, Our Savior Lutheran Church Addition*) into one (1) lot (*i.e. Lot 2, Block 1, Our Savior Lutheran Church Addition*) for the purpose of establishing a detention easement necessary for the expansion of the existing *House of Worship (i.e. Our Savior Lutheran Church)*. The subject property is located at 3003 Horizon Road, and is zoned Planned Development District 13 (PD-13).
- On August 2, 1976, the subject property was annexed into the City of Rockwall by *Ordinance No. 76-11*. According to the Rockwall County Appraisal District (RCAD), the 15,125 SF house of worship was constructed in 1980, with a 9,015 SF addition constructed in 2013. On February 2, 1981, the City Council approved to zone the subject property Planned Development District 13 (PD-13) by *Ordinance No. 81-05*. On September 10, 1984, the City Council approved an amendment to Planned Development District 13 (PD-13) -- *through Ordinance No. 84-43* -- to allow the subject property to have an educational building. On May 15, 2001 the subject property was platted as Lot 1, Block 1, Our Savior Lutheran Church Addition [Case No. PZ2001-030]. On July 31, 2012 the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2012-008] to remove a feature tree.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 25, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. p2021-025

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)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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3003 Harrison Road
 SUBDIVISION Our Savior Lutheran Church LOT 1A BLOCK 1
 GENERAL LOCATION 4.015-Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-13 CURRENT USE Church
 PROPOSED ZONING N/A PROPOSED USE Church (same)
 ACREAGE 4.015-Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input type="checkbox"/> OWNER	<u>Josh Kirby</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Landev Engineers</u>
CONTACT PERSON	<u>Church Representative</u>	CONTACT PERSON	<u>Austin McDowell</u>
ADDRESS	<u>3003 Harrison Rd.</u>	ADDRESS	<u>1801 Gateway Blvd Suite 101</u>
CITY, STATE & ZIP	<u>Rockwall, Texas 75032</u>	CITY, STATE & ZIP	<u>Richardson, Texas, 75080</u>
PHONE	<u>469-585-8634</u>	PHONE	<u>972-672-4262</u>
E-MAIL	<u>JKirby@magnumhome.com</u>	E-MAIL	<u>amcdowell@landevengineers.com</u>

NOTARY VERIFICATION [REQUIRED]

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

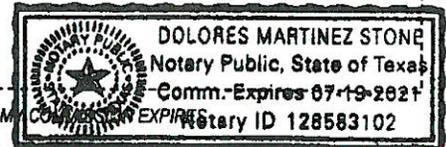
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I 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.*

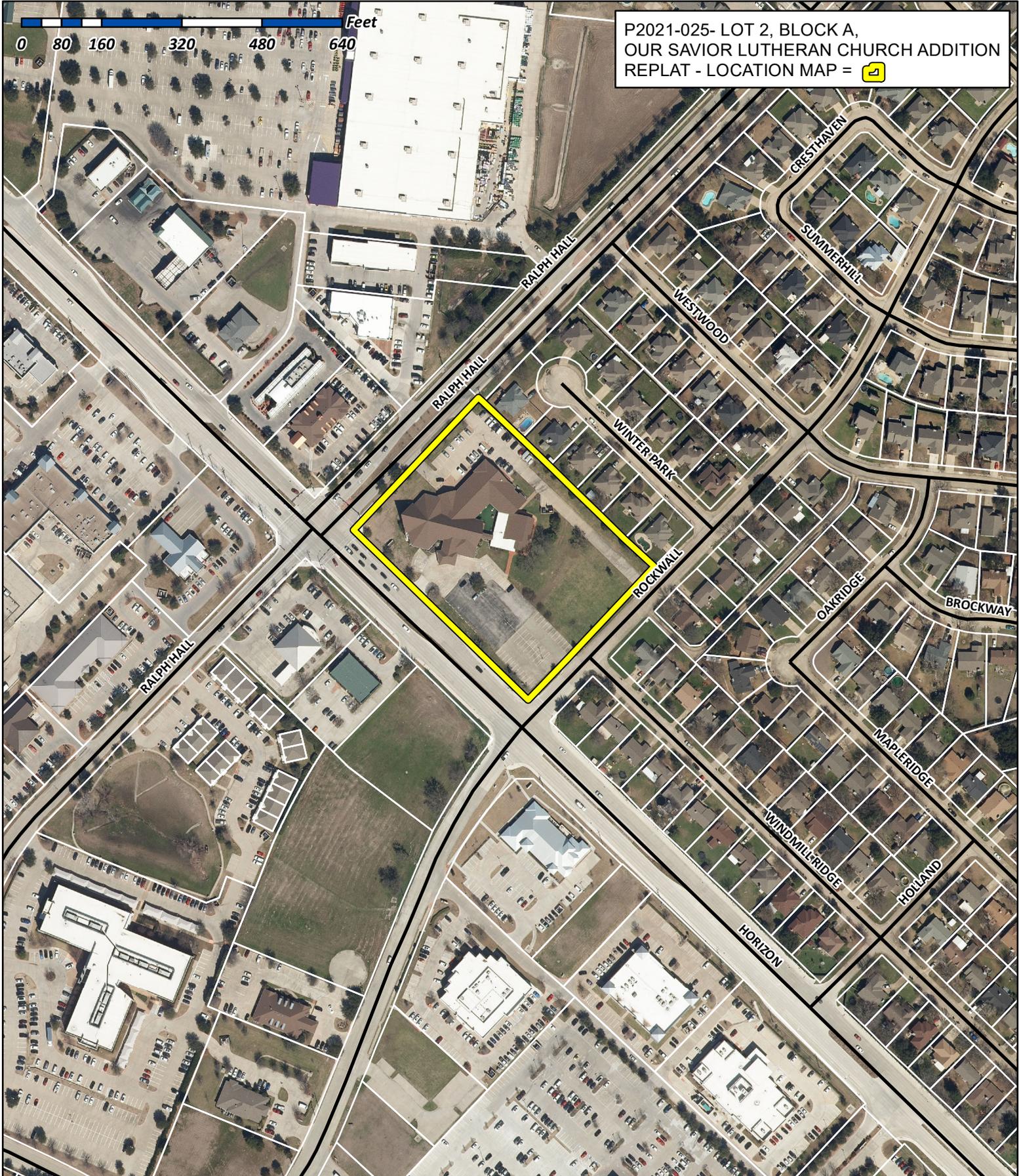
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Martinez Stone





City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.



POINT OF BEGINNING

RALPH HALL PARKWAY

ROCKWALL PARKWAY

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

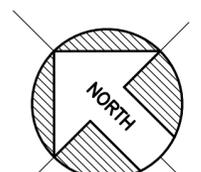
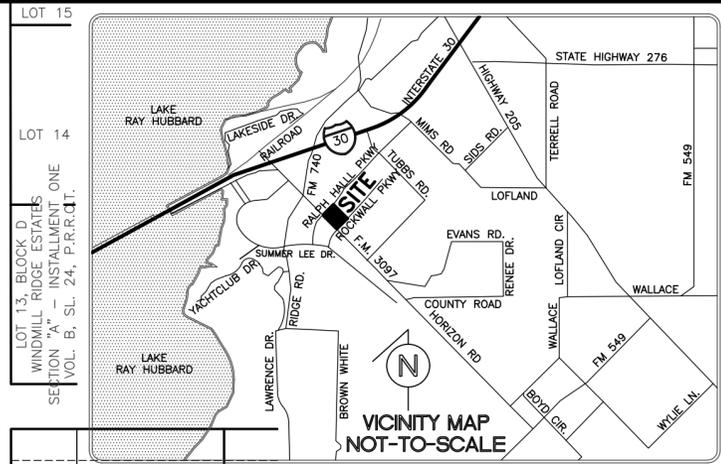
N 44°55'44" E - 325.04'

S 44°54'06" W - 341.46'

N 45°00'30" W - 448.20'

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TXDOT PARCEL NO. 8
INST.#20130000499503
O.P.R.R.C.T.

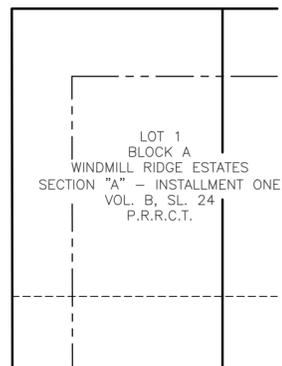


WINDMILL RIDGE DRIVE

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.



FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION

AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200

BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

740/3097 LIMITED PARTNERSHIP
(REMANDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING PART OF LOT 1R IN BLOCK 1 OF OUR SAVIOR LUTHERAN CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. E, SL. 23 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110 FOOT R.O.W.), SAID POINT BEING THE NORTHERN-MOST CORNER OF SAID LOT 1R, AND ALSO BEING THE WESTERN-MOST POINT OF LOT 6 OF WINDMILL RIDGE ESTATES NO. 38 SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 224, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;;

THENCE SOUTH 45° 03' 07" EAST AND DEPARTING SAID RALPH HALL PARKWAY, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID WINDMILL RIDGE ESTATES FOR A DISTANCE OF 493.10 FEET TO A POINT FOR THE EASTERN-MOST CORNER OF SAID LOT 1R, AND BEING THE SOUTHERN-MOST CORNER OF LOT 1 OF SAID WINDMILL RIDGE ESTATES; SAID POINT ALSO BEING ON THE NORTHWEST RIGH-OF-WAY LINE OF ROCKWALL PARKWAY (A 60 FOOT R.O.W.);

THENCE SOUTH 44° 54' 06" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID ROCKWALL PARKWAY FOR A DISTANCE OF 341.46 FEET TO A POINT FOR CORNER OF A 5,237 SQUARE FEET PARCEL OF LAND "PARCEL NO. 8" DEDICATED FOR ROAD WIDENING OF FARM TO MARKET ROAD 3097, TO THE STATE OF TEXAS UNDER INSTRUMENT NUMBER 20130000499503, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY;

THENCE SOUTH 89° 56' 15" WEST AND FOLLOWING ALONG THE LINE OF SAID PARCEL NO. 8 R.O.W. DEDICATION FOR A DISTANCE OF 20.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 45° 00' 30" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID WIDENING FOR F.M. 3097 AND SAID LOT 1R FOR A DISTANCE OF 448.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 01' 42" WEST CONTINUING ALONG SAID WIDENING, AND ALONG THE CORNER CLIP THEREOF AT THE INTERSECTION OF SAID F.M. 3097 AND AFORESAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 43.24 FEET TO A POINT FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SAID RALPH LAUREN PARKWAY;

THENCE NORTH 44° 55' 44" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 325.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0152 ACRES (174,900 SQUARE FEET) OF LAND, MORE OR LESS.

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 LOT 1R1, BLOCK 1, OUR SAVIOR LUTHERAN CHURCH ADDITION, 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST, 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;

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- (2) 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.
- (3) 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.
- (4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- (5) 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.
- (6) 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 EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL

JOSH KIRBY - CHURCH DEVELOPMENT REPRESENTATIVE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSH KIRBY, 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 _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

PRELIMINARY

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2021.

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.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION
AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634



DATE: 06/09/2021

TO: Austin McDaniel
Landev Engineers
1801 Gateway Boulevard, Suite 101
Rockwall, TX 75087

COPY: Josh Kirby
3003 Horizon Road
Rockwall, TX 75032

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2021-025; Lot 2, Block A, Our Savior Lutheran Church Addition (Replat)

Austin McDaniel:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 06/07/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 25, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On June 7, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner