PLEASE CHECK THE	City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	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: F DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:
PRELIMINARY FINAL PLAT (\$3 REPLAT (\$300.0 AMENDING OR PLAT REINSTA SITE PLAN APPLIN SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$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: ': 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 INFO	ORMATION [PLEASE PRINT]	
ADDRES	\$ 5451 State Huy 276, R	OUSE CITY, TX 75189
SUBDIVISIO	S 5651 State Huy 276, R. N Rackurser Friendsithe Baptis	T CHUNCH ADDNE LOT / BLOCK A
GENERAL LOCATIO		
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	E PRINT]
CURRENT ZONING	G Commencine	CURRENT USE Comment
PROPOSED ZONING	G Commencial	PROPOSED USE Concort
ACREAG		LOTS [PROPOSED] 1
REGARD TO ITS		HAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
		ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
	Rockwall Friendship Baptist Chur	ch APPLICANT ROCILWALL Friendship Baytist Churc
CONTACT PERSON	Shanon Thomas	CONTACT PERSON Shanon Thomas
ADDRESS	5657 State Hwy 276	address 5451 State Hwy 876
CITY, STATE & ZIP	Royse City, TX 75189 972-772-7530	CITY, STATE & ZIP ROUSE City, TX 75189
PHONE	972-772-7530	PHONE 978-778-7580
	Sthomas@rockwallfbc.or	g E-MAIL Sthomaserockwallfbc.org
BEFORE ME, THE UNDE	CATION [REQUIRED] IRSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	
SUBMITTED IN CONJUNC	, TO COVER THE COST OF THIS APPLICATION, HA	LL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF IS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION DICIATED OR IN RESPONSE TO A REQUEST TO A TUDEFORMED FROM TO A LASANDRA CONLEY Notary ID #5821168
	OWNER'S SIGNATURE	My Commission Expires September 24, 2022
NOTARY PUBLIC IN ANI	o for the state of texas Jabandia Ca	
	/	



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:		Case Number
Minor/Amending Plat Final Plat	Replat Preliminary Plat	Reviewed By:
Master Plat	Vacation Plat	Review Date:

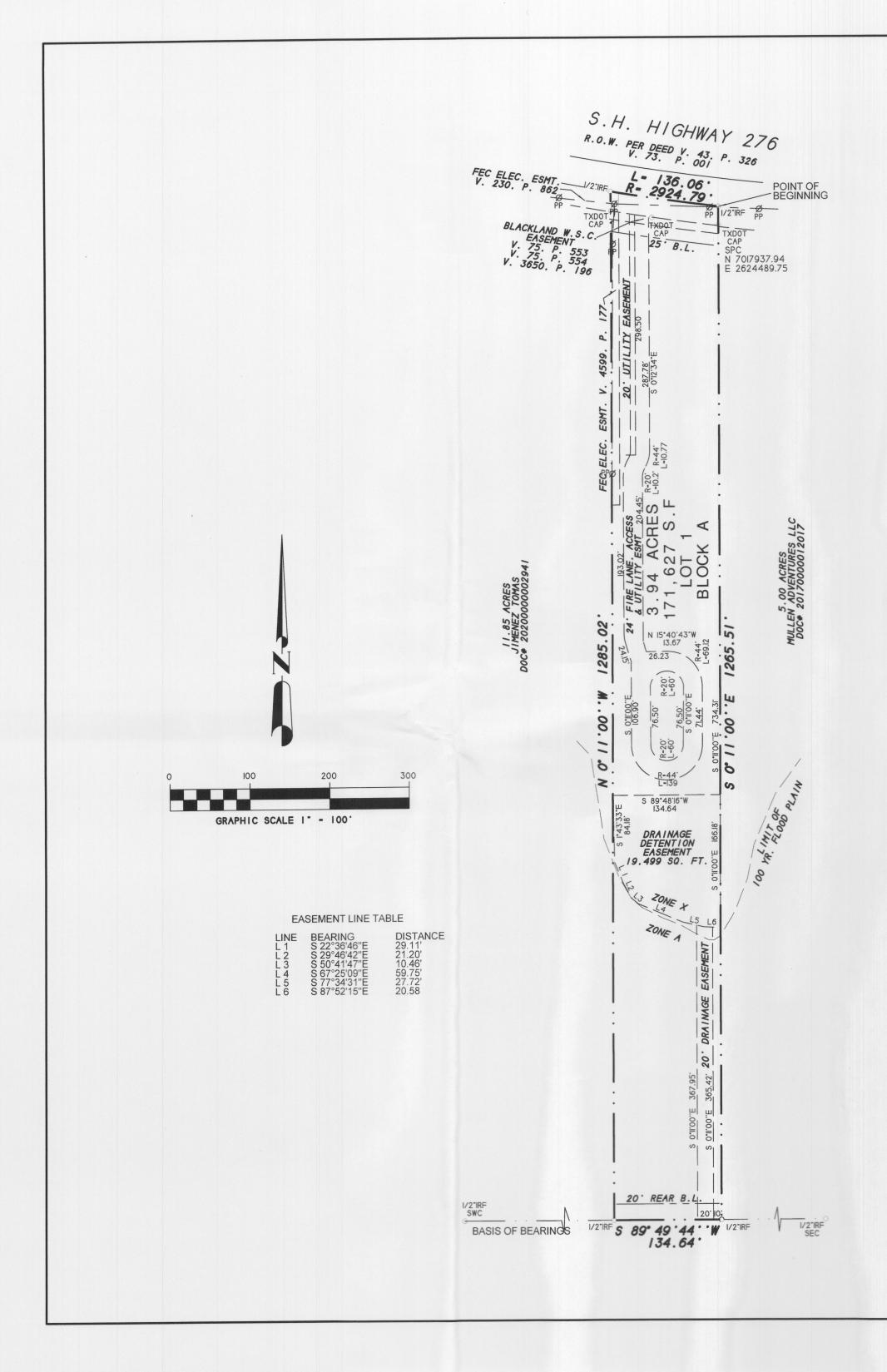
NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

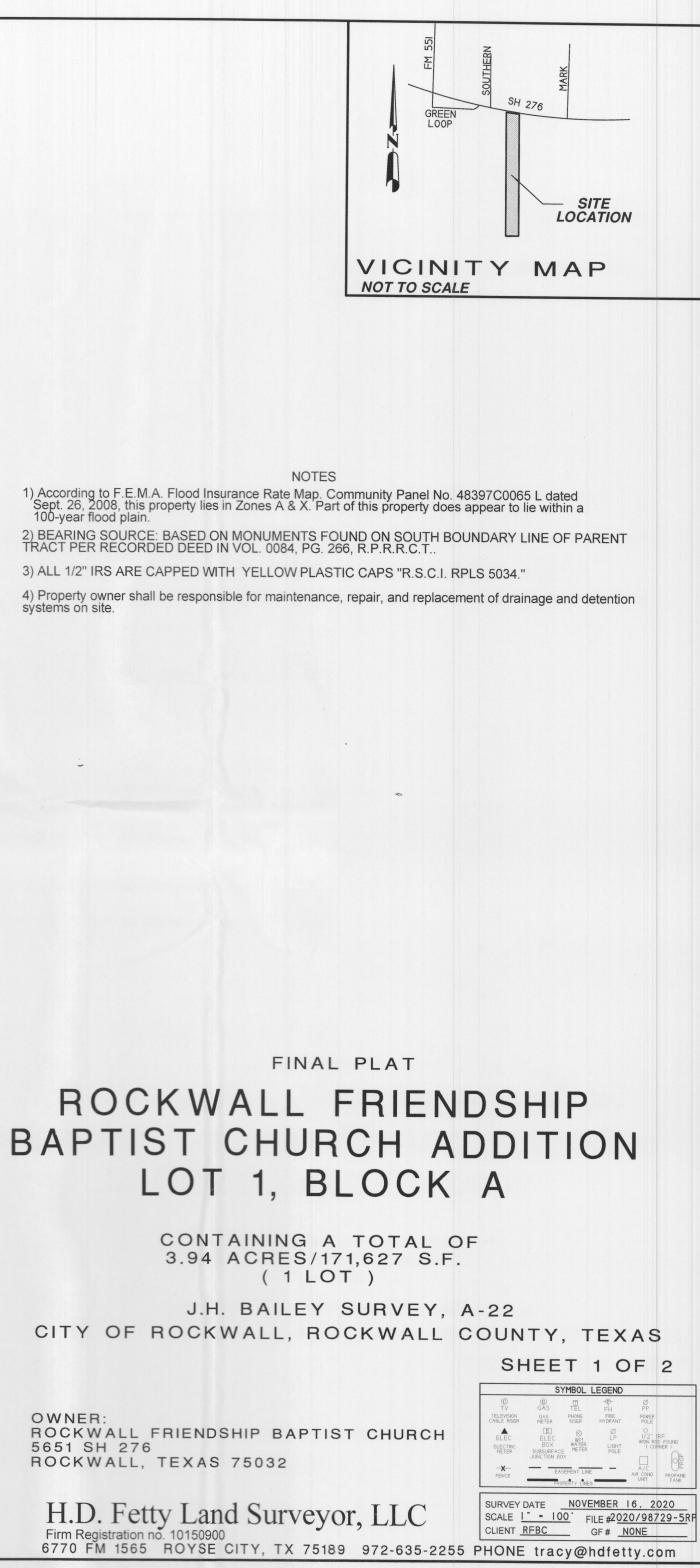
Requirements	✓= 0K	N/A	Comments
Case Number			The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
[Final Plat, Preliminary Plat & Master Plat] Items Necessary for Plat Review:			
✓ Plat			[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request			Check w/ Planning Staff
Submittal Requirements	Contraction of the second		Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat
[Final Plat, Preliminary Plat & Master Plat]	X		is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to
Engineering Information [Final Plat]	à		reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved)			
Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County	¥		Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	A		This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	A		The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	R		A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	K		The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	DK		Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	X		Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	×		Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]		A	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	X		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	X		Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]		X	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		X	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	A		Provide all the proposed and platted property lines.
[Final Plat, Preliminary Plat & Master Plat] [Final Plat, Preliminary Plat & Master Plat]	R		Label all proposed and existing streets with the proposed or approved names For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	A		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	A		Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]		Þ	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]		K	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]		X	Topographical information and physical features to include contours at 2-foo intervals.
Flood Elevations [Preliminary Plat & Master Plat]		D	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]		Þ	Show all drainage areas and all proposed storm drainages areas with sizes i applicable.
Wooded Areas [Preliminary Plat & Master Plat]		R	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		Å	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		Dr.	Indicate all significant man-made features such as railroad, roads, buildings utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]		R	Identify the dimensions, names and description of all parks and open spaces both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		Þ	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		A	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		X	Indicate sewage disposal method inside the city limits or in the extraterritoria jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	X		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]		X	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	R		Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		R	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	Þ		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	à		Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	X		Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	X		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	X		Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	X		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [<i>Final Plat</i>]	A		Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat	X	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	B	Review the proposed plans and plat with electric, gas, cable and phone companies.

City of Rockwall: Plat Review Checklist





CITY CASE NO. P2021-

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of acid tract. said tract:

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E., 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I 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.

I also understand the following;

improvements.

 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, maint aining, 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

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 Roc kwall 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 an d/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 p rogress 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

7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for ROCKWALL FRIENDSHIP BAPTIST CHURCH

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of __

Notary Public in and for the State of Texas

My Commission Expires:

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, as required under Ordinance 83-54.

SURVEYOR'S	CERTIFICATE
------------	-------------

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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. Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 HAROLD D FETTY III AROLD D. TETT 5034 NF

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of

Date

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ ___day of

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

FINAL PLAT

Date

ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION LOT 1, BLOCK A

CONTAINING A TOTAL OF 3.94 ACRES/171,627 S.F. (1 LOT)

J.H. BAILEY SURVEY, A-22 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ROCKWALL FRIENDSHIP BAPTIST CHURCH 5651 SH 276 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

SHEET 2 OF 2 SYMBOL LEGEND

Ø

LIGHT

POWER POLE

GAS TEL FH GAS PHONE FIRE METER RISER HYDRANT

 SURVEY DATE
 NOVEMBER
 16.
 2020

 SCALE
 1 - 100'
 FILE #2020/98729-5R

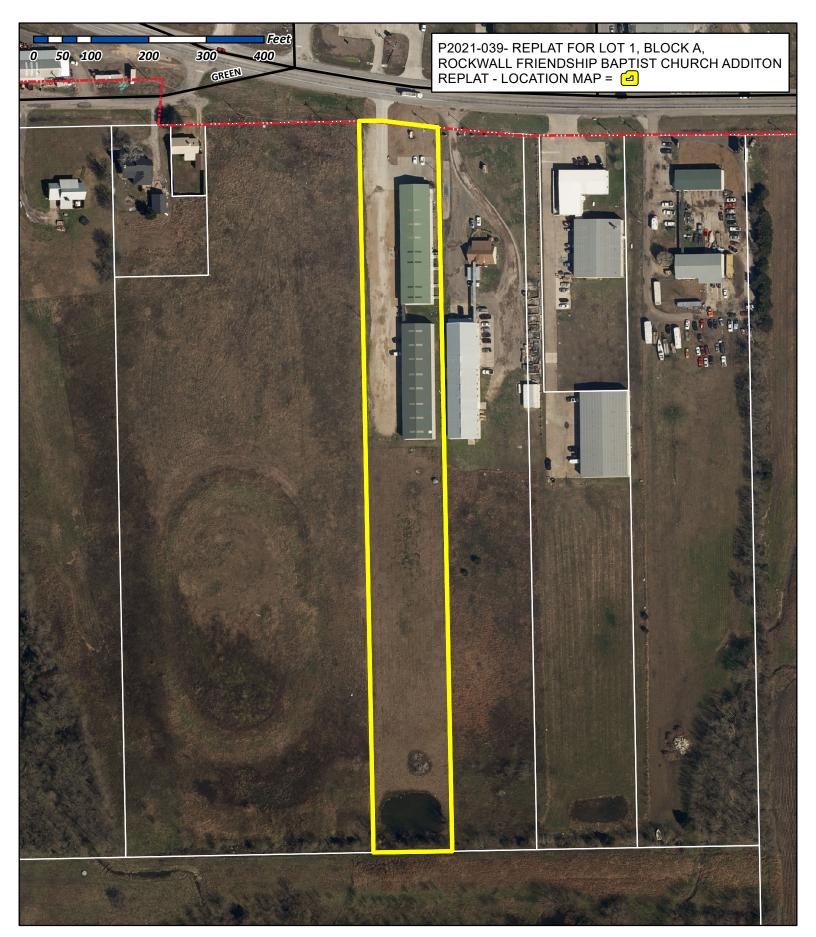
CLIENT RFBC GF # NONE

ELEC

X EASEMENT LINE PROPERTY LINES

ELECTRIC METER

PLEASE CHECK THE	City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	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: F DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:
PRELIMINARY FINAL PLAT (\$3 REPLAT (\$300.0 AMENDING OR PLAT REINSTA SITE PLAN APPLIN SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$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: ': 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 INFO	ORMATION [PLEASE PRINT]	
ADDRES	\$ 5451 State Huy 276, R	OUSE CITY, TX 75189
SUBDIVISIO	S 5651 State Huy 276, R. N Rackurser Friendsithe Baptis	T CHUNCH ADDNE LOT / BLOCK A
GENERAL LOCATIO		
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	E PRINT]
CURRENT ZONING	G Commencine	CURRENT USE Comment
PROPOSED ZONING	G Commencial	PROPOSED USE Concort
ACREAG		LOTS [PROPOSED] 1
REGARD TO ITS		HAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
		ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
	Rockwall Friendship Baptist Chur	ch APPLICANT ROCILWALL Friendship Baytist Churc
CONTACT PERSON	Shanon Thomas	CONTACT PERSON Shanon Thomas
ADDRESS	5657 State Hwy 276	address 5451 State Hwy 876
CITY, STATE & ZIP	Royse City, TX 75189 972-772-7530	CITY, STATE & ZIP ROUSE City, TX 75189
PHONE	972-772-7530	PHONE 978-778-7580
	Sthomas@rockwallfbc.or	g E-MAIL Sthomaserockwallfbc.org
BEFORE ME, THE UNDE	CATION [REQUIRED] IRSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	
SUBMITTED IN CONJUNC	, TO COVER THE COST OF THIS APPLICATION, HA	LL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF IS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION DICIATED OR IN RESPONSE TO A REQUEST TO A TUDEFORMED FROM TO A LASANDRA CONLEY Notary ID #5821168
	OWNER'S SIGNATURE	My Commission Expires September 24, 2022
NOTARY PUBLIC IN ANI	o for the state of texas Jabandia Ca	
	/	





City of Rockwall Planning & Zoning Department

Planning & Zoning Departme 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.





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:		Case Number
Minor/Amending Plat Final Plat	Replat Preliminary Plat	Reviewed By:
Master Plat	Vacation Plat	Review Date:

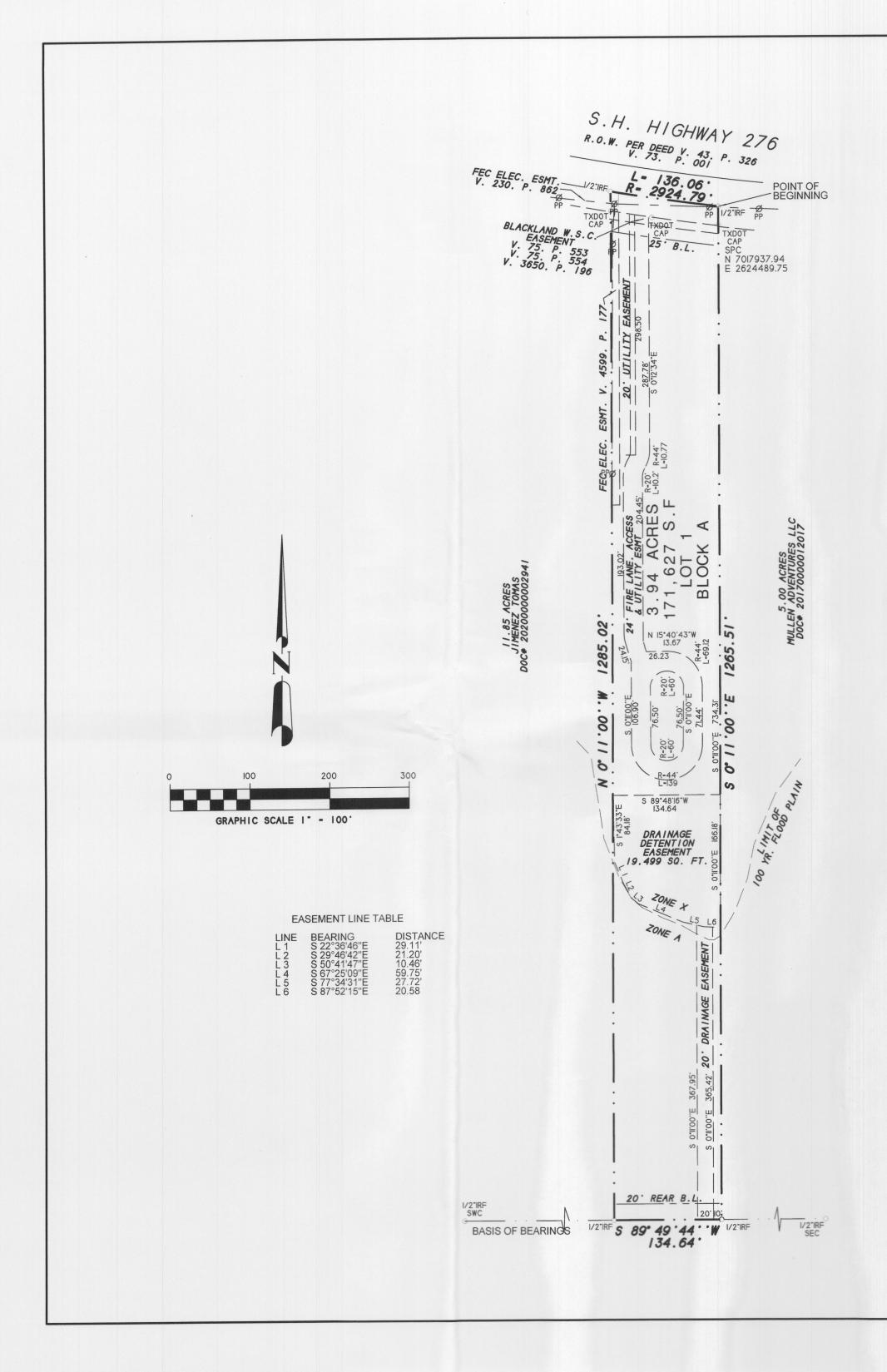
NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

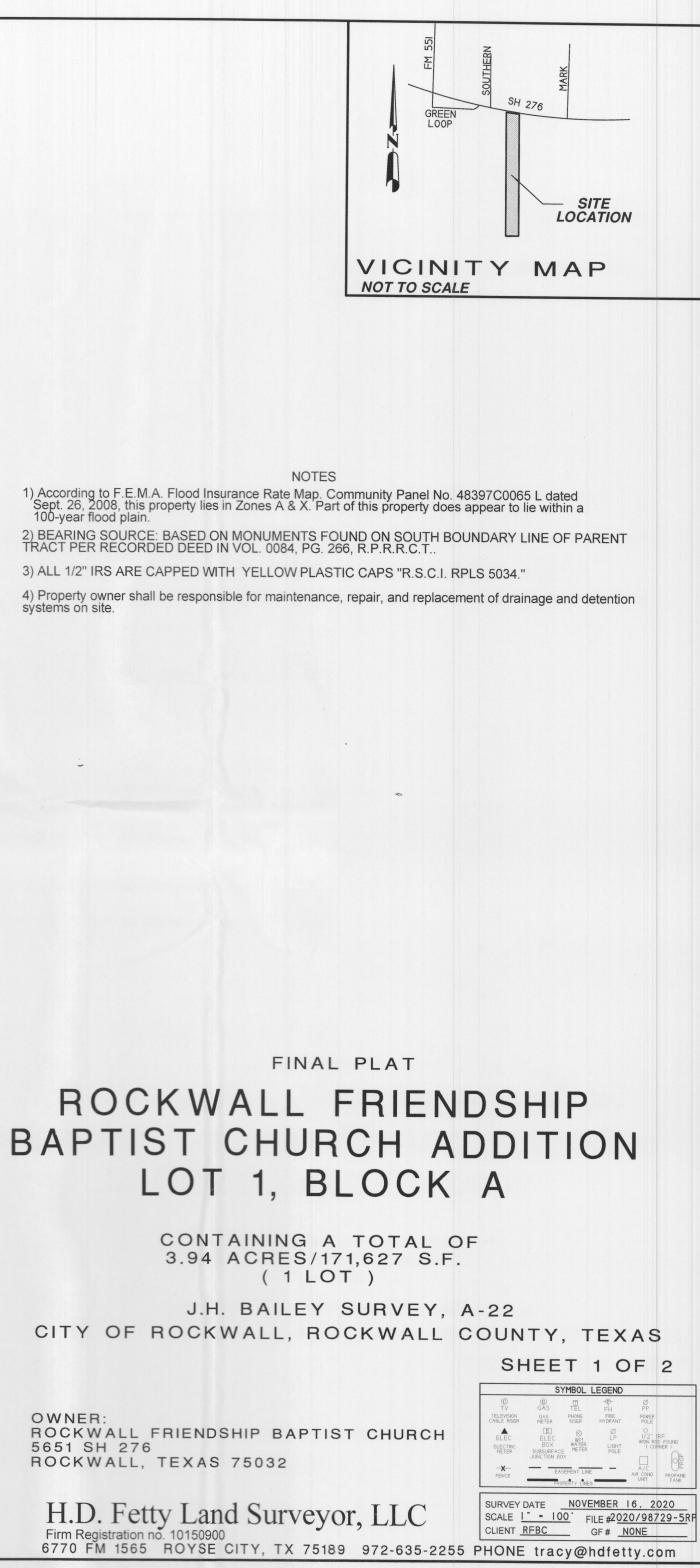
Requirements	✓= 0K	N/A	Comments
Case Number			The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
[Final Plat, Preliminary Plat & Master Plat] Items Necessary for Plat Review:			
✓ Plat			[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request			Check w/ Planning Staff
Submittal Requirements	Contraction of the second		Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat
[Final Plat, Preliminary Plat & Master Plat]	X		is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to
Engineering Information [Final Plat]	à		reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved)			
Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County	¥		Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	A		This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	A		The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	R		A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	K		The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	DK		Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	X		Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	×		Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]		A	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	X		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	X		Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]		X	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		X	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	A		Provide all the proposed and platted property lines.
[Final Plat, Preliminary Plat & Master Plat] [Final Plat, Preliminary Plat & Master Plat]	R		Label all proposed and existing streets with the proposed or approved names For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	A		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	A		Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]		Þ	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]		K	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]		X	Topographical information and physical features to include contours at 2-foo intervals.
Flood Elevations [Preliminary Plat & Master Plat]		D	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]		Þ	Show all drainage areas and all proposed storm drainages areas with sizes i applicable.
Wooded Areas [Preliminary Plat & Master Plat]		R	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		Å	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		Dr.	Indicate all significant man-made features such as railroad, roads, buildings utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]		R	Identify the dimensions, names and description of all parks and open spaces both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		Þ	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		A	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		X	Indicate sewage disposal method inside the city limits or in the extraterritoria jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	X		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]		X	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	R		Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		R	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	Þ		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	à		Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	X		Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	X		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	X		Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	X		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [<i>Final Plat</i>]	A		Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat	X	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	B	Review the proposed plans and plat with electric, gas, cable and phone companies.

City of Rockwall: Plat Review Checklist





CITY CASE NO. P2021-

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of a distance of tract.

said tract; THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E., 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I 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.

I also understand the following;

easements as described herein.

1. No buildings shall be constructed or placed upon, over, or across the utility

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, maint aining, 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 Roc kwall 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 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 an d/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 p rogress 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

7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

I further acknowledge that the dedications and/or exaction's made herein are proportional I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for ROCKWALL FRIENDSHIP BAPTIST CHURCH

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of __

Notary Public in and for the State of Texas

My Commission Expires:

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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.
AFTE OF TET
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034
VO SURVE A
RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
I hereby certify that the above and foregoing plat of ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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 eighty (180) 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,,
Mayor, City of Rockwall City Secretary City of Rockwall
City Engineer Date
FINAL PLAT
ROCKWALL FRIENDSHIP
BAPTIST CHURCH ADDITION
LOT 1, BLOCK A
CONTAINING A TOTAL OF
3.94 ACRES/171,627 S.F. (1 LOT)
J.H. BAILEY SURVEY, A-22
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2 SYMBOL LEGEND
OWNER: ROCKWALL FRIENDSHIP BAPTIST CHURCH
ROCKWALL FRIENDSHIP BAPTIST CHURCH 5651 SH 276 ROCKWALL, TEXAS 75032
FENCE FROM TUNE ACONOL PRO
H.D. Fetty Land Surveyor, LLC Scale 1 - 100 FILE #2020/98729 CLIENT RFBC GF# NONE
Firm Registration no. 101509-00 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
CITY CASE NO. P2021-



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	July 27, 2021
APPLICANT:	Shanon Thomas
CASE NUMBER:	P2021-039.; Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition

SUMMARY

Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a *Final Plat* for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a <u>Final Plat</u> for a 3.94-acre parcel of land (*i.e. Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22*) for the purpose of establishing one (1) lot (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church Addition*). The site is generally located south of SH-276 and east of Green Circle, and is zoned Commercial (C) District.
- ☑ The subject property was annexed into the City of Rockwall on December 22, 2008 by Ordinance No. 08-65 [Case No. A2008-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently existing on the subject property is a 10,100 SF metal building and 420 SF canopy that were constructed in 2003, and an additional 10,000 SF metal building was constructed in 2006. On March 1, 2012, the City issued a remodel permit [BLD2012-0041] for both buildings. On April 26, 2012, the City issued a Certificate of Occupancy (CO) for Rockwall Friendship Baptist Church. There has no other construction or permitting activity on the subject property since the CO was issued. On January 4, 2021, the City Council approved a zoning change [Case No. Z2020-052] changing the designation of the subject property from an Agricultural (AG) District to a Commercial (C) District. On April 13, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-008] to allow the expansion of the existing House of Worship facility.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Final Plat</u> -- 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 *Final Plat* 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.

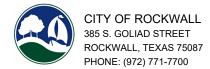
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Final Plat* for *Lot 1, Block A, Rockwall Friendship Baptist 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;

- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board during the preliminary plat process.
- (3) Any construction resulting from the approval of this <u>Final Plat</u> 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



DATE: 7/23/2021

PROJECT NUMBER:	P2021-039
PROJECT NAME:	Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition
SITE ADDRESS/LOCATIONS:	5651 STATE HIGHWAY 276

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

CASE CAPTION: Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments	

07/23/2021: P2021-039: Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition

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 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276.

1.2 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 (P2021-039) in the lower right-hand corner of all pages on future submittals.

1.4 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.

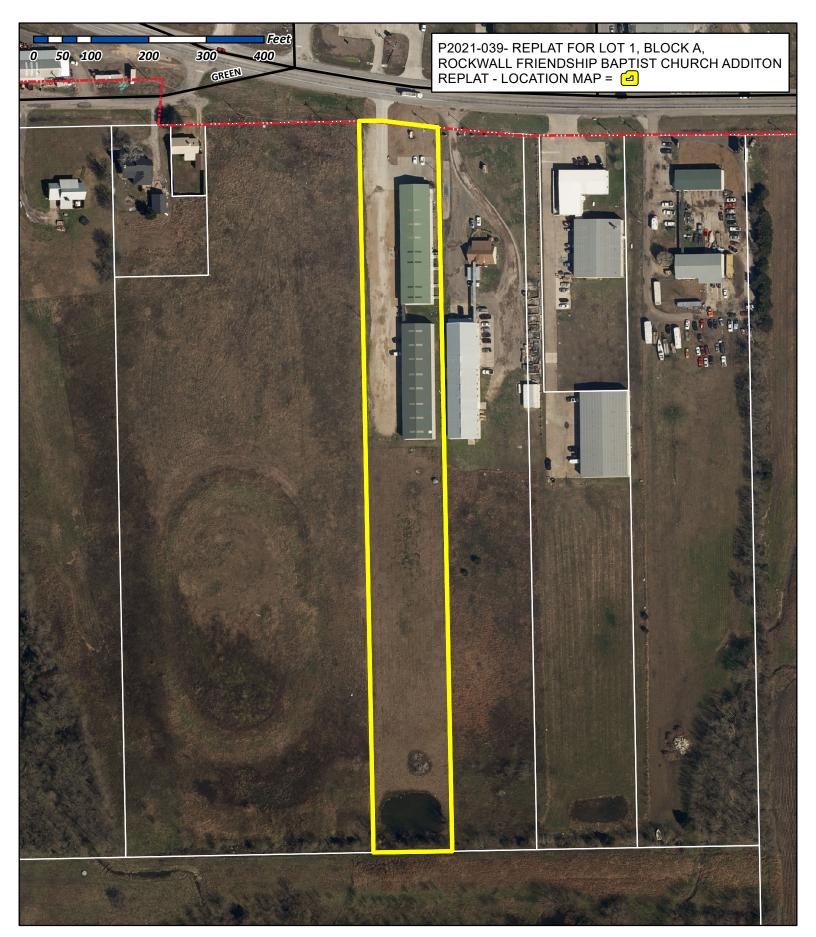
- M.5 Two corners must be tied to state plane coordinates. Currently only one corner is tied.
- M.6 Remove the build line on the rear of the property.
- M.7 Label the fire lane as: 24' Fire Lane, Public Access, and Utility Easement.
- M.8 Clearly indicate the City of Rockwall city limits.
- M.9 Please include all of SH-276 as well as the centerline.
- M.10 Indicate the corner clips on the driveway.
- M.11 In the legal description correct the following: Length 136.06 is on the plat with 135.05 on sheet 2

Site square footage 171,627 on the plat with 171,628 on sheet 2.

- M.12 Remove #7 from sheet 2; it is already included in the notes on sheet 1.
- 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. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 27, 2021.
- 1.14 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- 1.15 The projected City Council Meeting date for this case will be August 2, 2021.
- 1.16 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the

subdivision plat being filed.				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review	
07/22/2021: M - Verify TxDOT	ROW.			
M - Must tie two points to Rock	wall GPS. N: E:			
M - Need to show and label floo	od plain cross sections with elevations.			
M - Drainage easement does n	ot reflect the alignment of the swale that goes t	o the existing pond.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Henry Lee	07/23/2021	N/A	
No Comments				
DEPARTMENT				
	REVIEWER Ariana Kistner	DATE OF REVIEW 07/21/2021	STATUS OF PROJECT	
FIRE	Anana Kisiner	07/21/2021	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	07/19/2021	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Henry Lee	07/23/2021	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	07/21/2021	Approved	
PARKS	Travis Sales	07/21/2021	Approved	

07/21/2021: no comments

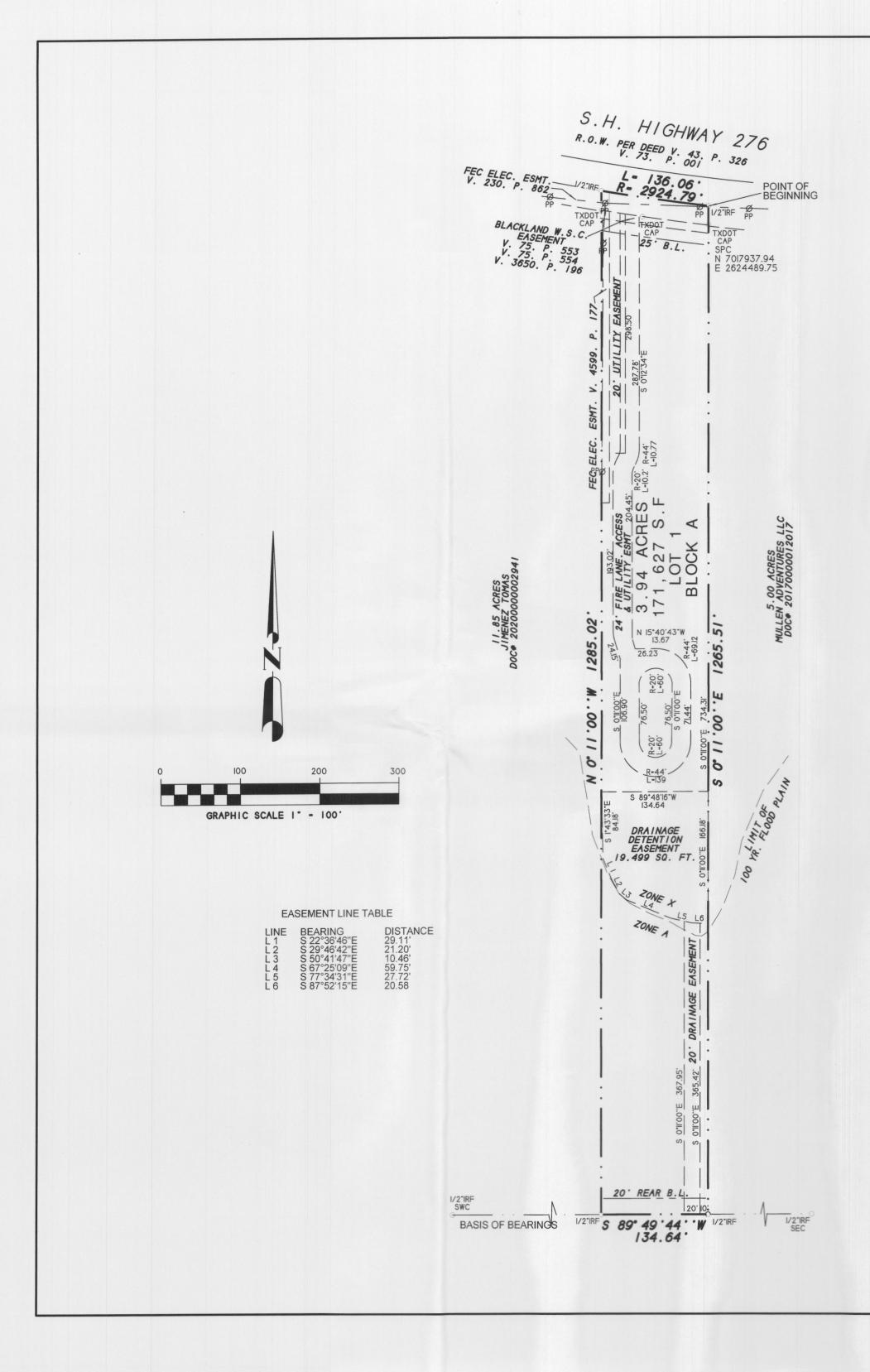


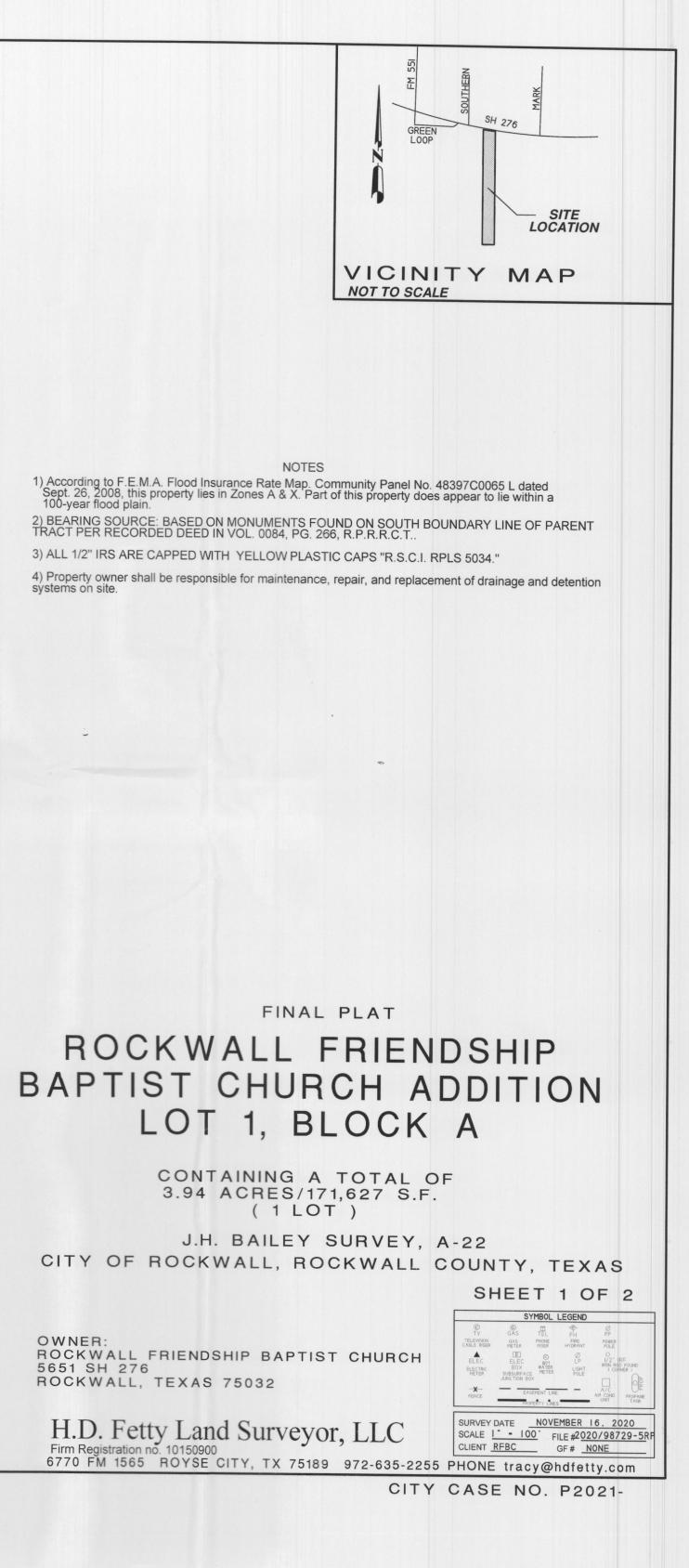


City of Rockwall Planning & Zoning Department

Planning & Zoning Departme 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.







OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of a said tract. said tract:

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E., 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I 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.

I also understand the following;

improvements.

 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, maint aining, 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

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 Roc kwall 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 an d/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 p rogress 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

7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for ROCKWALL FRIENDSHIP BAPTIST CHURCH

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of __

Notary Public in and for the State of Texas

My Commission Expires:

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, as required under Ordinance 83-54.

SURVEYOR'S	CERTIFICATE
------------	-------------

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.
Harold D. Fetty, III Registered Professional Land Surveyor No. 5034
RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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 eighty (180) 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 _

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

FINAL PLAT

Date

ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION LOT 1, BLOCK A

CONTAINING A TOTAL OF 3.94 ACRES/171,627 S.F. (1 LOT)

J.H. BAILEY SURVEY, A-22 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ROCKWALL FRIENDSHIP BAPTIST CHURCH 5651 SH 276 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

ELECTRIC METER

SHEET 2 OF 2 SYMBOL LEGEND

Ø

LIGHT

POWER POLE

GAS TEL FH GAS PHONE FIRE METER RISER HYDRANT

SURVEY DATE NOVEMBER 16. 2020 SCALE 1 - 100' FILE #2020/98729-5RF

CLIENT RFBC GF # NONE

ELEC

SUBSURFACE JUNCTION BOX

× - - - - -PROPERTY LINES



August 3, 2021

- TO: Shanon Thomas Rockwall Friendship Baptist Church 5651 SH-276 Royse City, TX 75189
- FROM: Henry Lee City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, TX 75087

SUBJECT: P2021-039; Lot 1, Block A, Friendship Baptist Church Addition (Final Plat)

Shanon Thomas:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on 08/02/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans;
- 2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board during the preliminary plat process.
- 3) Any construction resulting from the approval of this Final 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 July 27, 2021, the Planning and Zoning Commission approved a motion to approve the final plat with the conditions of approval by a vote of 7-0.

City Council

On August 2, 2021, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the Rockwall County Clerk's Office.

Please note that the filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between <u>September 1st</u> and <u>December 31st</u>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely, Mar -Ň

Henry Lee Planner