

PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-022 P&Z DATE 05/10/22 CC DATE _____ APPROVED/DENIED _____
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 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. P2022-022
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]:

<p>PLATTING APPLICATION FEES:</p> <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ <input checked="" type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) <p>SITE PLAN APPLICATION FEES:</p> <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	<p>ZONING APPLICATION FEES:</p> <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ <p>OTHER APPLICATION FEES:</p> <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² <p>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. ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1200 E Yellow Jacket Ln, Rockwall, TX 75087		
SUBDIVISION	First United Methodist Church Addition	LOT	7
		BLOCK	1
GENERAL LOCATION	7		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Church
PROPOSED ZONING	C	PROPOSED USE	Church
ACREAGE	17.821	LOTS [CURRENT]	2
		LOTS [PROPOSED]	2

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	First Rockwall United Methodist Church	<input type="checkbox"/> APPLICANT	Pacheco Koch a Westwood Company
CONTACT PERSON	Gary Hancock	CONTACT PERSON	Gabriel Collins
ADDRESS	1200 E Yellow Jacket Ln.	ADDRESS	7557 Rambler Road, Suite 1400
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75231
PHONE	(972)-771-5500	PHONE	(972)-235-3031
E-MAIL	ghancock@fumcrockwall.com	E-MAIL	gcollins@pkce.com

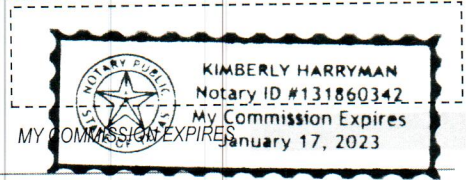
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY HANCOCK [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 \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 2022 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 14th DAY OF APRIL, 2022
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kimberly Harryman





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat Replat
 Final Plat Preliminary Plat
 Master Plat Vacation Plat

Case Number

Reviewed By:

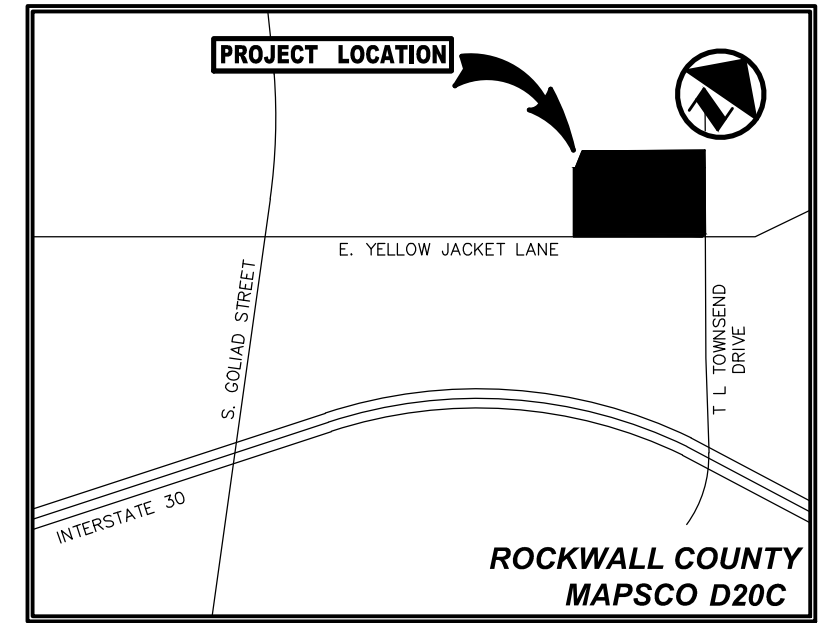
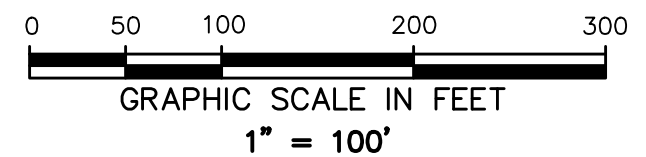
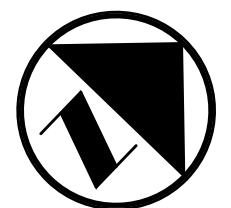
Review Date:

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	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	ABSTRACT LINE
---	CENTERLINE
---	EASEMENT DEDICATED BY THIS PLAT
---	EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

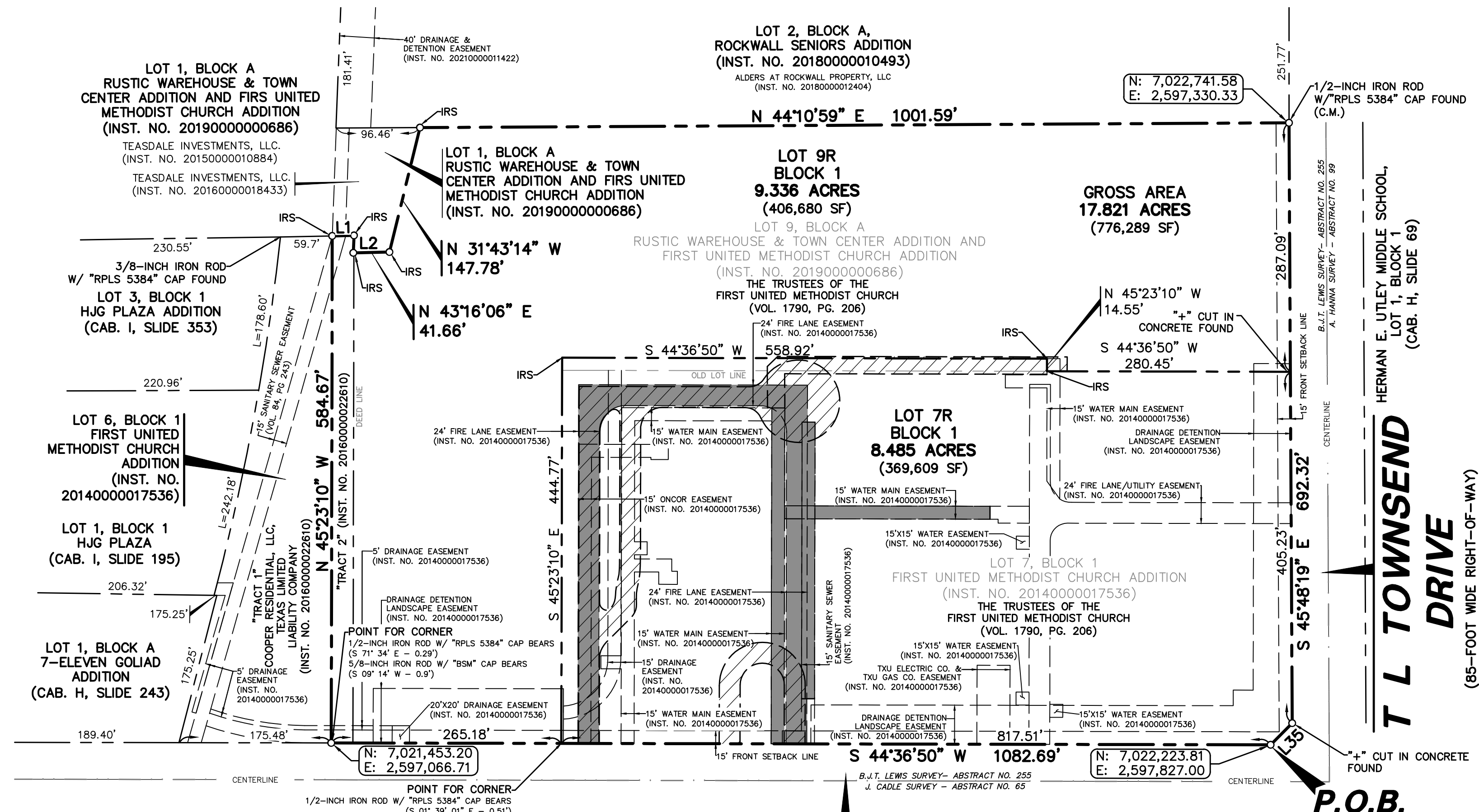
AREA TABLE		
LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

SHEET 1 OF 3
REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022
		JOB NUMBER 2199-18.283	



YELLOW JACKET LANE

(85-FOOT WIDE RIGHT-OF-WAY)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
L2	S 43°20'38" E	20.06'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

LHERNANDEZ 4/14/2022 3:38 PM M:\DWG-21\2199-18.283\DWG\SURVEY_C3D_2018\2199-18.283RFP.DWG

REPLAT-LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 2014000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 2016000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2014000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 2018000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/14/22.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

- 7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name
TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____, 2022.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

GENERAL NOTES

- 1. 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.
- 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

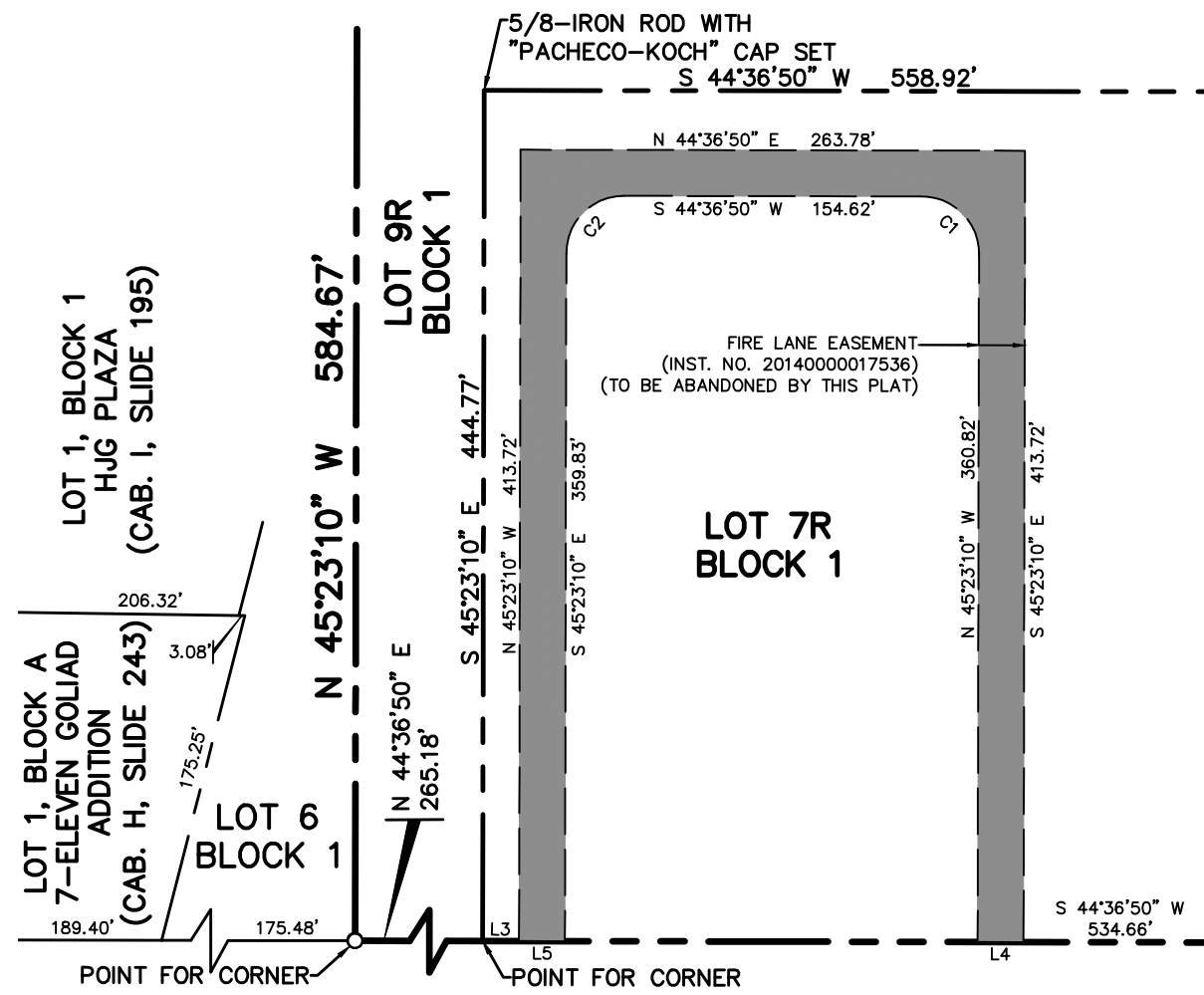
BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-____

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2199-18.283
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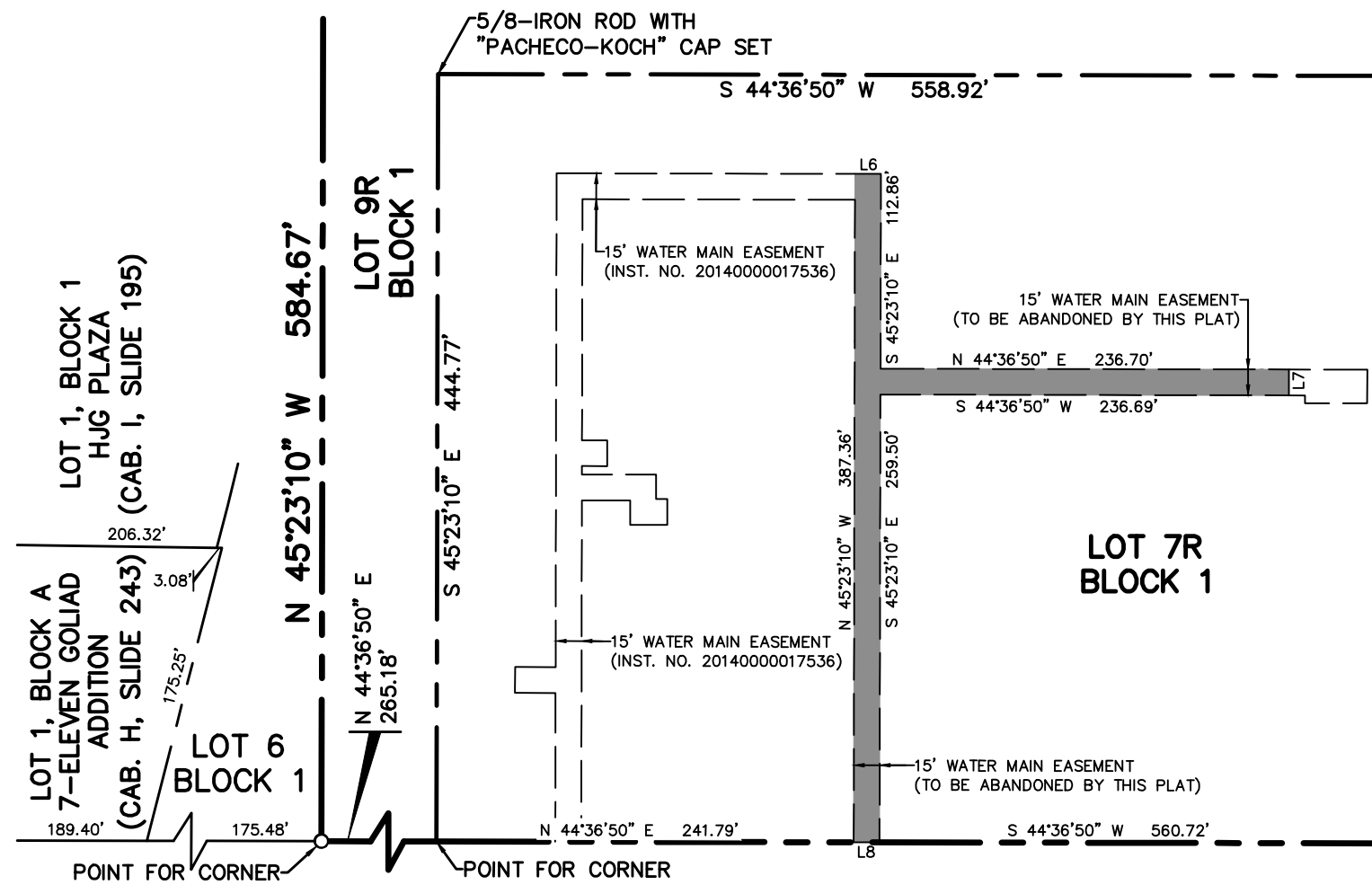
SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL



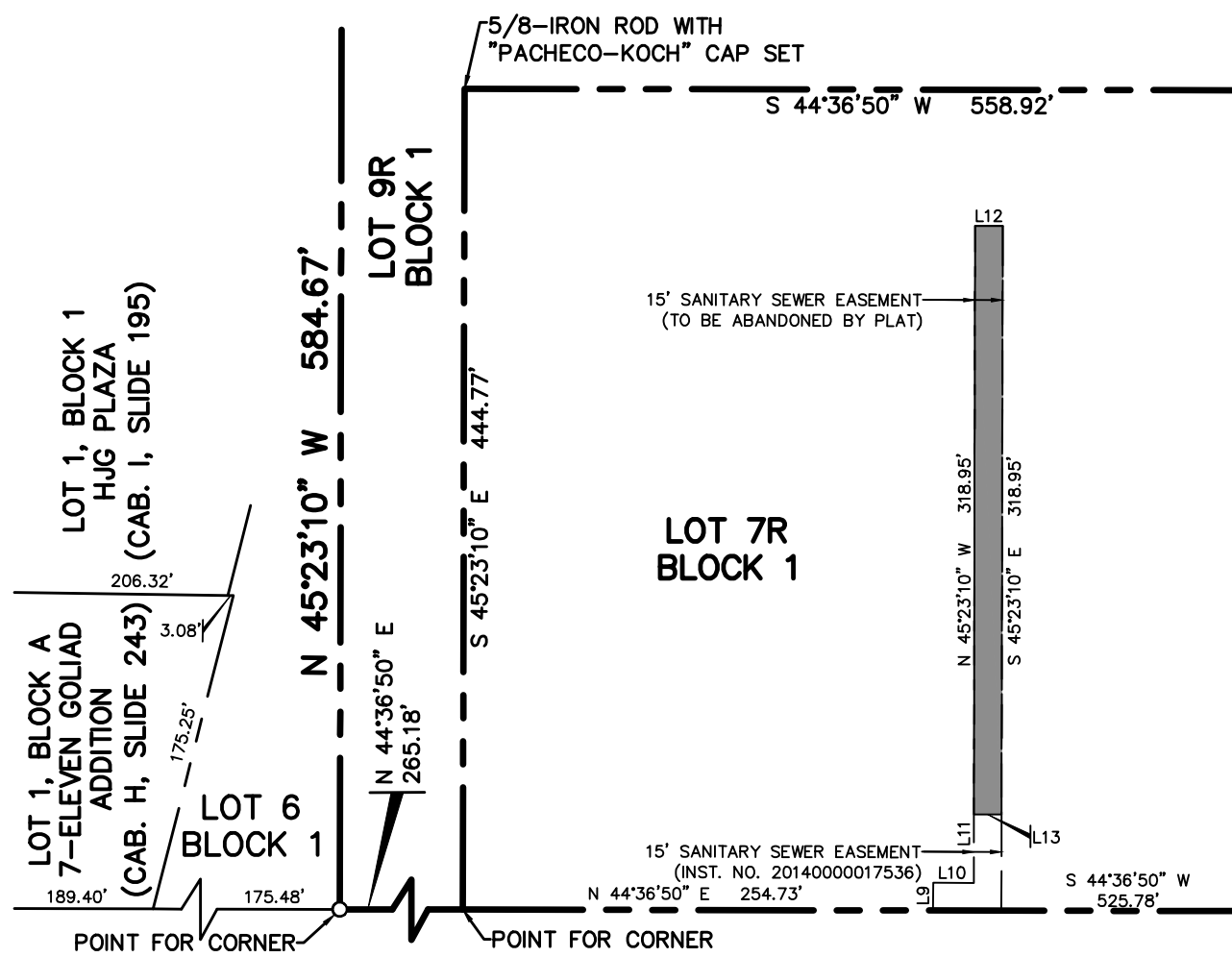
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



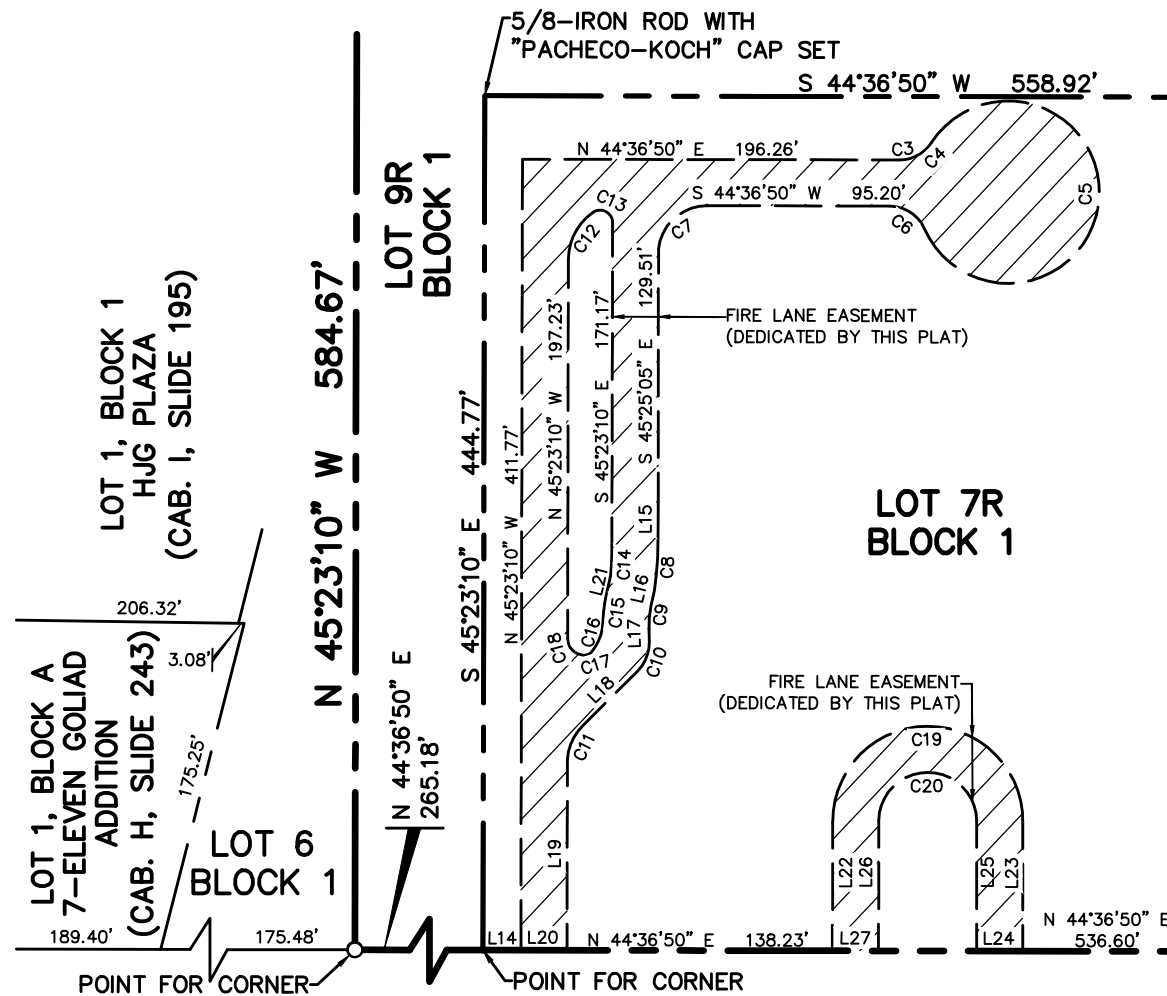
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



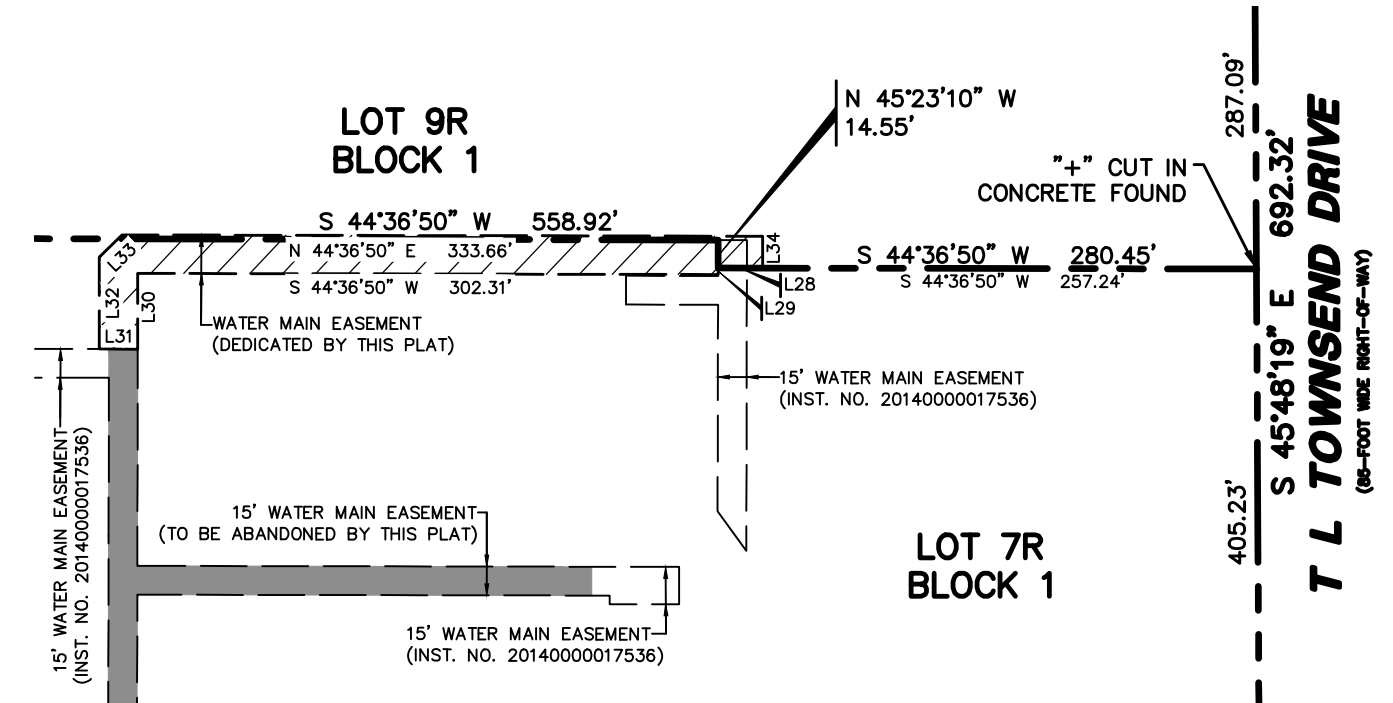
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



4 FIRE LANE EASEMENT DEDICATION

1" = 100'



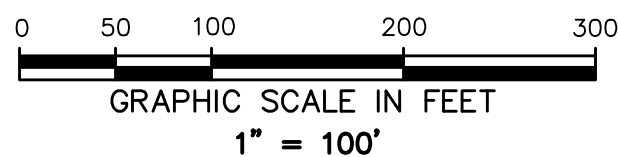
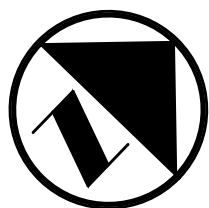
5 WATER MAIN EASEMENT DEDICATION

1" = 100'

SHEET 3 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022
		JOB NUMBER 2199-18.283	

North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES
Error Closure: 0.0071 Course: N71° 10' 30"W
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-022

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 E Yellow Jacket Ln, Rockwall, TX 75087

SUBDIVISION First United Methodist Church Addition

LOT 7 BLOCK 1

GENERAL LOCATION 7

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 17.821

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER First Rockwall United Methodist Church

APPLICANT Pacheco Koch a Westwood Company

CONTACT PERSON Gary Hancock

CONTACT PERSON Gabriel Collins

ADDRESS 1200 E Yellow Jacket Ln.

ADDRESS 7557 Rambler Road, Suite 1400

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75231

PHONE (972)-771-5500

PHONE (972)-235-3031

E-MAIL ghancock@fumcrockwall.com

E-MAIL gcollins@pkce.com

NOTARY VERIFICATION [REQUIRED]

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

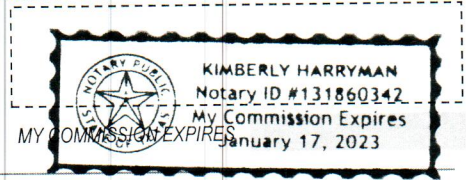
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 2022 BY SIGNING THIS APPLICATION. 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."

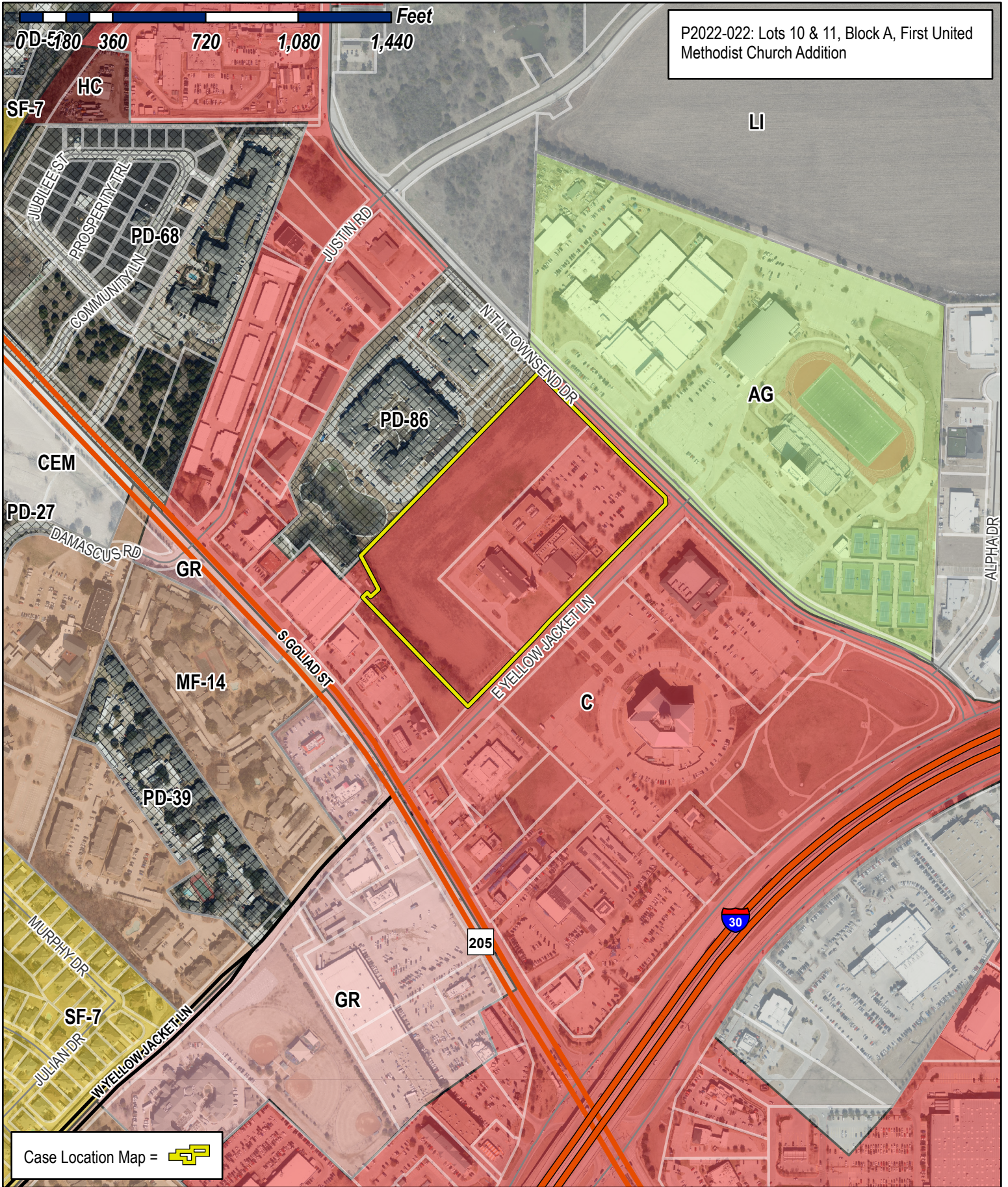
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kimberly Harryman





P2022-022: Lots 10 & 11, Block A, First United Methodist Church Addition

Case Location Map =

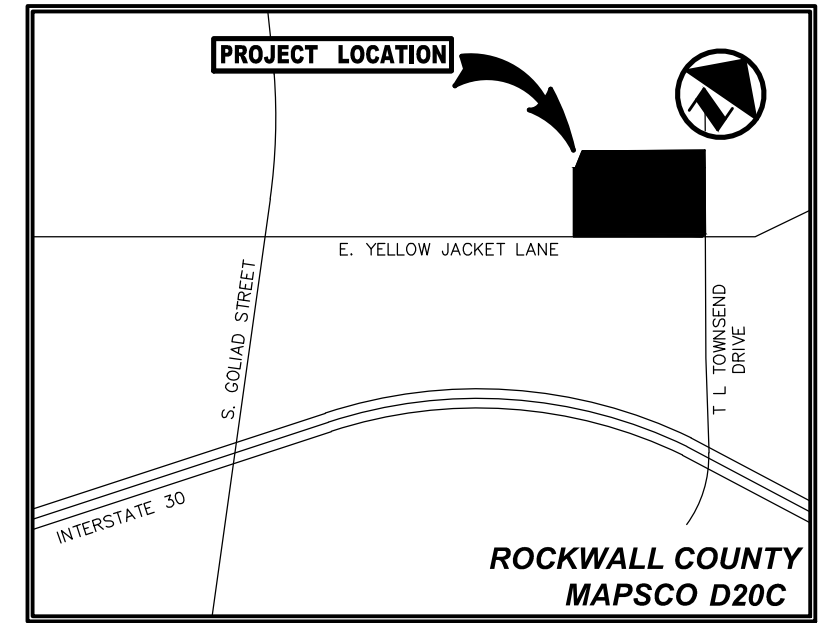
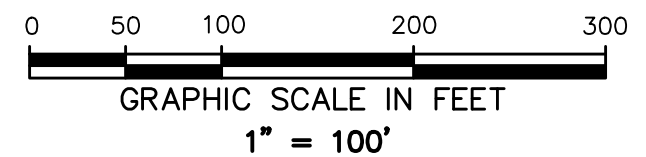
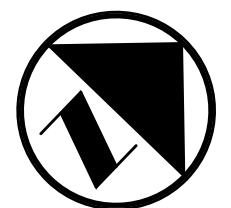


City of Rockwall

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.





LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	ABSTRACT LINE
---	CENTERLINE
---	EASEMENT DEDICATED BY THIS PLAT
---	EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

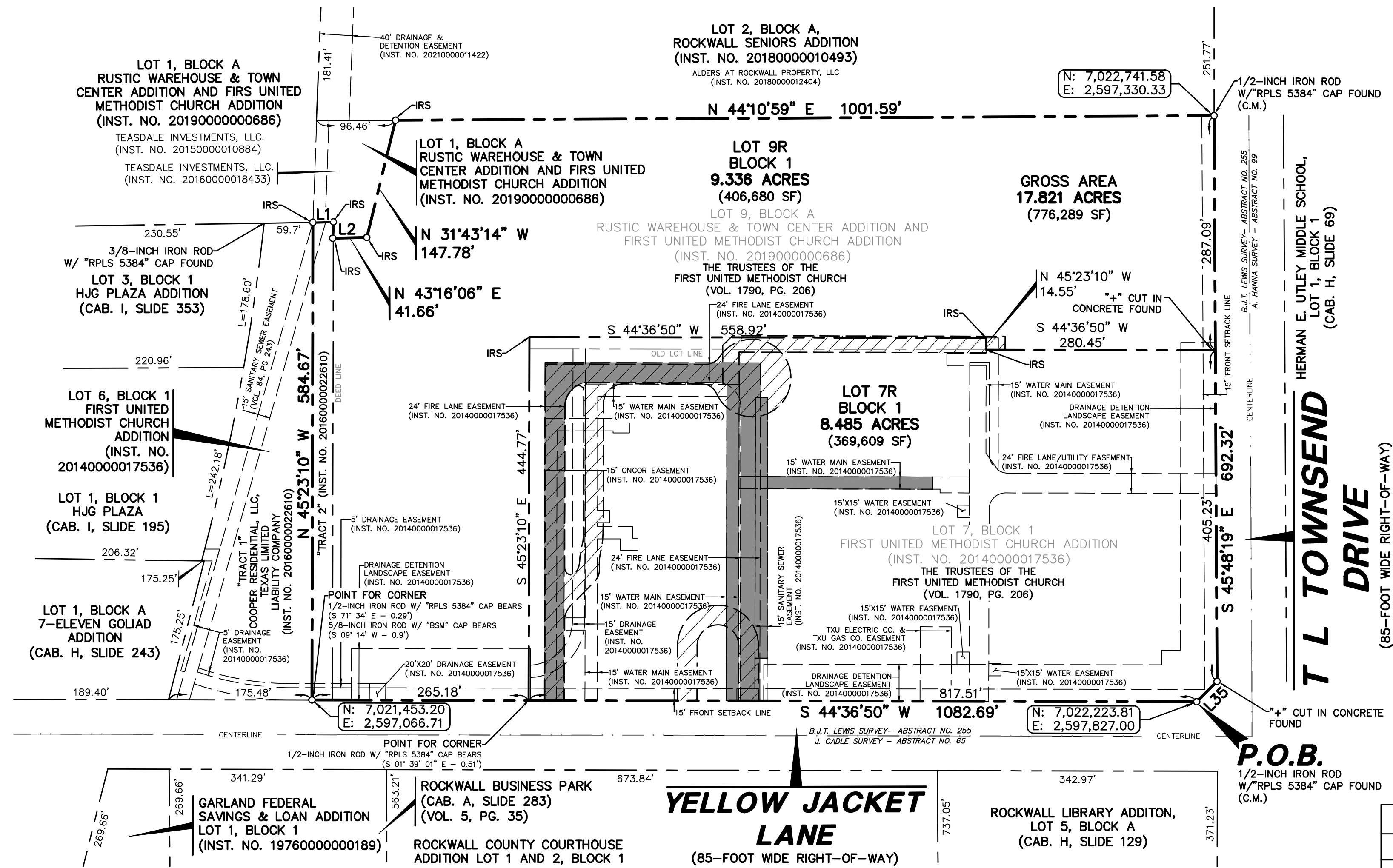
AREA TABLE

LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

SHEET 1 OF 3
REPLAT
LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH
BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022	JOB NUMBER 2199-18.283
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
L2	S 43°20'38" E	20.06'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

LINE TABLE

LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

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REPLAT-LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 2014000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 2016000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2014000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 2018000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/14/22.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

- 7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name
TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____, 2022.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

GENERAL NOTES

- 1. 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.
- 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-____

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

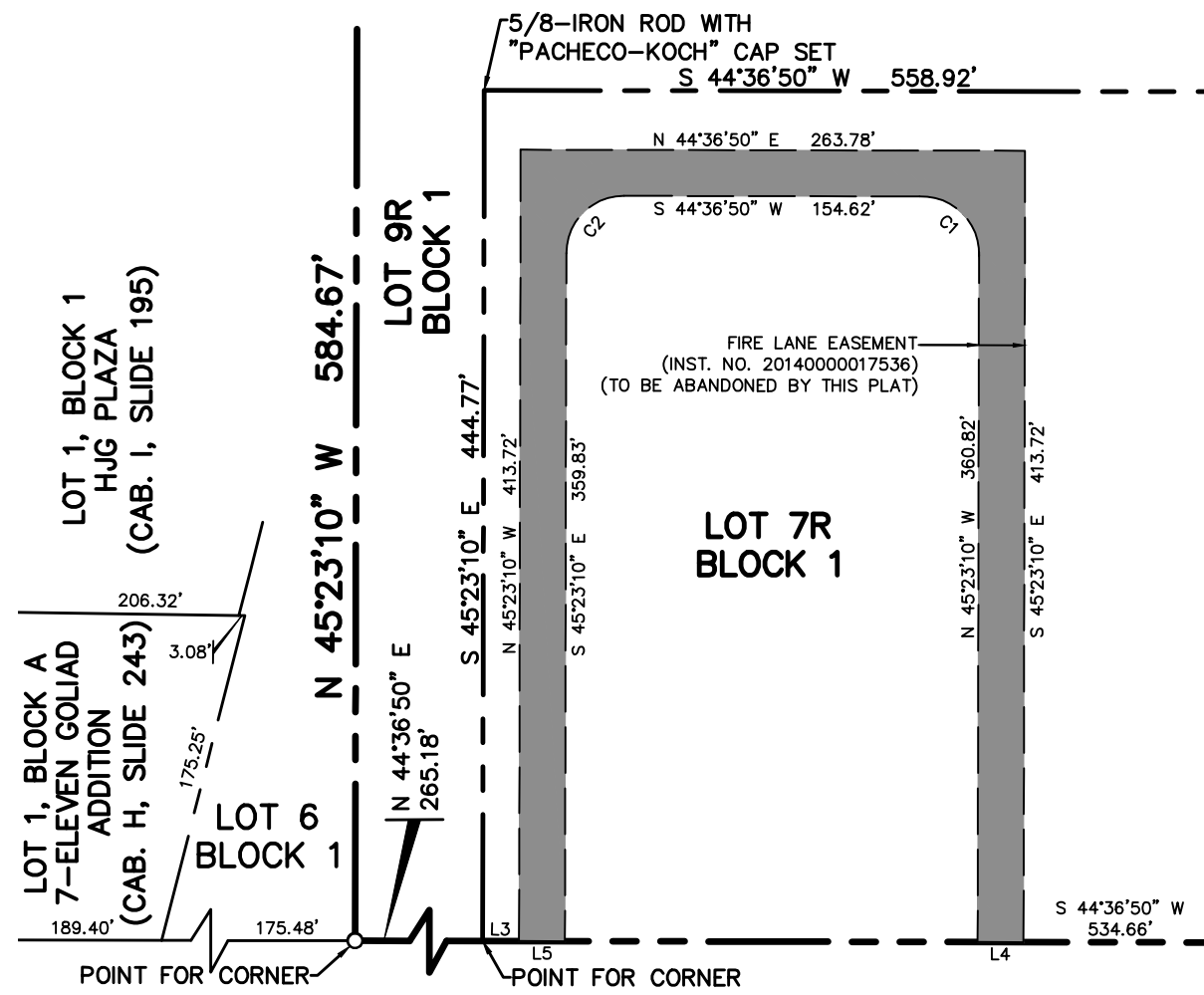
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2199-18.283
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SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

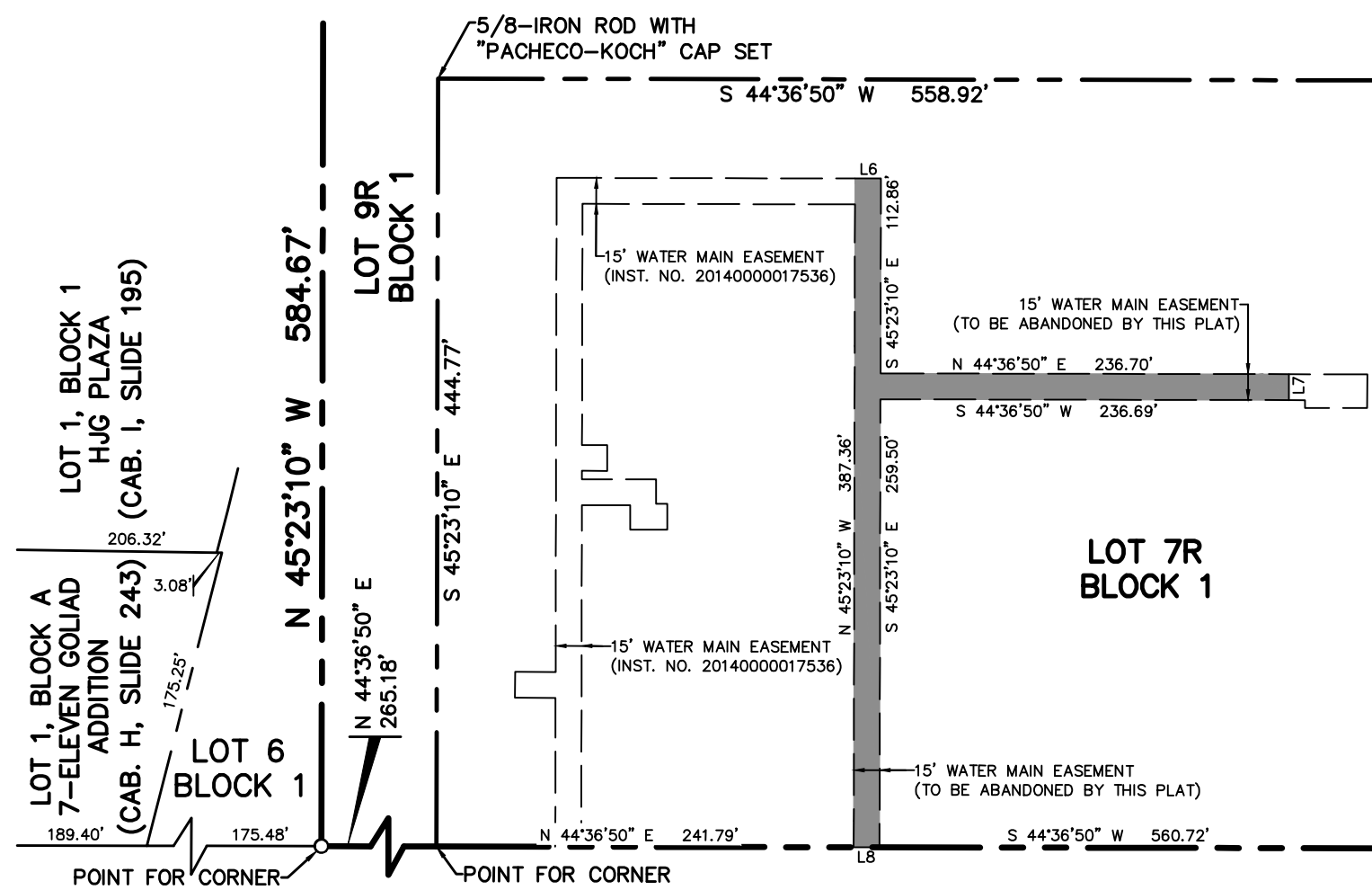
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REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH



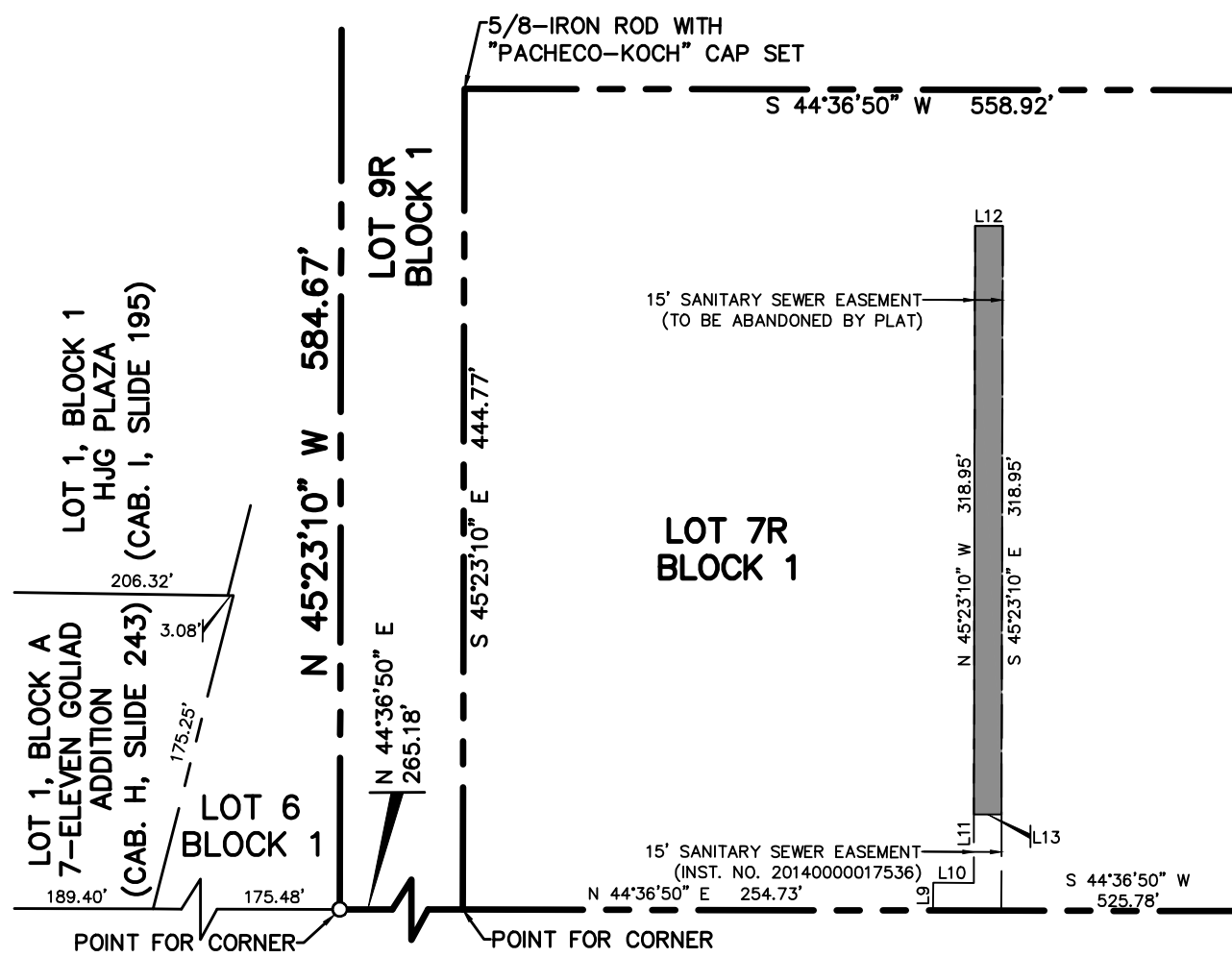
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



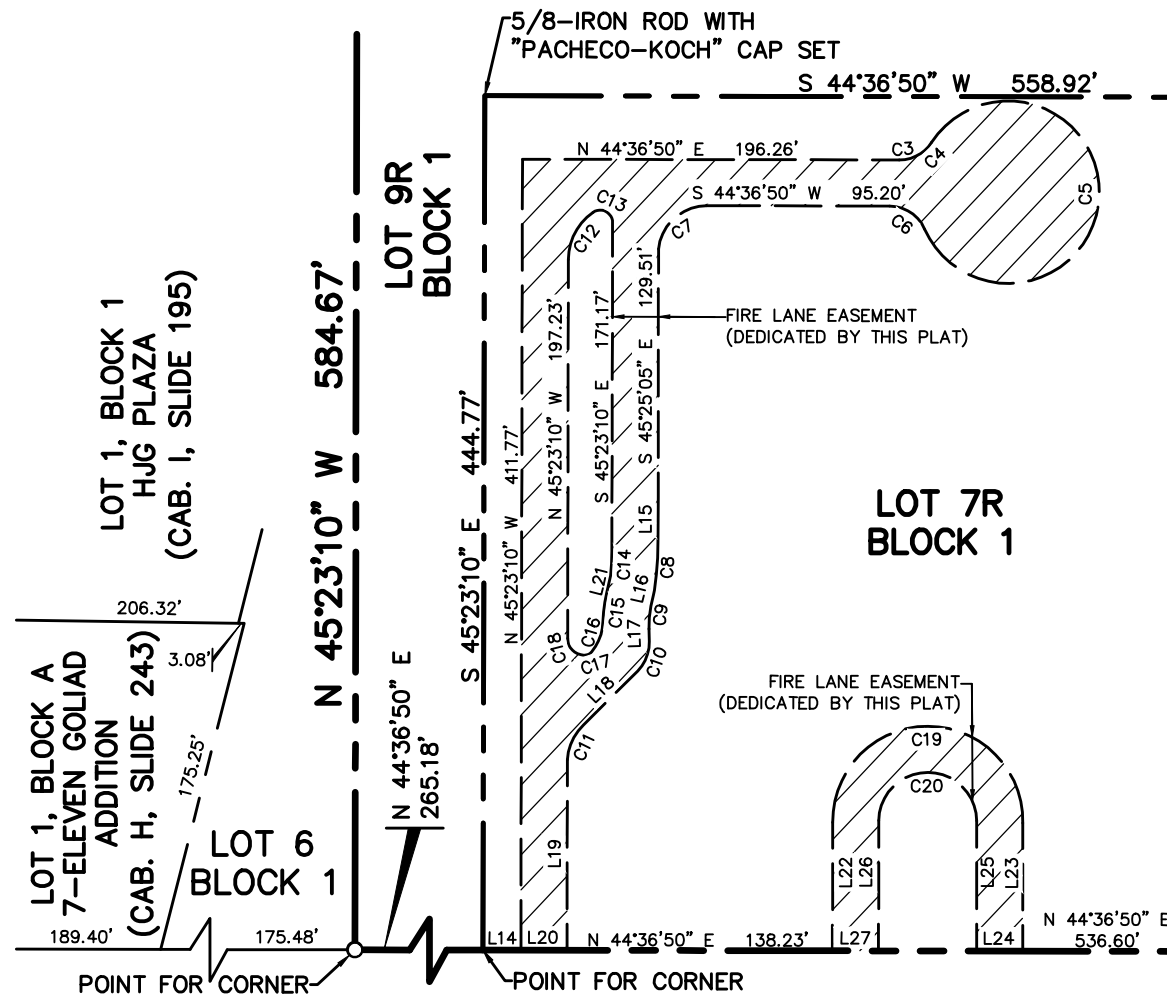
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



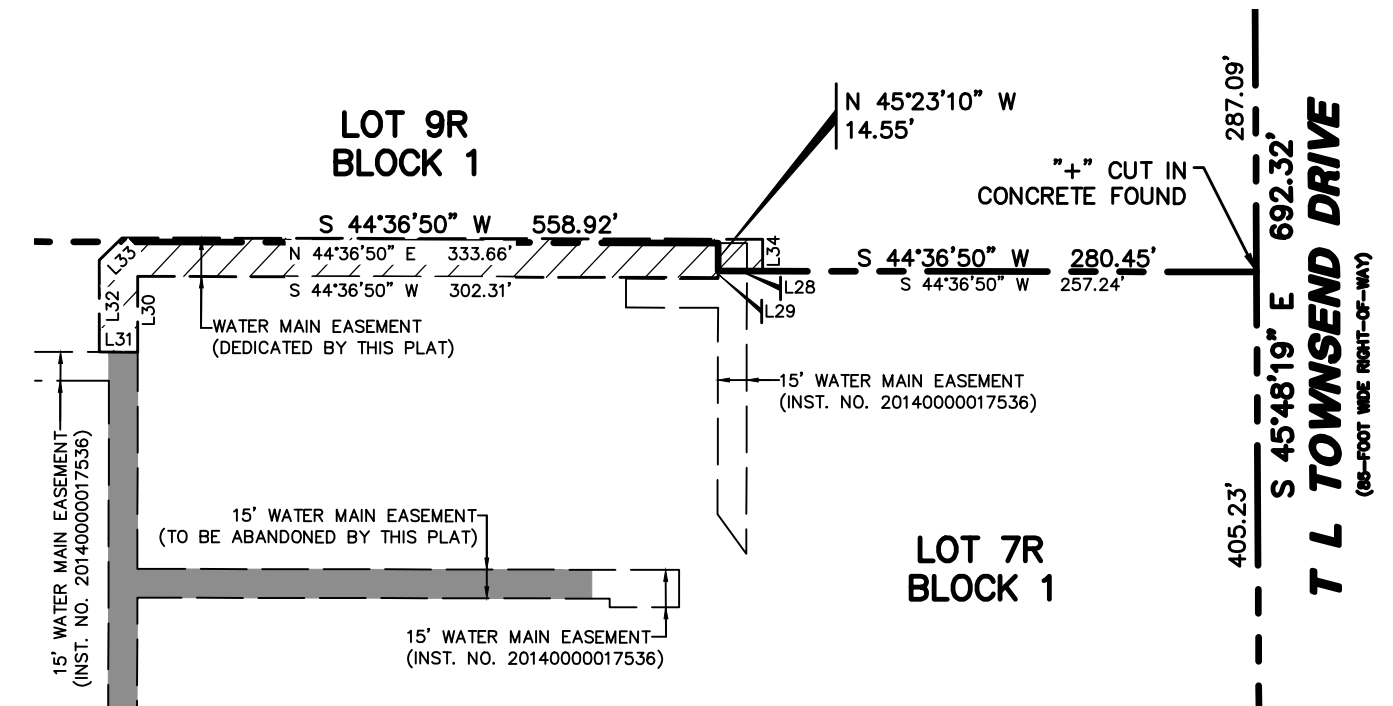
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



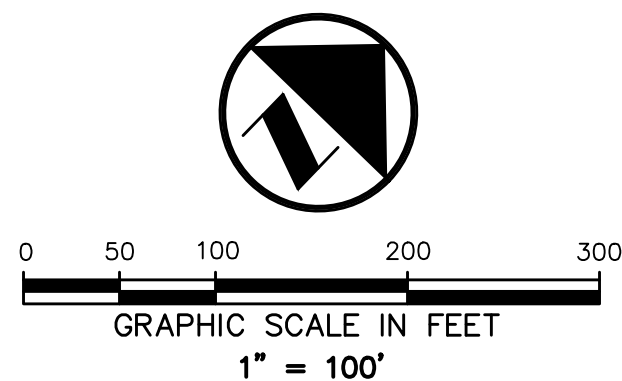
4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

1" = 100'



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SHEET 3 OF 3
REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022
		JOB NUMBER 2199-18.283	

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES
Error Closure: 0.0071 Course: N71° 10' 30"W
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08



CITY OF ROCKWALL

PLANNING AND ZONING WORK SESSION 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: April 26, 2022
APPLICANT: Gabriel Collins; *Pacheco Koch*
CASE NUMBER: P2022-022; *Replat for Lots 10 & 11, Block A, First United Methodist Church*

SUMMARY

Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 17.821-acre tract of land (*i.e. Lots 10 & 11, Block A, First United Methodist Addition*) for the purpose of abandoning and reestablishing a portion of the fire lane easement, 15-foot waterline easement, and 15-foot sanitary easement to facilitated the expansion of the building.
- The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01 [Case No. A1960-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 5, 2001, the City Council approved a zoning change, preliminary plat, and site plan [*Case No. PZ2001-99*] for the subject property. This changed the zoning from an Agricultural (AG) District to a Commercial (C) District, and approved a site plan for a *House of Worship (i.e. the First United Methodist Church)* on the subject property. On February 4, 2002 the subject property was platted as Lot 1, Block 1, First United Methodist Church Addition [*Case No. PZ2002-010*]. On October 8, 2008, the subject property was replat as Lot 3, Block 1, First United Methodist Church Addition [*Case No. P2008-031*]. In 2012, the *House of Worship* requested and was approved for a Specific Use Permit (SUP) [*Case No. Z2012-011; S-98; Ordinance No. 12-20*] for a *Urban Agriculture/Community Garden*. On November 11, 2014 the subject property was replat as Lot 7, Block 1, First United Methodist Church Addition [*Case No. P2014-037*]. This subdivision plat came after a site plan [*Case No. SP2014-024*] proposing an expansion to the *House of Worship* was approved on October 1, 2014 by City staff. In 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-037; S-145; Ordinance No. 16-14*] allowing the church to construct a steeple that exceeded the maximum height requirements. This approval was followed up by a site plan [*Case No. SP2015-025*] for a 72-foot steeple, which was approved by the Planning and Zoning Commission on February 11, 2016. On April 13, 2021, the Planning and Zoning Commission approved of an Amended Site Plan [*Case No. SP2021-006*] for the expansion of the existing *House of Worship*.
- 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 the *Lots 10 & 11, Block A, First United Methodist 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) 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: 4/22/2022

PROJECT NUMBER: P2022-022
PROJECT NAME: Lots 10 & 11, Block A, First United Methodist Church
SITE ADDRESS/LOCATIONS: 1200 E YELLOW JACKET LN

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-022; Replat for Lots 10 & 11, Block A, First United Methodist Church
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2022-022) in the lower right-hand corner of all pages on future submittals.
- I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
- M.5 Change the title block to read as follows:

Replat
Lots 10 & 11, Block A,
First United Methodist Church Addition
Being a Replat of Lots 7 & 8, Block A,
First United Methodist Church Addition
Being 17.821 Acres
B.J.T Lewis Survey, Abstract No. 255
An Addition to the City of Rockwall,
Rockwall County, Texas

- M.6 Update the lot numbers on the title block of all pages, and in the legal description.
- M.7 Indicate all existing and proposed corner clips and any subsequent dedication.
- M.8 Within the standard plat wording on page 2, move statement #7 below statement #6.
- M.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
- I.17 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on April 26, 2022.
- (2) City Council meeting will be held on May 10, 2022.

I.18 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

- 04/21/2022: - Label in parenthesis what easements are abandoned.
- Check spelling of Lot 1, Block A note.
 - Label all easement widths.
 - There is a small portion of the water line easement that cannot be abandoned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

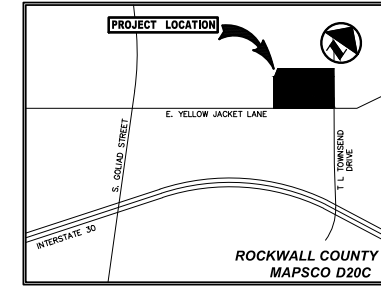
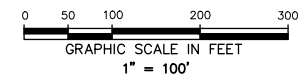
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	04/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



LEGEND

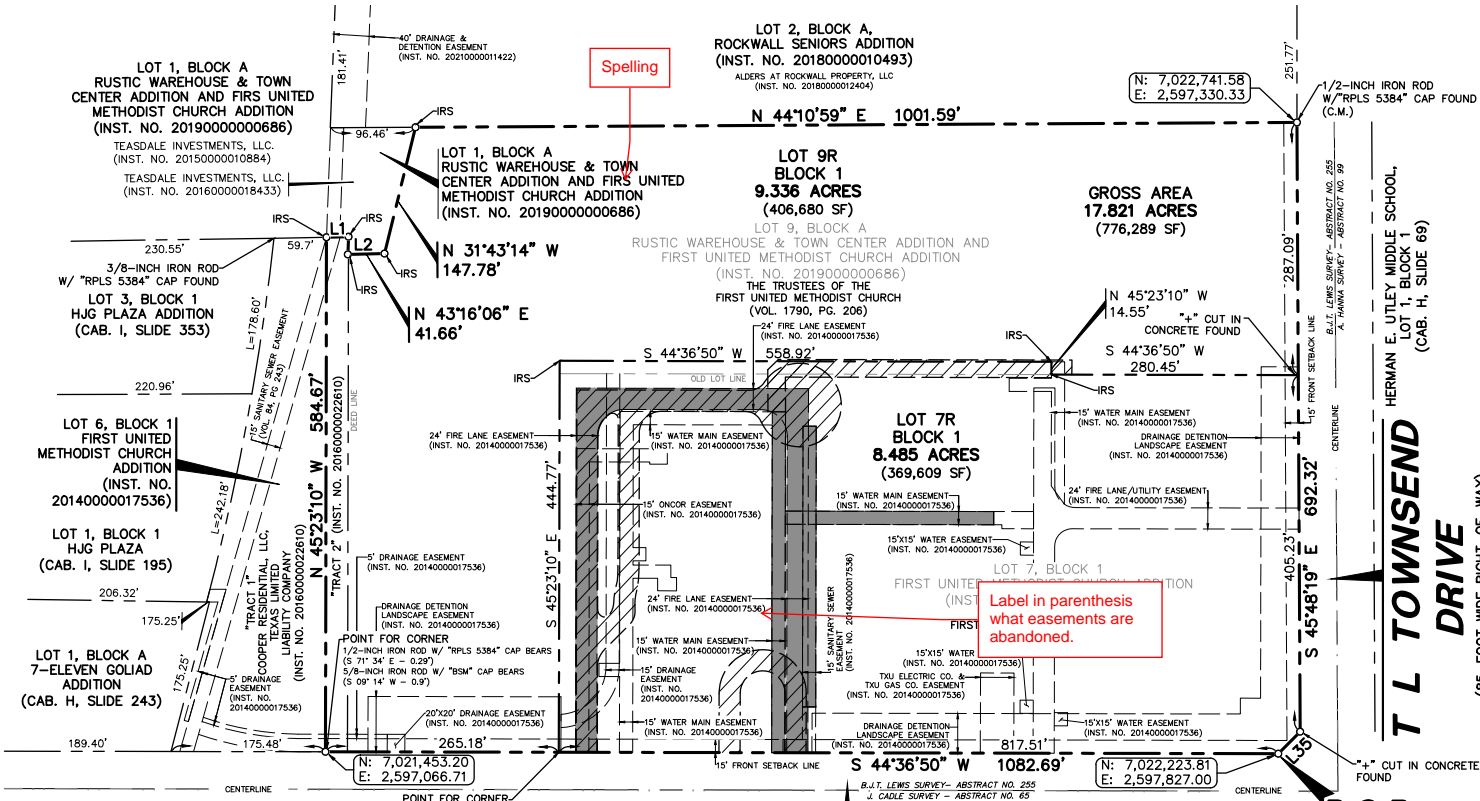
- P.O.B.** POINT OF BEGINNING
- (C.M.)** CONTROLLING MONUMENT
- IRS** 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

AREA TABLE		
LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

T L TOWNSEND DRIVE
(85-FOOT WIDE RIGHT-OF-WAY)

P.O.B.
1/2-INCH IRON ROD W/ "RPLS 5384" CAP FOUND (C.M.)



Spelling

Label in parenthesis what easements are abandoned.

YELLOW JACKET LANE
(85-FOOT WIDE RIGHT-OF-WAY)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'38" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 31°9'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
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L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
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LINE TABLE		
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L24	S 44°36'50" W	24.00'
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L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

SHEET 1 OF 3
REPLAT
LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH
BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022--

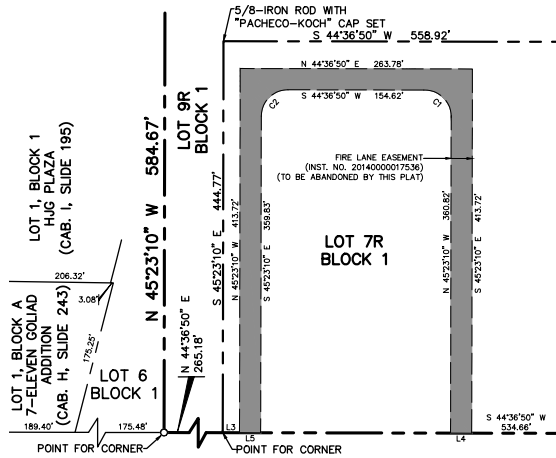
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022	JOB NUMBER 2199-18.283
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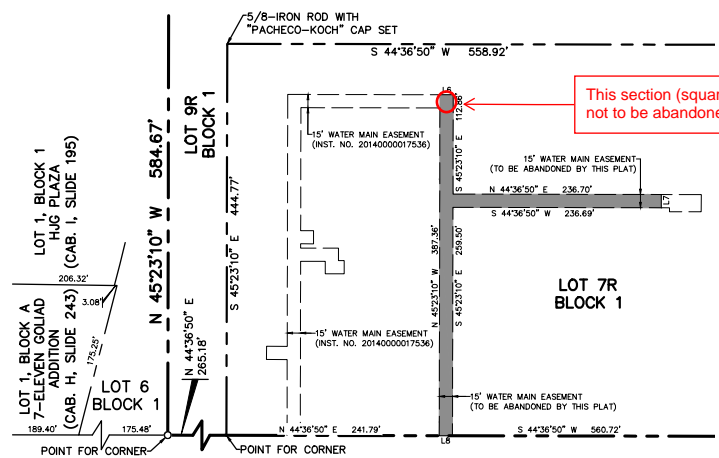
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REPLAT-LOTS 7R & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

LUERHANNREZ
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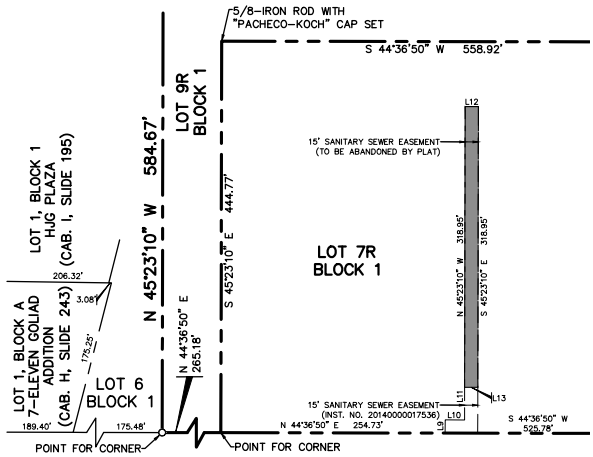


1 FIRE LANE EASEMENT ABANDONMENT
 1" = 100'

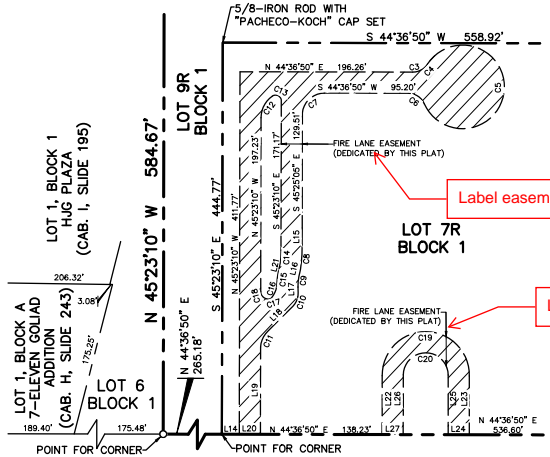


2 15' WATER MAIN EASEMENT ABANDONMENT
 1" = 100'

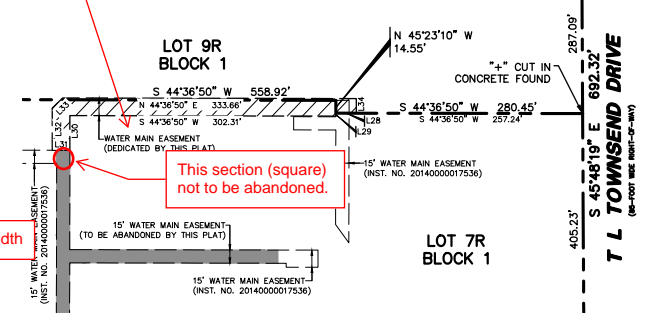
This section (square) not to be abandoned.



3 15' SANITARY SEWER EASEMENT ABANDONMENT
 1" = 100'



4 FIRE LANE EASEMENT DEDICATION
 1" = 100'



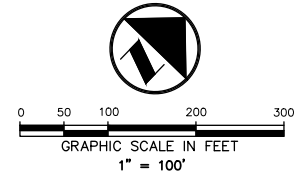
5 WATER MAIN EASEMENT DEDICATION
 1" = 100'

Label easement width

This section (square) not to be abandoned.

Label easement width

Label easement width



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EASEMENT DEDICATED BY THIS PLAT
	EASEMENT TO BE ABANDONED BY THIS PLAT

SHEET 3 OF 3
 REPLAT
**LOTS 7R, & 9R, BLOCK 1,
 FIRST UNITED
 METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,
 FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
 A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
 FIRST UNITED METHODIST CHURCH ADDITION
 2 LOTS, BEING 17.821 ACRES
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-_____

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022
		JOB NUMBER 2199-18.283	

SURVEYOR/ENGINEER:
 PACHECO KOCH, INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: LUIS M. GONZALEZ

OWNER:
 FIRST UNITED METHODIST ROCKWALL
 1200 E. YELLOW JACKET LANE
 ROCKWALL, TX 75087
 PH: 972-771-5500
 CONTACT: DR. JOE POOL

REPLAT-LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-022

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 E Yellow Jacket Ln, Rockwall, TX 75087

SUBDIVISION First United Methodist Church Addition

LOT 7 BLOCK 1

GENERAL LOCATION 7

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 17.821

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER First Rockwall United Methodist Church

APPLICANT Pacheco Koch a Westwood Company

CONTACT PERSON Gary Hancock

CONTACT PERSON Gabriel Collins

ADDRESS 1200 E Yellow Jacket Ln.

ADDRESS 7557 Rambler Road, Suite 1400

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75231

PHONE (972)-771-5500

PHONE (972)-235-3031

E-MAIL ghancock@fumcrockwall.com

E-MAIL gcollins@pkce.com

NOTARY VERIFICATION [REQUIRED]

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

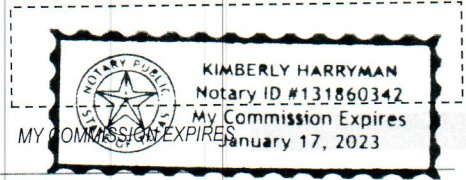
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 2022 BY SIGNING THIS APPLICATION. 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."

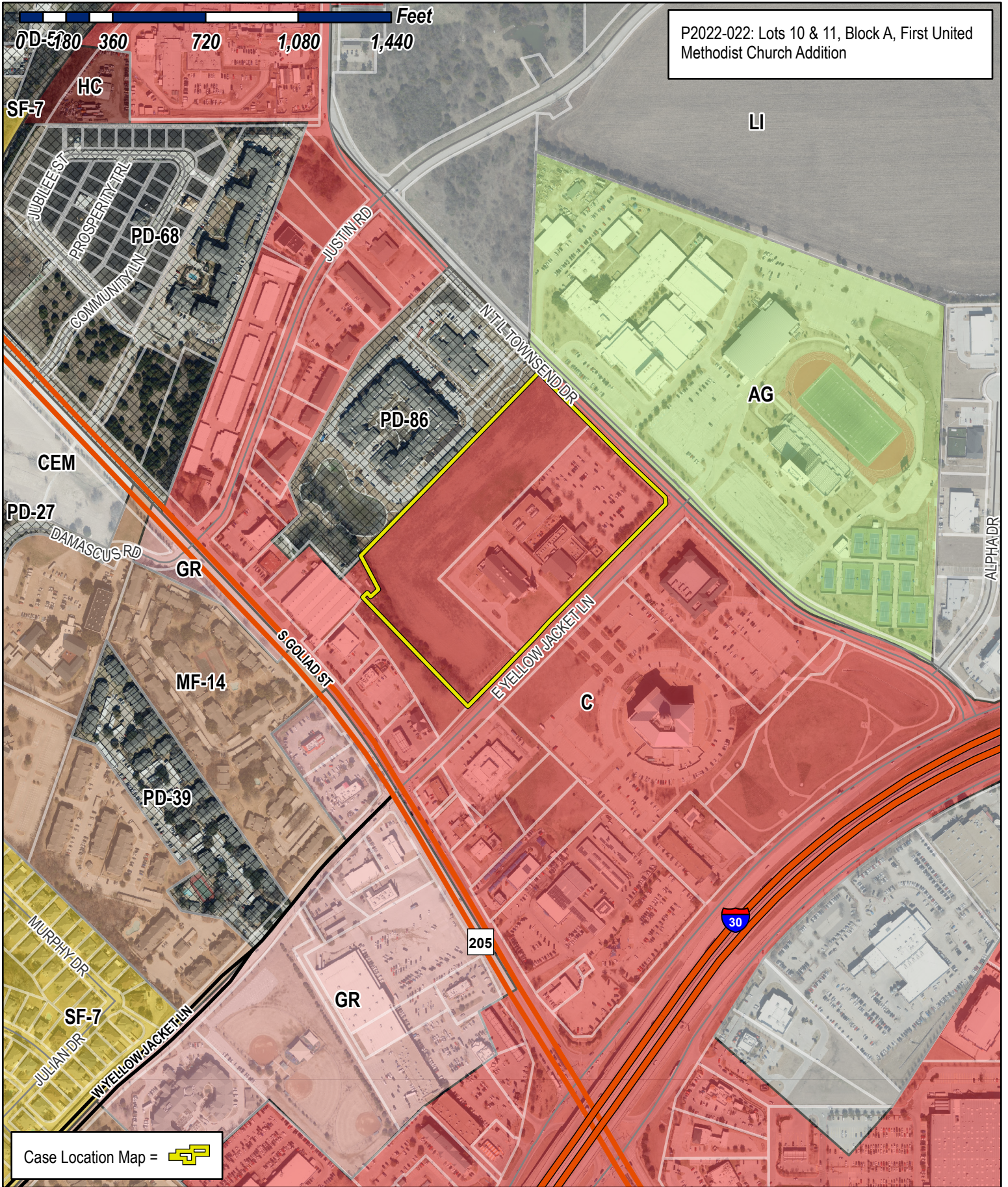
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kimberly Harryman





P2022-022: Lots 10 & 11, Block A, First United Methodist Church Addition

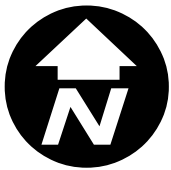
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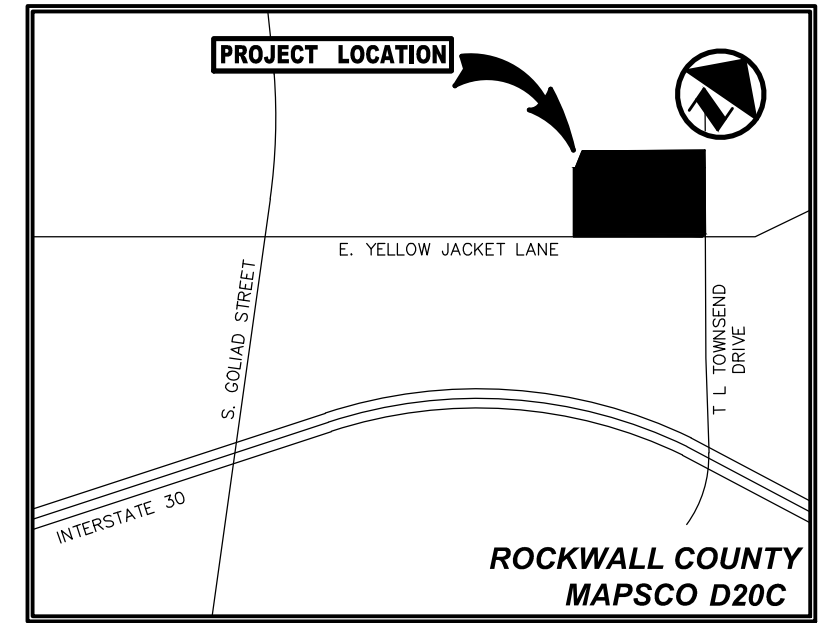
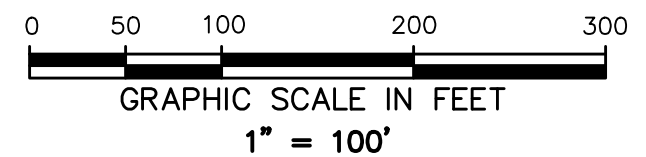
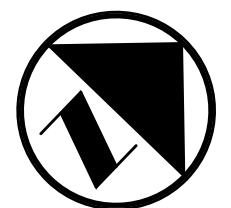


City of Rockwall

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.





LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
---	PROPERTY LINE
- - -	EASEMENT LINE
---	SETBACK LINE
---	ABSTRACT LINE
---	CENTERLINE
---	EASEMENT DEDICATED BY THIS PLAT
---	EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

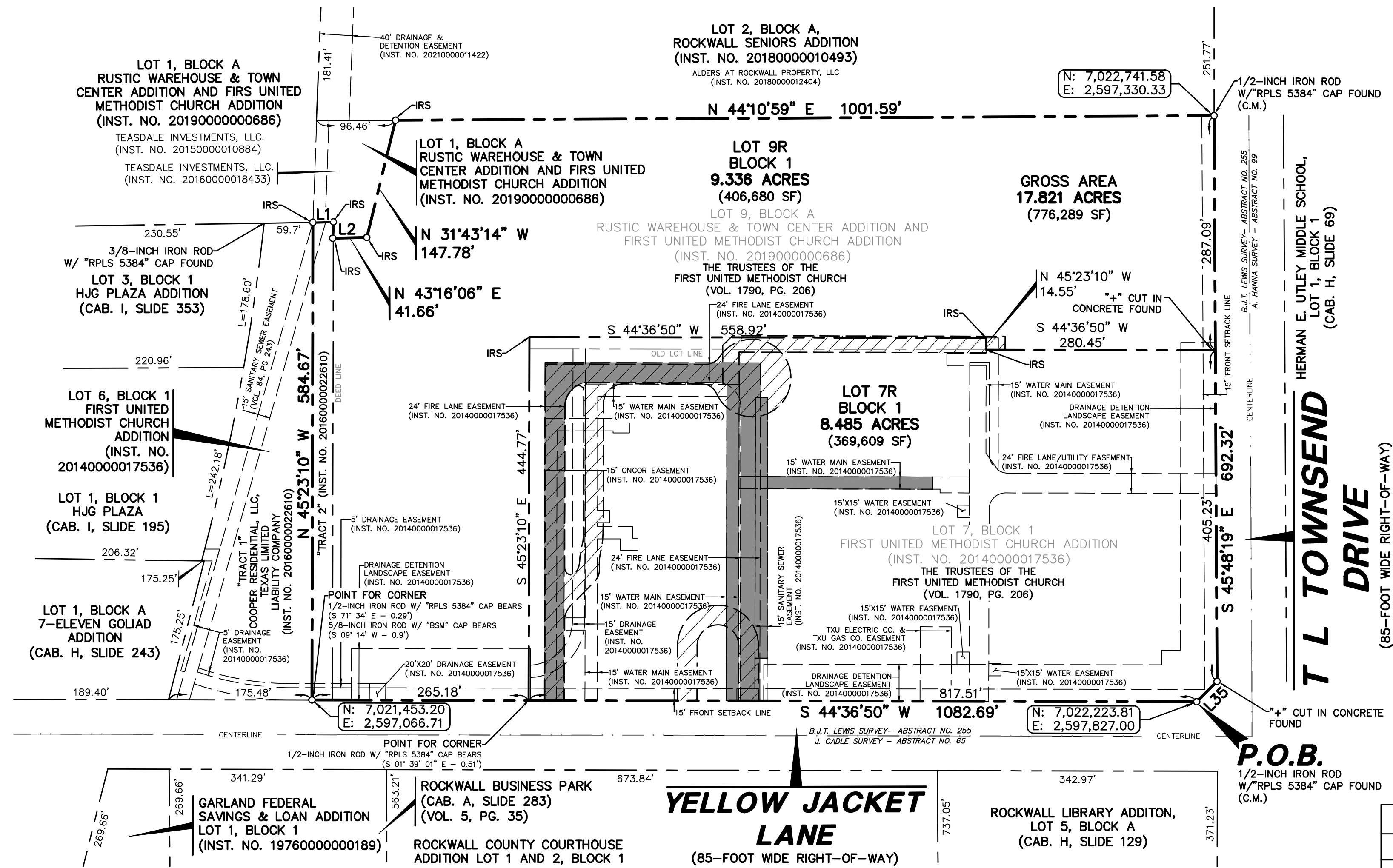
AREA TABLE

LOT	ACRES	SQ. FT.
LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

SHEET 1 OF 3
REPLAT
LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH
BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022	JOB NUMBER 2199-18.283
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CURVE TABLE

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LINE TABLE

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L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
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LHERNANDEZ 4/14/2022 3:38 PM M:\DWG-21\2199-18.283\DWG\SURVEY_C3D_2018\2199-18.283RFP.DWG

REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 2014000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 2016000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384 red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2014000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 2018000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384 red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/14/22.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

- 7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name
TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____, 2022.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

GENERAL NOTES

- 1. 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.
- 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

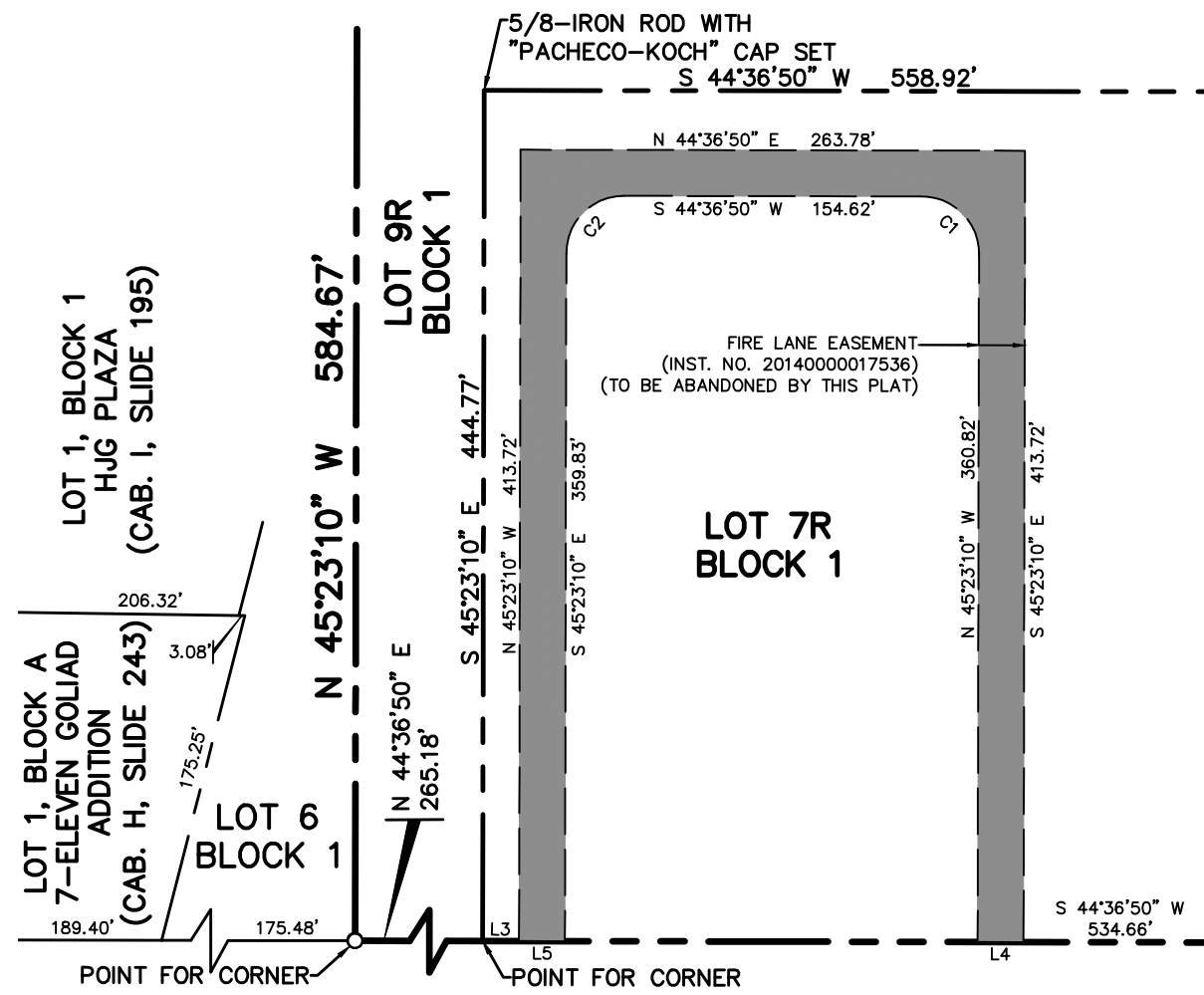
BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-____

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2199-18.283
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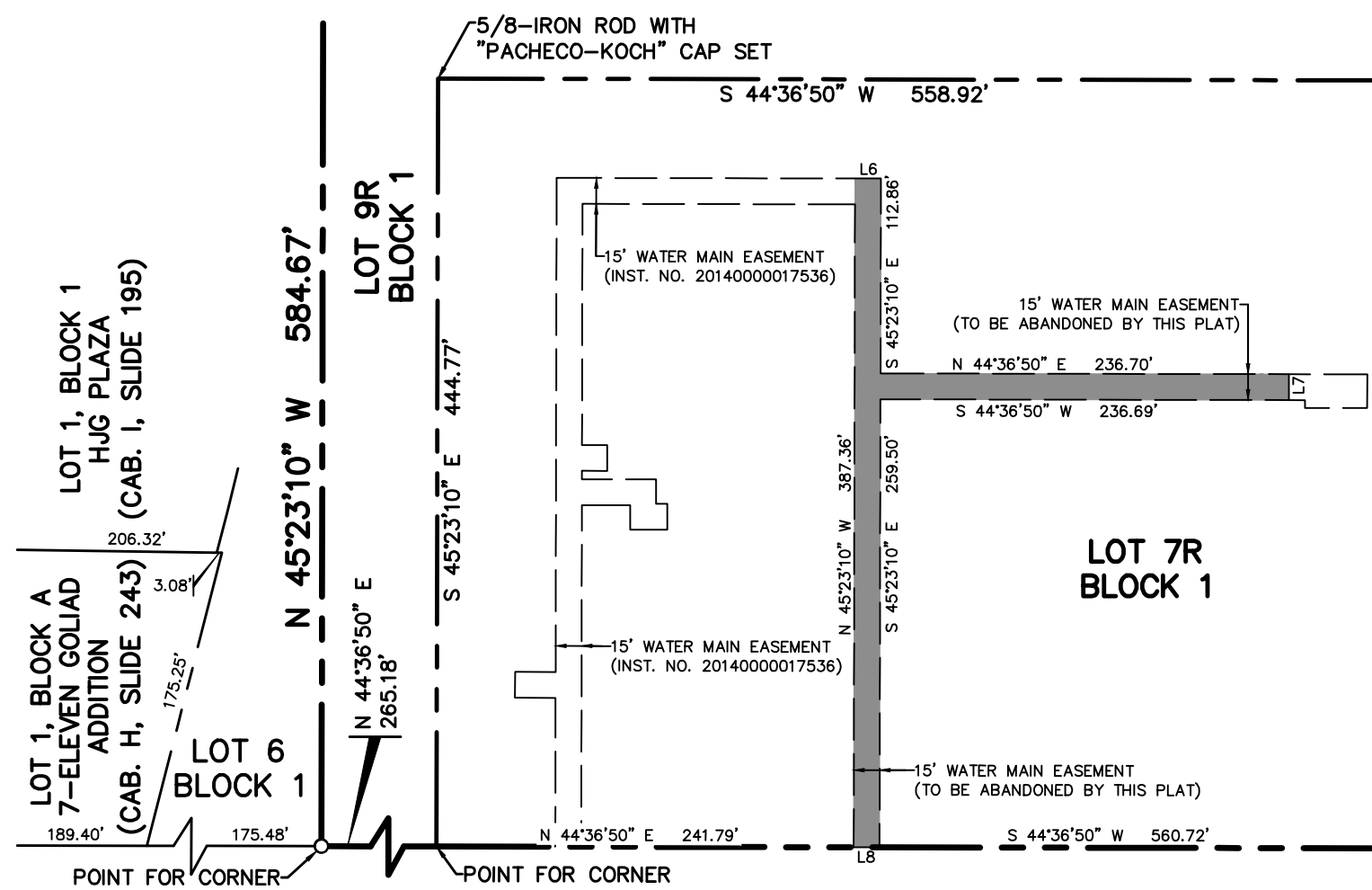
SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL



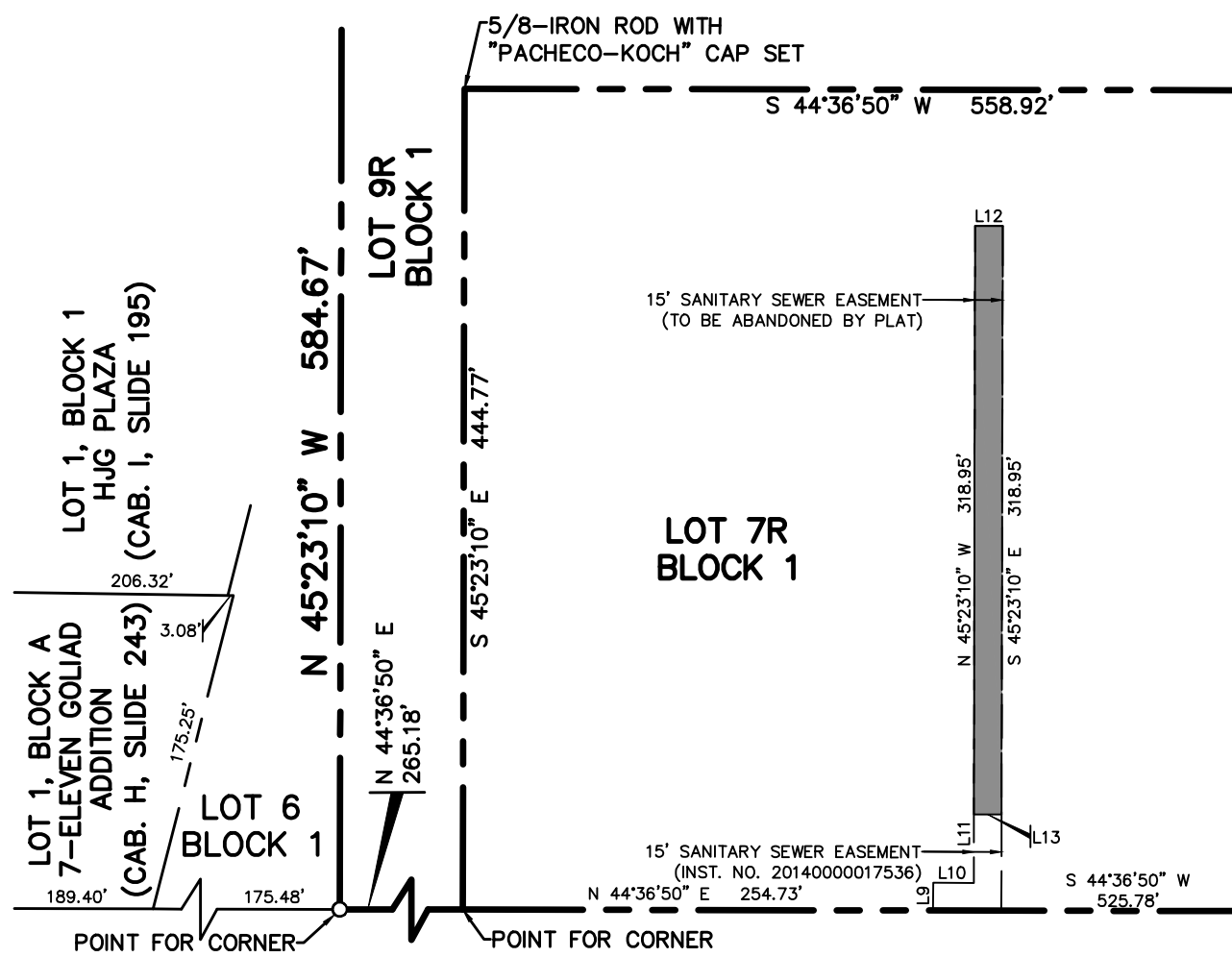
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



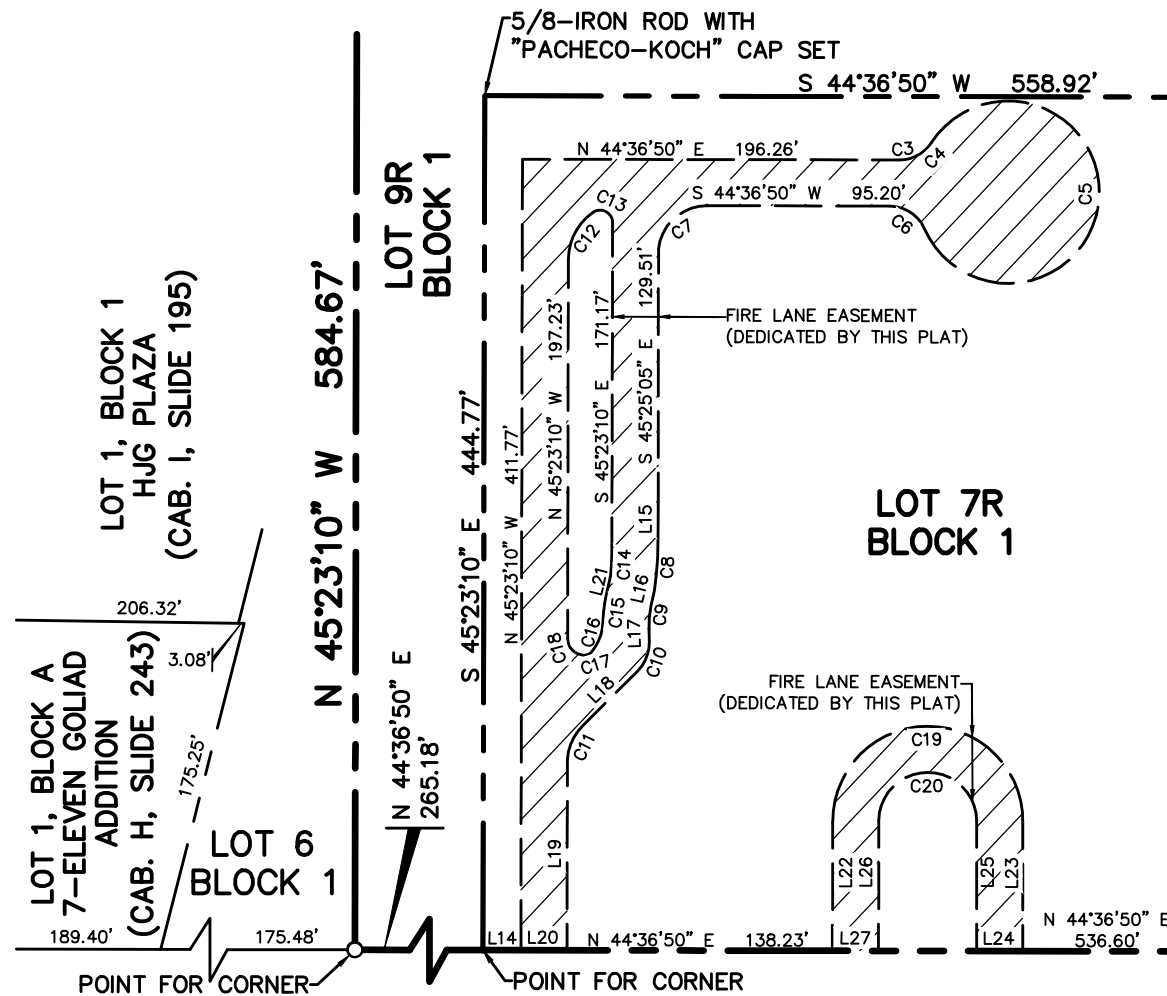
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



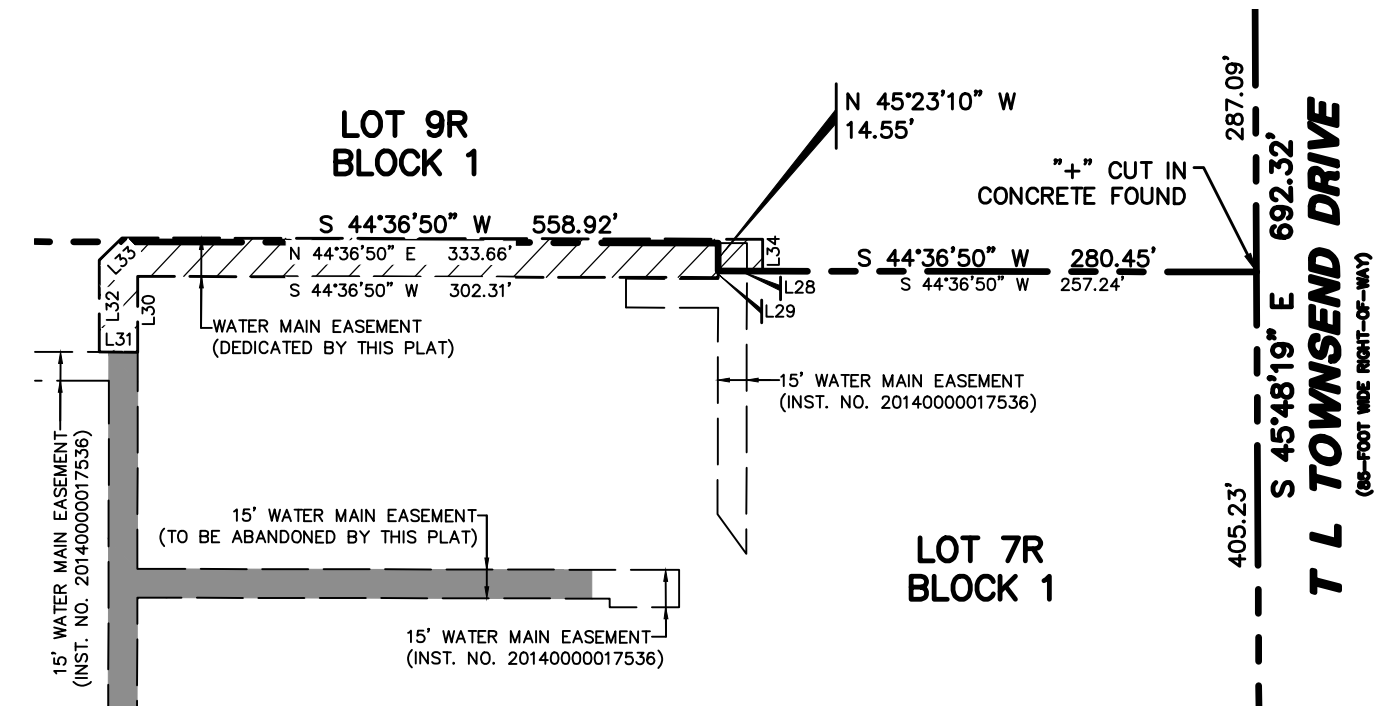
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



4 FIRE LANE EASEMENT DEDICATION

1" = 100'



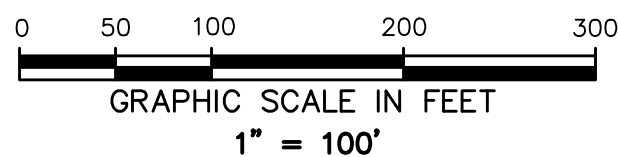
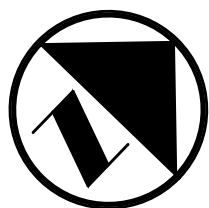
5 WATER MAIN EASEMENT DEDICATION

1" = 100'

SHEET 3 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY GEB/LMG		TX REG. ENGINEERING FIRM F-469	
CHECKED BY LMG		TX REG. SURVEYING FIRM LS-10008000	
SCALE 1"=100'		DATE APRIL 2022	
JOB NUMBER 2199-18.283			

North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES
Error Closure: 0.0071 Course: N71° 10' 30"W
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08



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: City Council
DATE: May 2, 2022
APPLICANT: Gabriel Collins; *Pacheco Koch*
CASE NUMBER: P2022-022; *Replat for Lots 10 & 11, Block A, First United Methodist Church*

SUMMARY

Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 17.821-acre tract of land (*i.e. Lots 10 & 11, Block A, First United Methodist Addition*) for the purpose of abandoning and reestablishing a portion of the fire lane easement, 15-foot waterline easement, and 15-foot sanitary easement to facilitated the expansion of the building.
- The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01 [Case No. A1960-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 5, 2001, the City Council approved a zoning change, preliminary plat, and site plan [*Case No. PZ2001-99*] for the subject property. This changed the zoning from an Agricultural (AG) District to a Commercial (C) District, and approved a site plan for a *House of Worship (i.e. the First United Methodist Church)* on the subject property. On February 4, 2002 the subject property was platted as Lot 1, Block 1, First United Methodist Church Addition [*Case No. PZ2002-010*]. On October 8, 2008, the subject property was replat as Lot 3, Block 1, First United Methodist Church Addition [*Case No. P2008-031*]. In 2012, the *House of Worship* requested and was approved for a Specific Use Permit (SUP) [*Case No. Z2012-011; S-98; Ordinance No. 12-20*] for a *Urban Agriculture/Community Garden*. On November 11, 2014 the subject property was replat as Lot 7, Block 1, First United Methodist Church Addition [*Case No. P2014-037*]. This subdivision plat came after a site plan [*Case No. SP2014-024*] proposing an expansion to the *House of Worship* was approved on October 1, 2014 by City staff. In 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-037; S-145; Ordinance No. 16-14*] allowing the church to construct a steeple that exceeded the maximum height requirements. This approval was followed up by a site plan [*Case No. SP2015-025*] for a 72-foot steeple, which was approved by the Planning and Zoning Commission on February 11, 2016. On April 13, 2021, the Planning and Zoning Commission approved of an Amended Site Plan [*Case No. SP2021-006*] for the expansion of the existing *House of Worship*.
- 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 City Council chooses to approve of a Replat for the *Lots 10 & 11, Block A, First United Methodist 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) 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 April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-022
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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 E Yellow Jacket Ln, Rockwall, TX 75087

SUBDIVISION First United Methodist Church Addition

LOT 7 BLOCK 1

GENERAL LOCATION 7

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 17.821

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER First Rockwall United Methodist Church

APPLICANT Pacheco Koch a Westwood Company

CONTACT PERSON Gary Hancock

CONTACT PERSON Gabriel Collins

ADDRESS 1200 E Yellow Jacket Ln.

ADDRESS 7557 Rambler Road, Suite 1400

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75231

PHONE (972)-771-5500

PHONE (972)-235-3031

E-MAIL ghancock@fumcrockwall.com

E-MAIL gcollins@pkce.com

NOTARY VERIFICATION [REQUIRED]

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

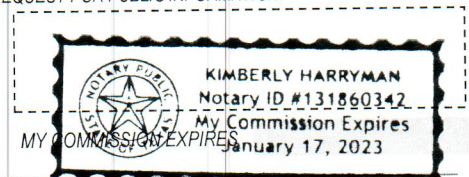
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 2022 BY SIGNING THIS APPLICATION. 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."

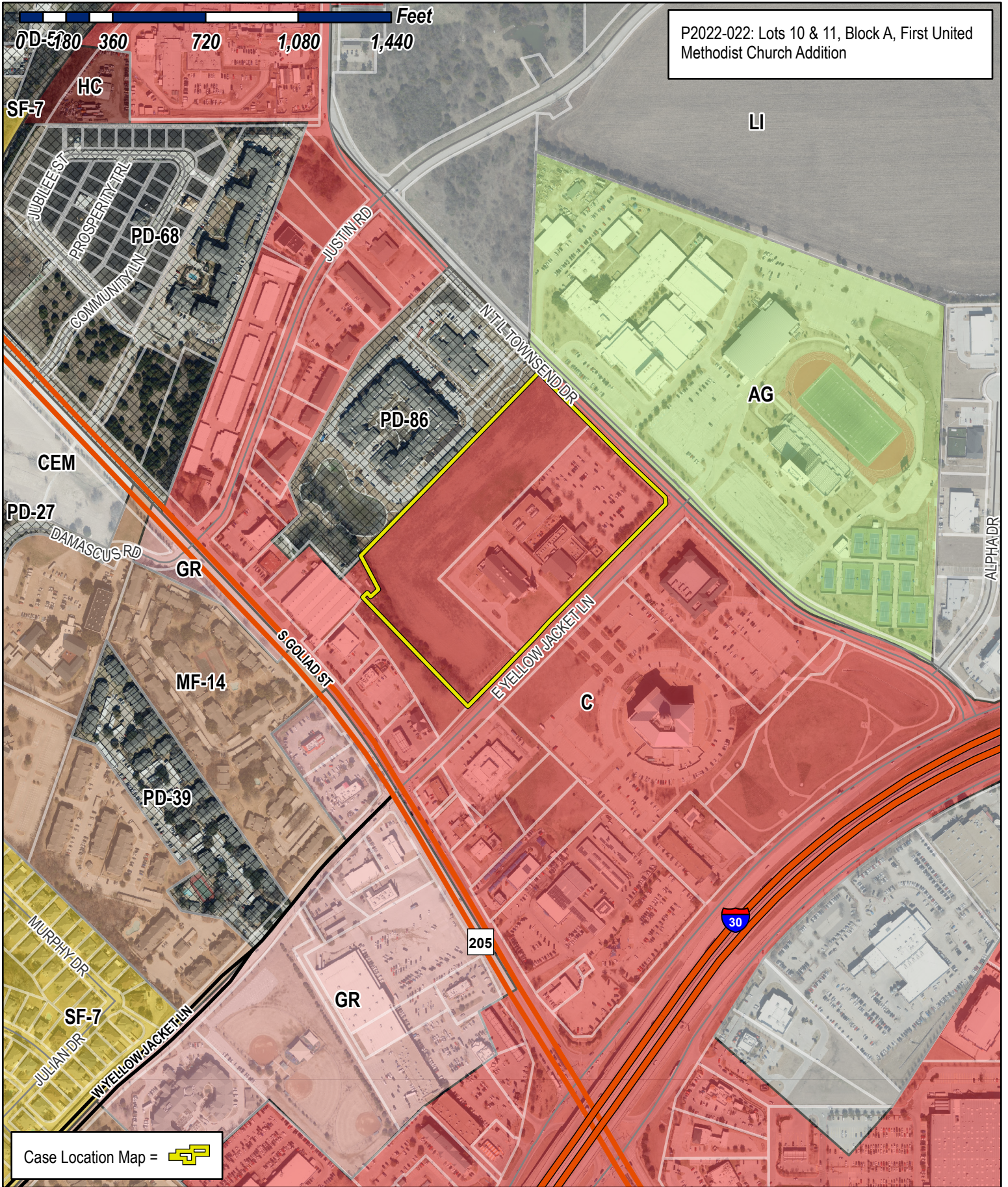
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kimberly Harryman





P2022-022: Lots 10 & 11, Block A, First United Methodist Church Addition

Case Location Map = 

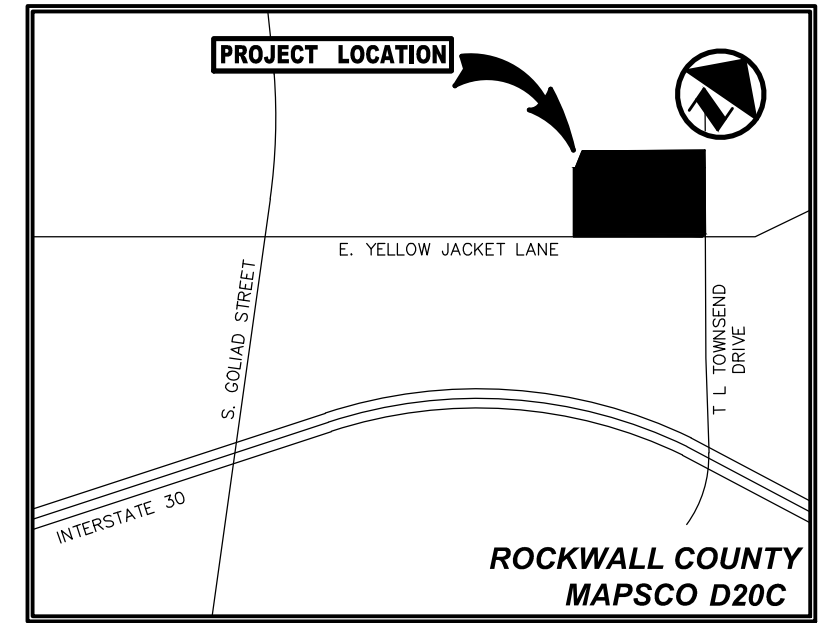
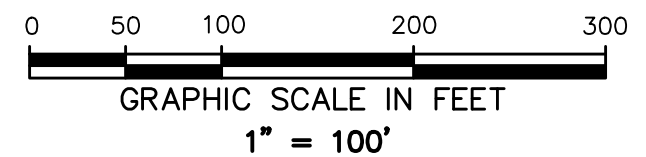
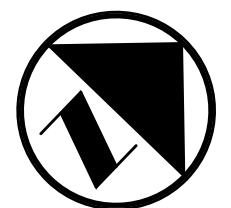


City of Rockwall

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.





LEGEND

P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	ABSTRACT LINE
---	CENTERLINE
---	EASEMENT DEDICATED BY THIS PLAT
---	EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

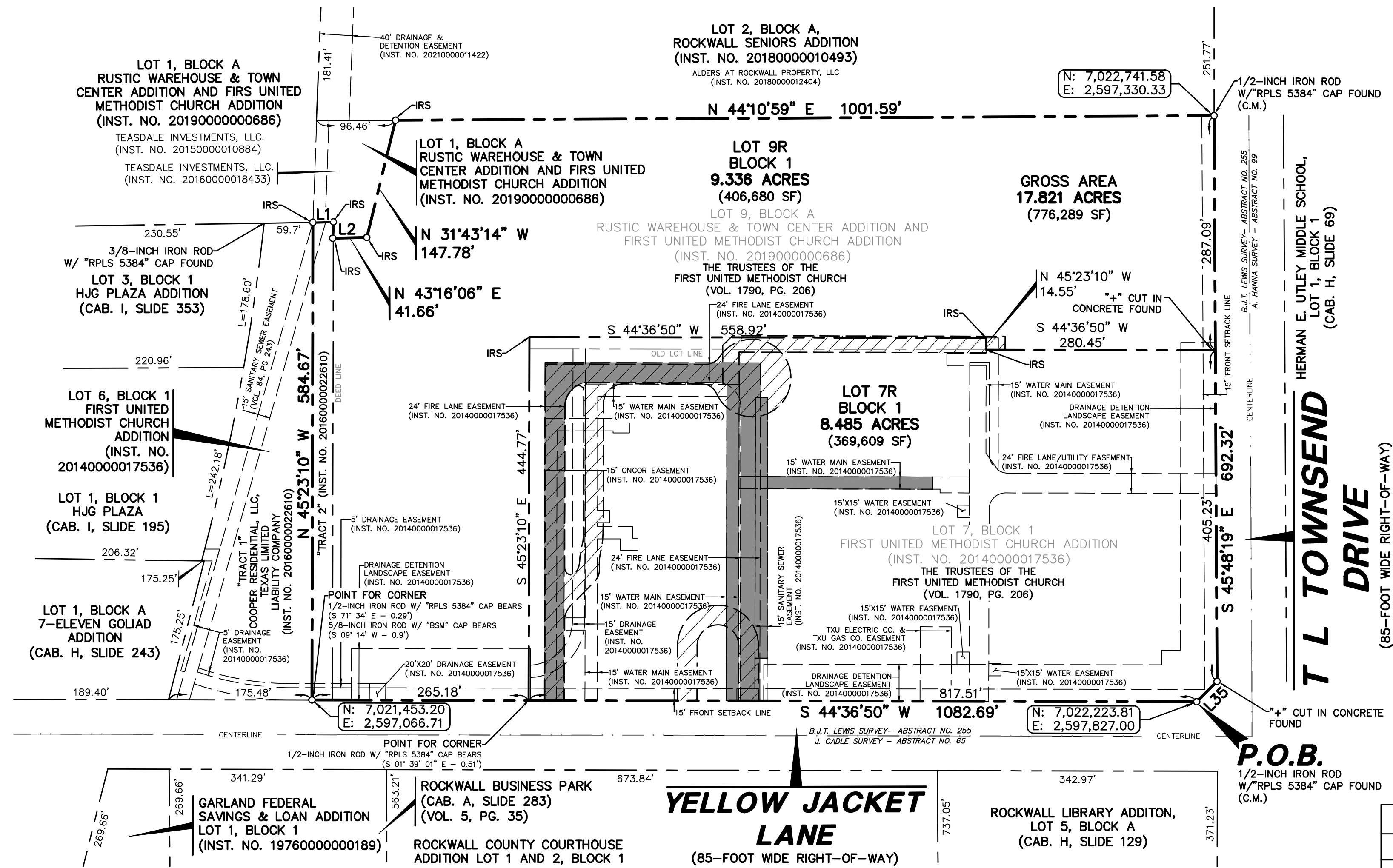
AREA TABLE

LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
GROSS: TOTAL PLAT AREA	17.821 Acres	776,289 SF

SHEET 1 OF 3
REPLAT
LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH
BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2022	JOB NUMBER 2199-18.283
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
L2	S 43°20'38" E	20.06'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

LINE TABLE

LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

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REPLAT-LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 2014000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 2016000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2014000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 2018000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/14/22.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name
TITLE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, 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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____, 2022.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

GENERAL NOTES

- 1. 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.
- 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

**LOTS 7R, & 9R, BLOCK 1,
FIRST UNITED
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND
FIRST UNITED METHODIST CHURCH ADDITION
2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-____

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

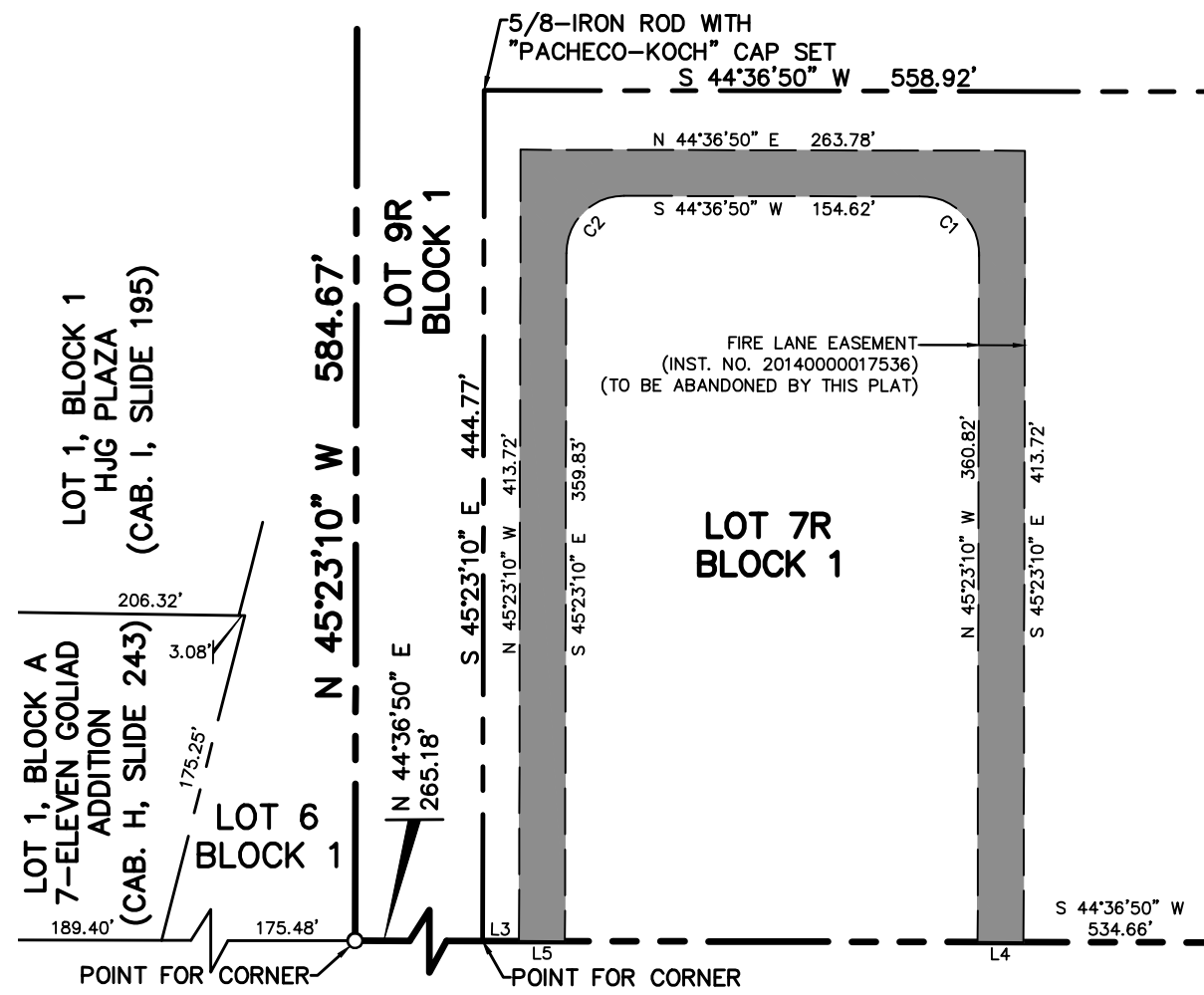
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2199-18.283
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SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

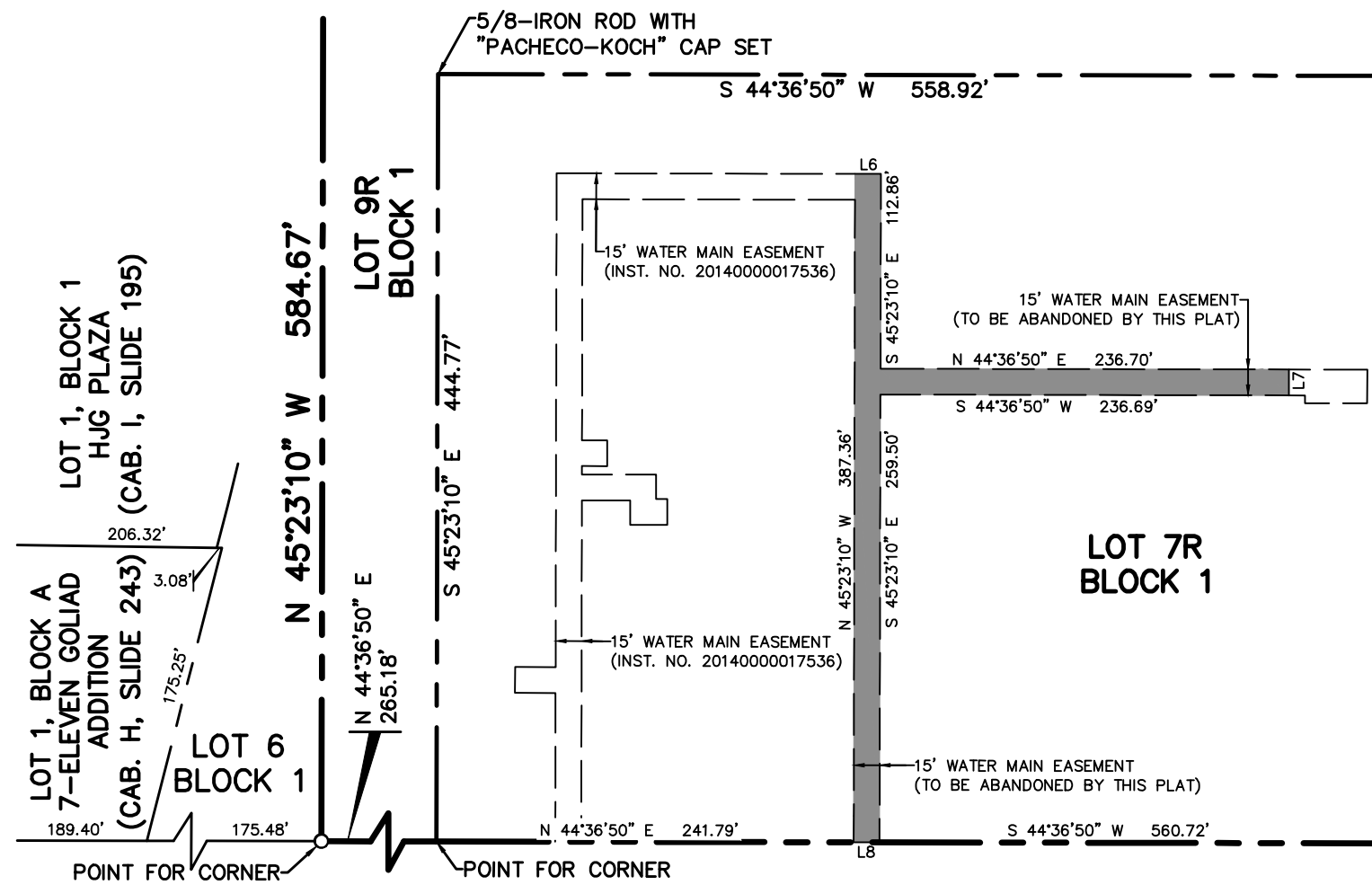
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4/14/2022 3:40 PM
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REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH



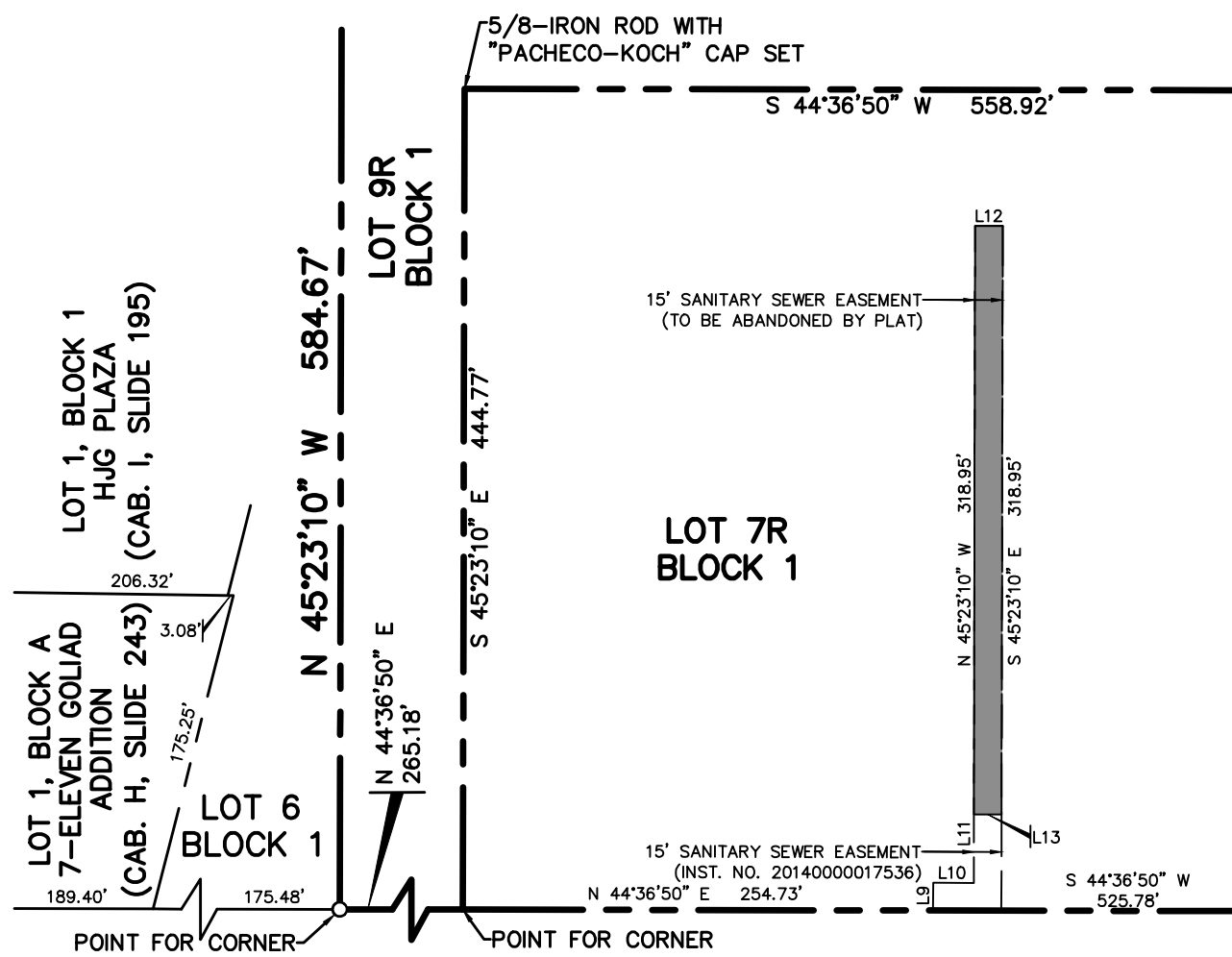
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



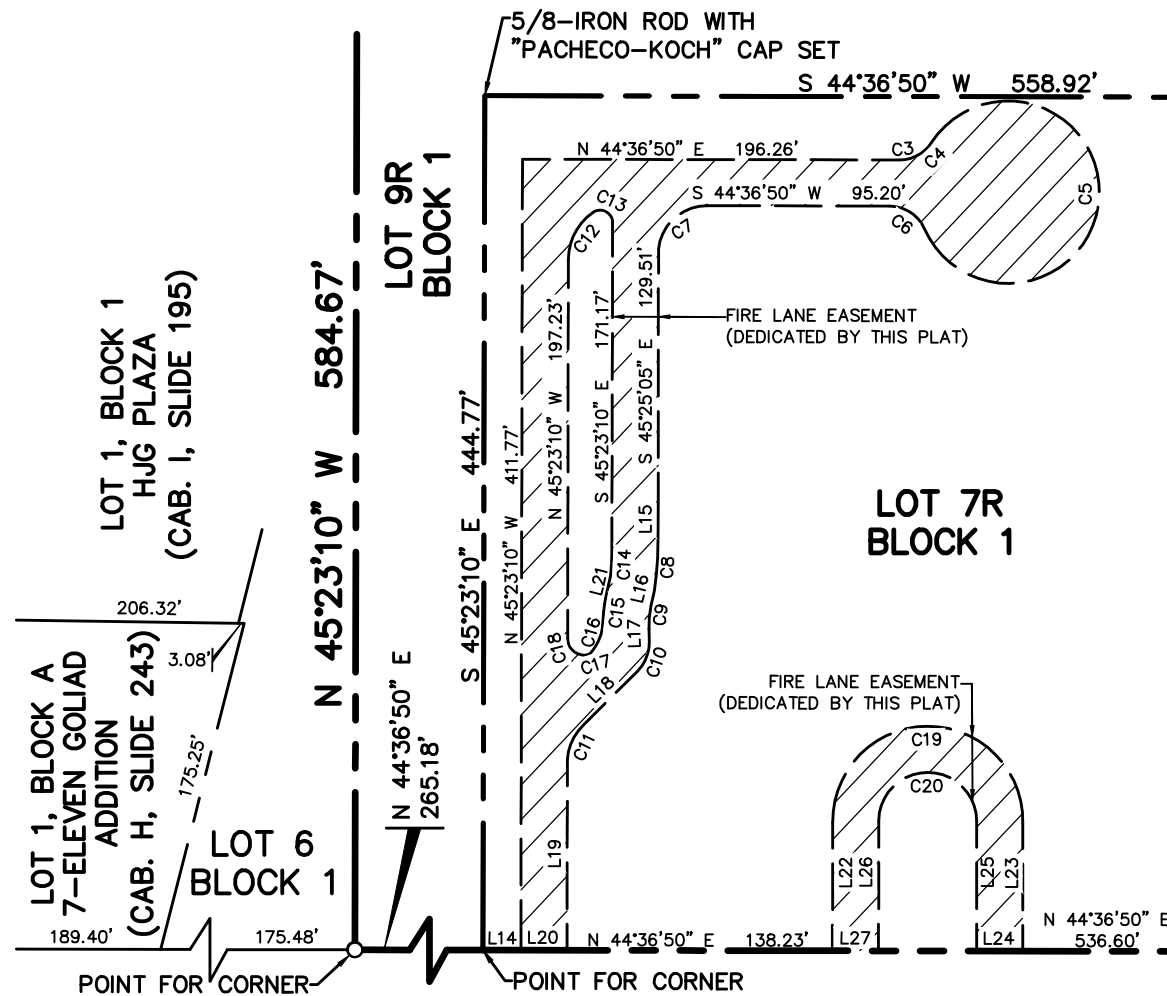
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



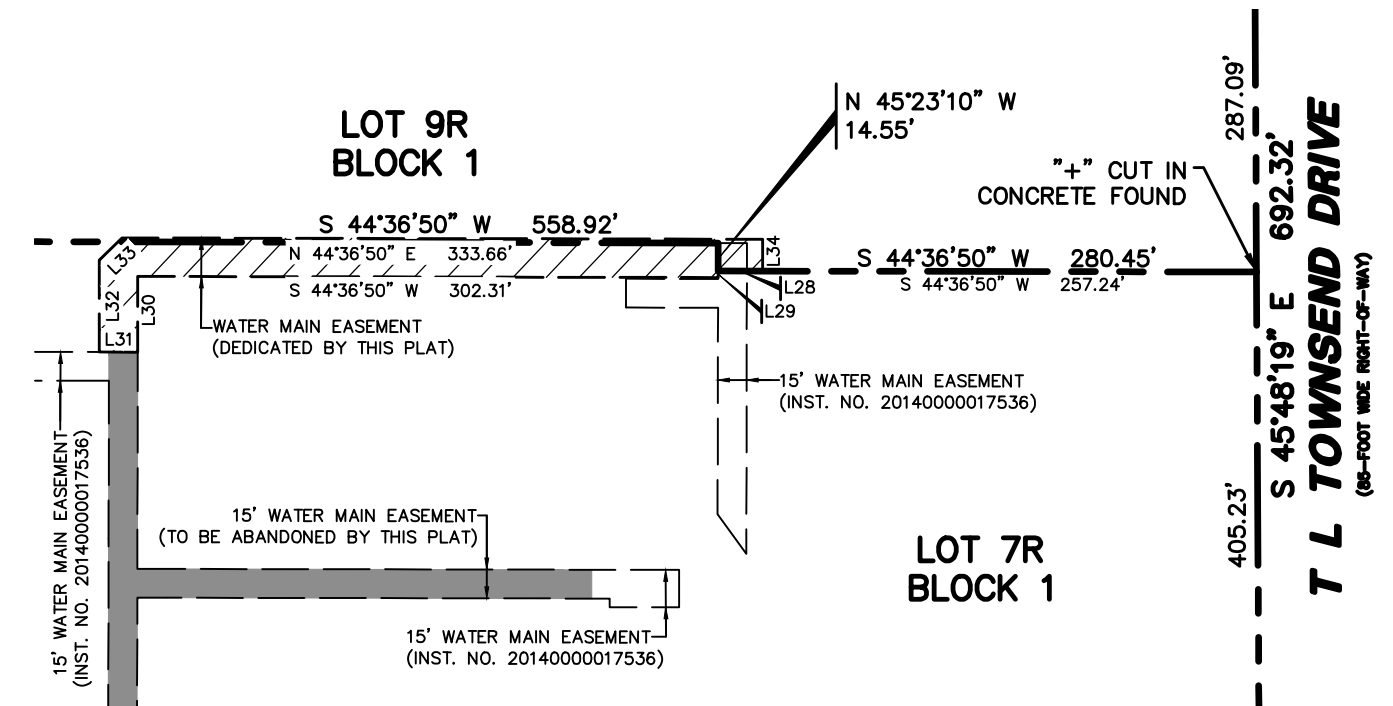
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



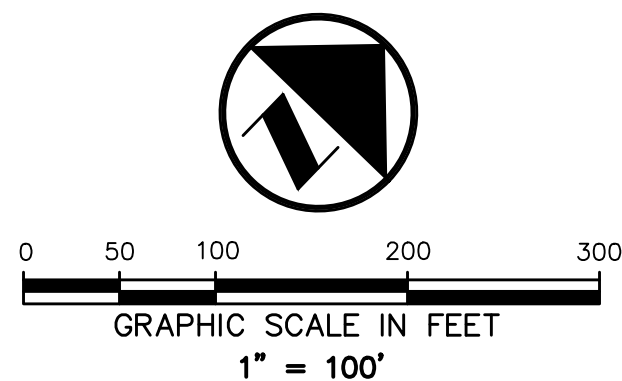
4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

1" = 100'



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SHEET 3 OF 3
REPLAT

LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2022-_____

SURVEYOR/ENGINEER:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE
ROCKWALL, TX 75087
PH: 972-771-5500
CONTACT: DR. JOE POOL

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY GEB/LMG		TX REG. ENGINEERING FIRM F-469	
CHECKED BY LMG		TX REG. SURVEYING FIRM LS-10008000	
SCALE 1"=100'		DATE APRIL 2022	
JOB NUMBER 2199-18.283			

North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'
North: 7018050.3003' East: 2604023.7025'

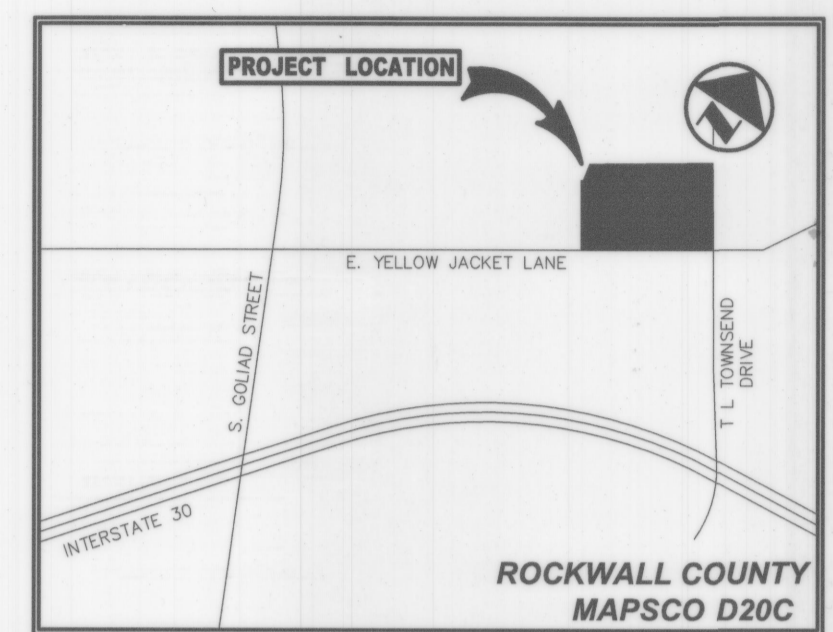
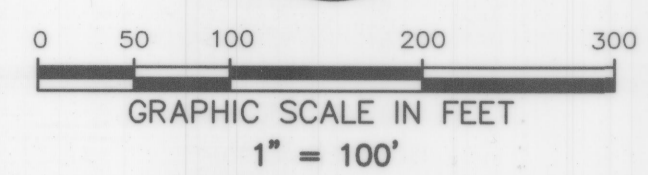
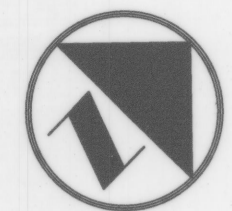
Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES
Error Closure: 0.0071 Course: N71° 10' 30"W
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08

2022000012497 1/3 PLAT 06/03/2022 03:32:32 PM
 REPLAT-LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH



VICINITY MAP
(NOT TO SCALE)

LEGEND

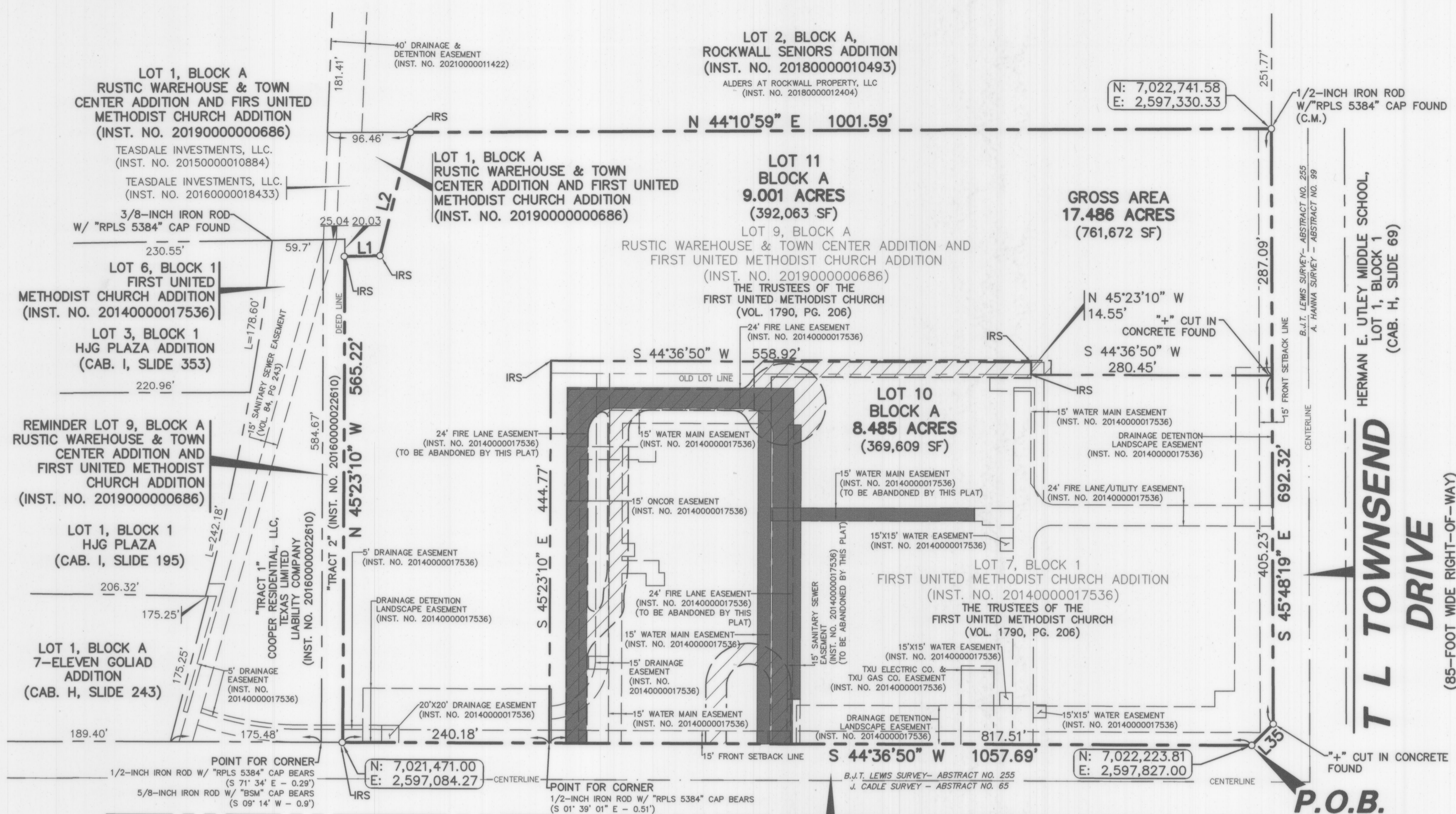
- P.O.B.** POINT OF BEGINNING
- (C.M.)** CONTROLLING MONUMENT
- IRS** 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- PROPERTY LINE
- - - -** EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- ///** EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3
FOR EASEMENT ABANDONMENTS
AND DEDICATIONS DETAILS

AREA TABLE		
LOT 10	8.485 Acres	369,609 SF
LOT 11	9.001 Acres	392,063 SF
GROSS: TOTAL PLAT AREA	17.486 Acres	761,672 SF

SHEET 1 OF 3
 REPLAT
**LOTS 10 & 11, BLOCK A,
 FIRST UNITED METHODIST
 CHURCH ADDITION**
 BEING A REPLAT OF LOT 7, BLOCK 1,
 FIRST UNITED METHODIST CHURCH ADDITION AND
 LOT 9, BLOCK A, RUSTIC WAREHOUSE & TOWN CENTER
 ADDITION AND FIRST UNITED METHODIST CHURCH
 ADDITION
 BEING 17.486 ACRES
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-022

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=100'	DATE MAY 2022
		JOB NUMBER 2199-18.283	



**YELLOW JACKET
 LANE**
 (85-FOOT WIDE RIGHT-OF-WAY)

CURVE TABLE						
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C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
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C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°16'06" E	40.98'
L2	N 31°43'14" W	147.78'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

SURVEYOR/ENGINEER:
 PACHECO KOCH, INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER:
 FIRST UNITED METHODIST ROCKWALL
 1200 E. YELLOW JACKET LANE
 ROCKWALL, TX 75087
 PH: 972-771-5500
 CONTACT: GARY HANCOCK

LHERNANDEZ
 5/10/2022 5:16 PM
 M:\DWG-21\2199-18.283\DWG\SURVEY C3D 2018\2199-18.283RP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall, is the owner of a 17.486 acre (761,672 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.486 acre (761,672 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and part of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records; said 17.486 acre (761,672 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,057.69 feet to a point for corner; said point being the east corner of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the northeast line of said Tract 2 and into and across said Lot 9, distance of 565.22 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on a southeast corner of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following two (2) calls:

North 43 degrees, 16 minutes, 06 seconds East, a distance of 40.98 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 20180000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 761,672 square feet or 17.486 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle C. Harris, 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.

Kyle C. Harris
Registered Professional Land Surveyor
No. 6266
Kharris@pkce.com
5/10/2022
Date



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 the LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Gray Hancock
Name: Gray Hancock
TITLE: Director of Finance and Administration

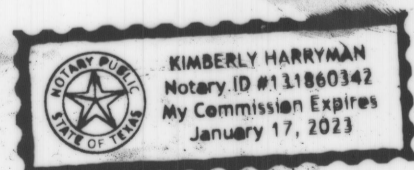
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gray Hancock, 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 11 day of MAY, 2022.

Kimberly Harryman
Notary Public in and for the State of Texas

11/17/2023
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

05/31/2022
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of May, 2016.

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 2nd day of June, 2022.

Mayor, City of Rockwall
Secretary
City Engineer



GENERAL NOTES

- 1. 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.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3
REPLAT

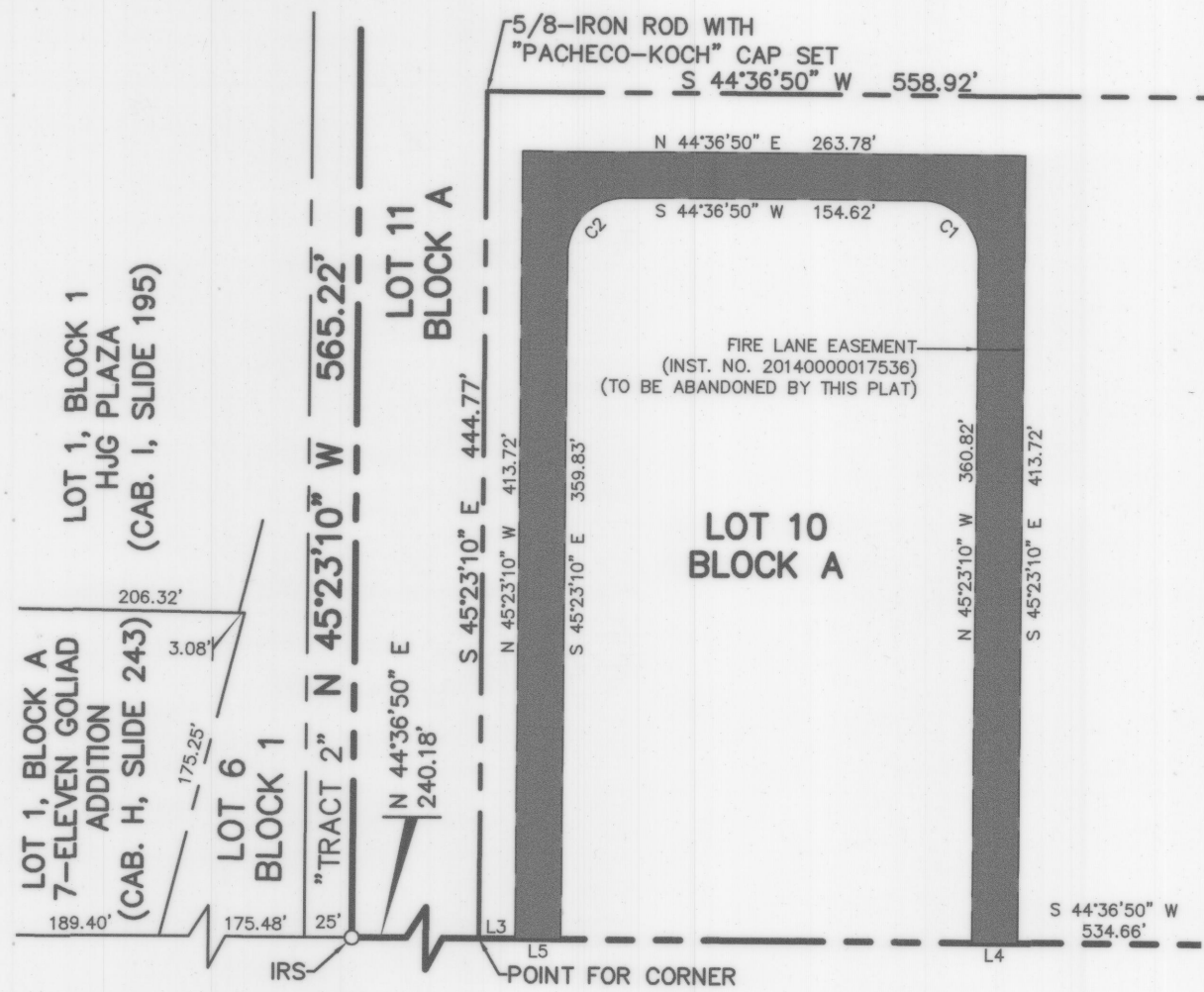
LOTS 10 & 11, BLOCK A,
FIRST UNITED METHODIST
CHURCH ADDITION

BEING A REPLAT OF LOT 7, BLOCK 1,
FIRST UNITED METHODIST CHURCH ADDITION AND
LOT 9, BLOCK A, RUSTIC WAREHOUSE & TOWN
CENTER ADDITION AND FIRST UNITED METHODIST
CHURCH ADDITION
BEING 17.486 ACRES
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2022-022

Table with 5 columns: DRAWN BY (GEB), CHECKED BY (LMG), SCALE (NONE), DATE (MAY 2022), JOB NUMBER (2199-18.283). Includes Pacheco Koch logo and contact information.

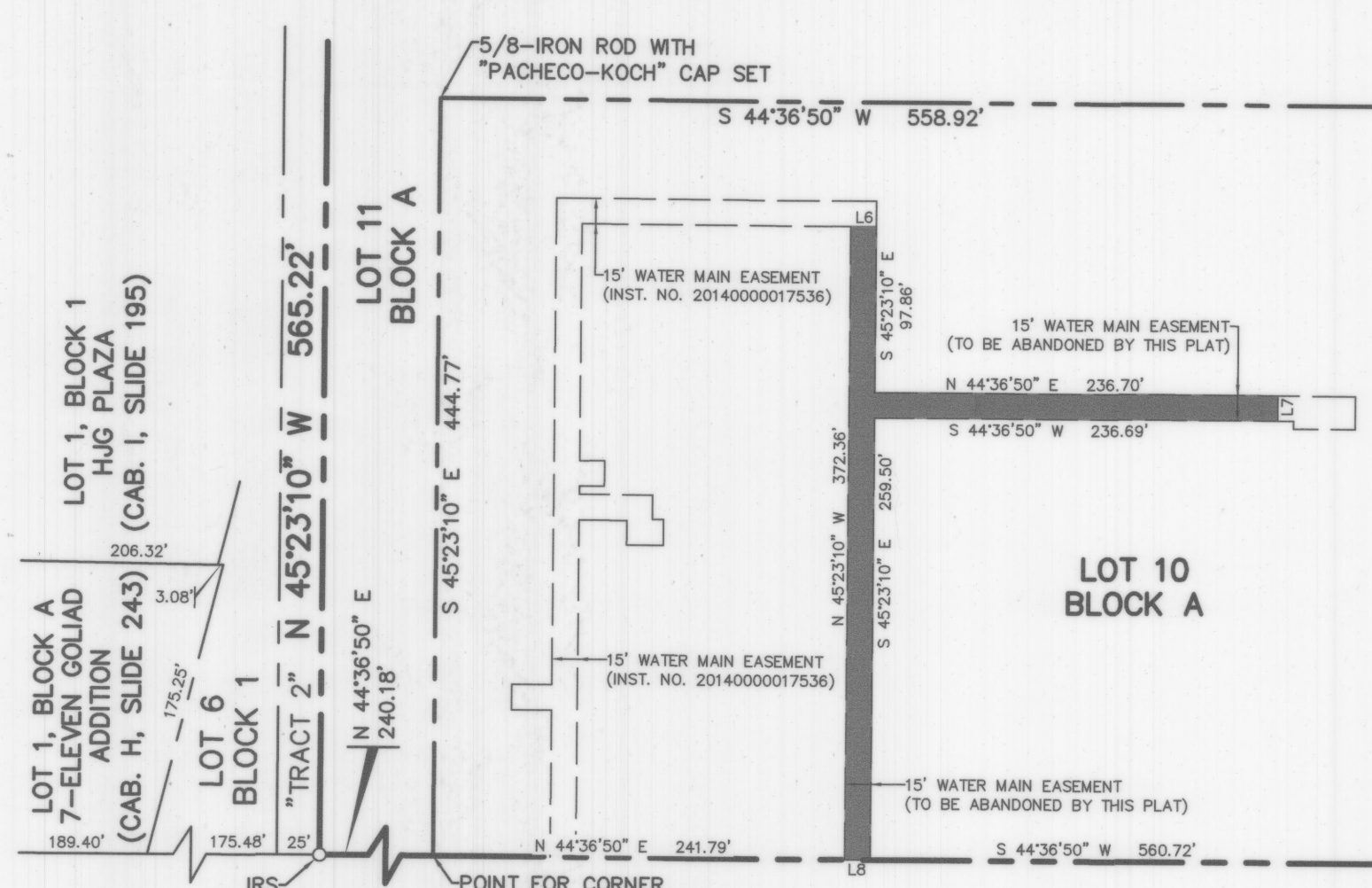
5/10/2022 5:16 PM
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REPLAT- LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH



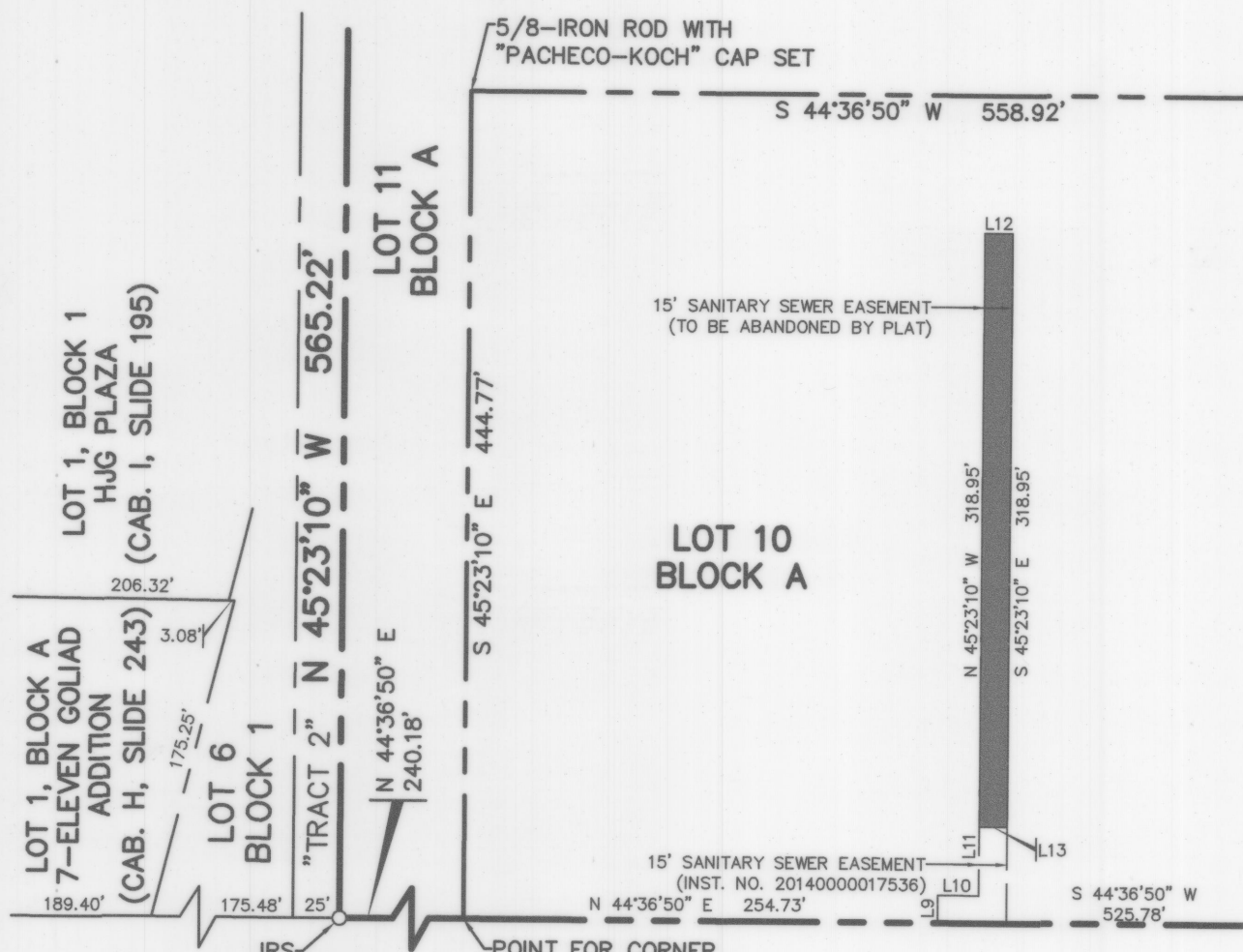
1 FIRE LANE EASEMENT ABANDONMENT

1" = 100'



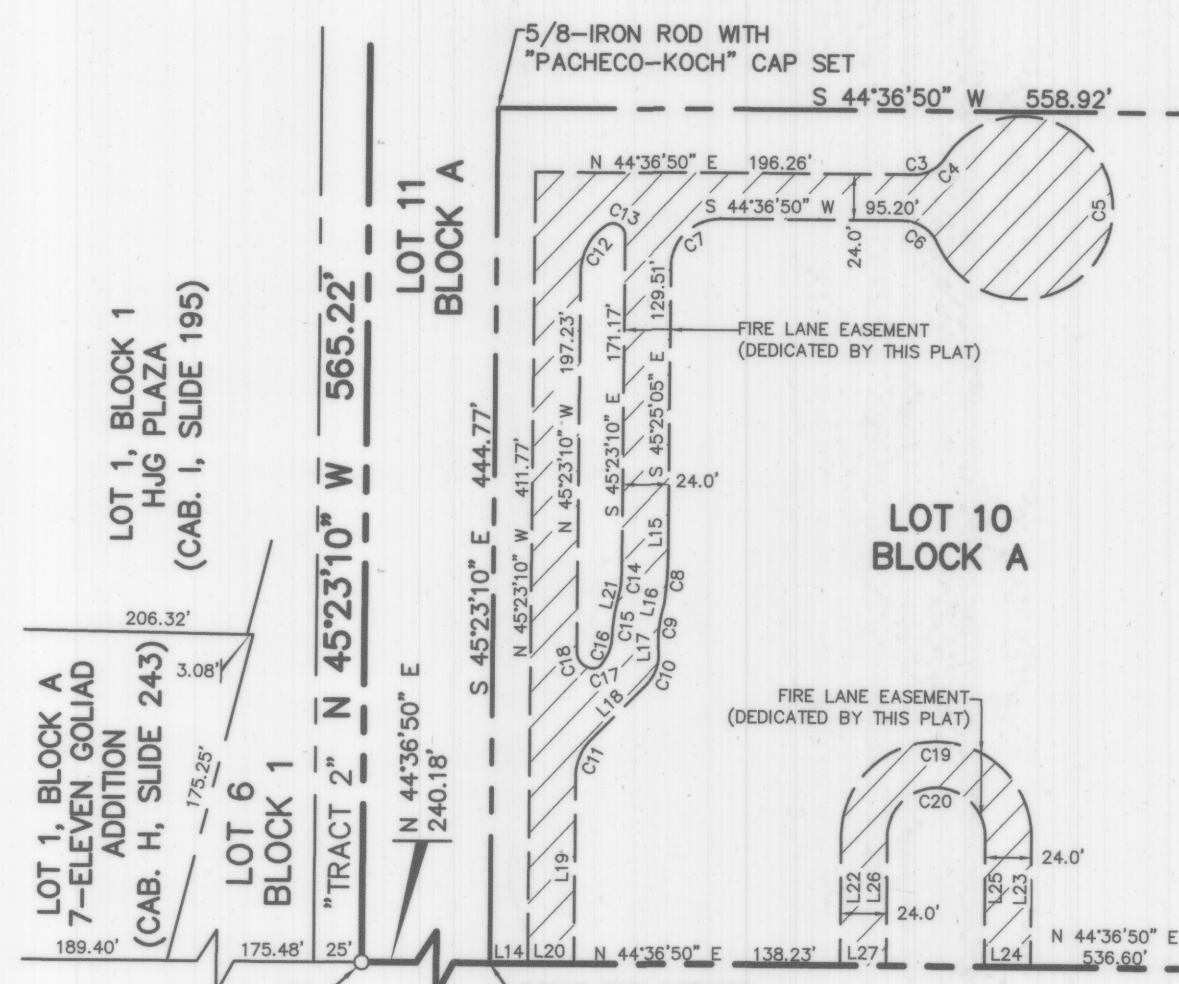
2 15' WATER MAIN EASEMENT ABANDONMENT

1" = 100'



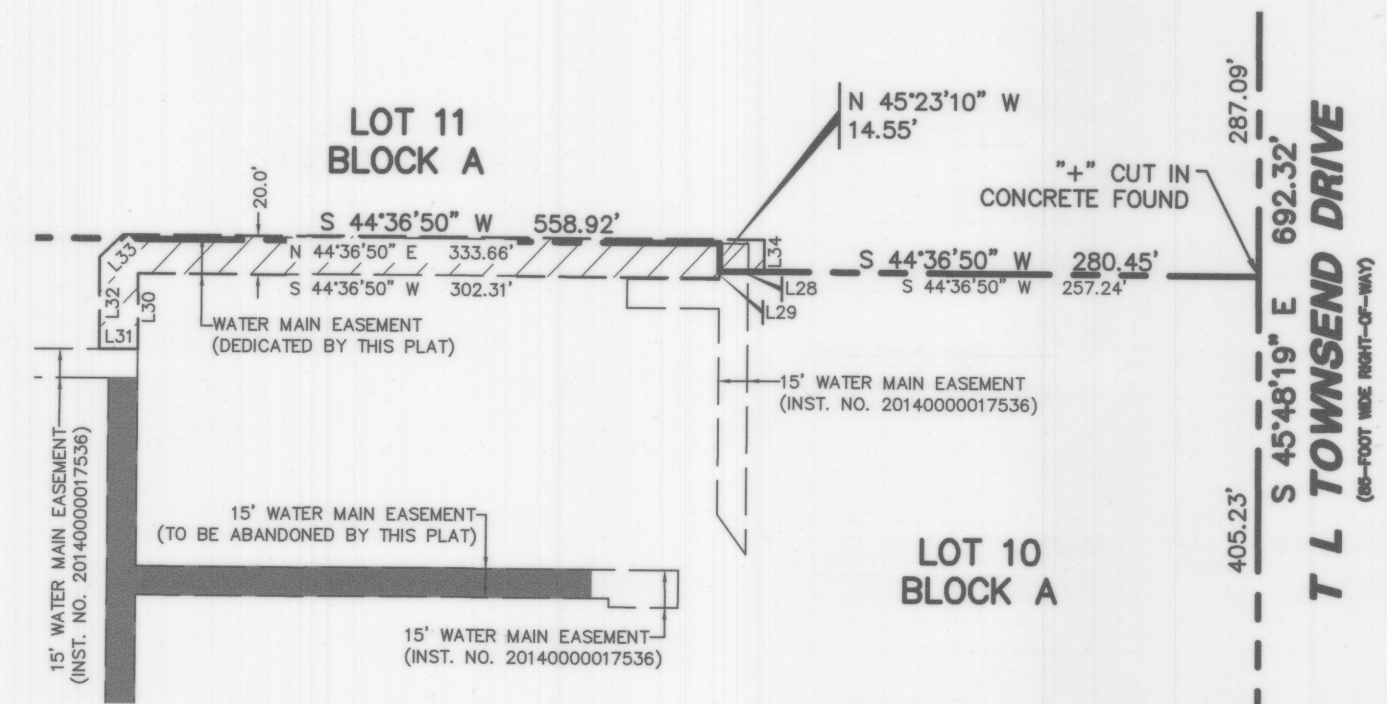
3 15' SANITARY SEWER EASEMENT ABANDONMENT

1" = 100'



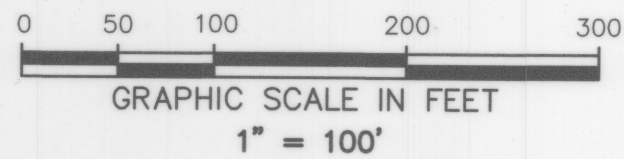
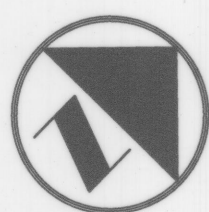
4 FIRE LANE EASEMENT DEDICATION

1" = 100'



5 WATER MAIN EASEMENT DEDICATION

1" = 100'



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/03/2022 03:32:32 PM
 \$150.00
 20220000012497



SURVEYOR/ENGINEER:
 PACHECO KOCH, INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER:
 FIRST UNITED METHODIST ROCKWALL
 1200 E. YELLOW JACKET LANE
 ROCKWALL, TX 75087
 PH: 972-771-5500
 CONTACT: GARY HANCOCK

SHEET 3 OF 3
 REPLAT
**LOTS 10 & 11, BLOCK A,
 FIRST UNITED METHODIST
 CHURCH ADDITION**
 BEING A REPLAT OF LOT 7, BLOCK 1,
 FIRST UNITED METHODIST CHURCH ADDITION AND
 LOT 9, BLOCK A, RUSTIC WAREHOUSE & TOWN
 CENTER ADDITION AND FIRST UNITED METHODIST
 CHURCH ADDITION
 BEING 17.486 ACRES
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-022

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=100'	DATE MAY 2022
		JOB NUMBER 2199-18.283	

LHERNANDEZ 5/10/2022 5:16 PM M:\DWG-21\2199-18.283\DWG\SURVEY C-3D_2018\2199-18.283RP.DWG

REPLAT- LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH



May 5, 2022

TO: Gabriel Collins
7557 Rambler Road
Suite 1400
Dallas, TX 75231

COPY: Gary Hancock
1200 E Yellow Jacket Lane
Rockwall, TX 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-022; *Replat for Lots 10 & 11, Block A, First United Methodist Church*

Gabriel Collins:

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 May 2, 2022.

Planning and Zoning Commission

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 2, 2022, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

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 fee amount above is only an estimate and that 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 *September 1st* and *December 31st*, 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) 772-6488.

Sincerely,


Bethany Ross
Planner

Ross, Bethany

From: Ross, Bethany
Sent: Friday, June 3, 2022 4:17 PM
To: Gabrielle Collins
Cc: Steven Heilbrun
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022
Attachments: Signed_Approved_Filed Replat.pdf

Hi Gabrielle,

The plat has been filed with the county and a pdf version is attached for your records. The copy and receipts are ready for you to pick up whenever you are ready.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Ross, Bethany
Sent: Wednesday, June 1, 2022 8:16 AM
To: Gabrielle Collins <gcollins@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: Re: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Gabrielle,

That's great! We are finishing getting it signed today and taking it to the county.

Thanks,
Bethany

Get [Outlook for iOS](#)

From: Gabrielle Collins <gcollins@pkce.com>
Sent: Wednesday, June 1, 2022 7:50:02 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Bethany,

We revised this without needing to change the easements. Thanks for your help!

Gabbie
Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, May 25, 2022 8:21 AM
To: Gabrielle Collins <gcollins@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Sure. Can you send me a pdf of it before you print so I can make sure everything is good with engineering?

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Gabrielle Collins [<mailto:gcollins@pkce.com>]
Sent: Wednesday, May 25, 2022 8:17 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Thanks Bethany,

In the event that we would need to adjust an easement, would we be able to “swap out” the plan before it gets signed?

Thanks,
Gabbie
Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, May 25, 2022 8:08 AM

To: Gabrielle Collins <gcollins@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Gabrielle,

It is scheduled to be signed on Tuesday, May 31, 2022 and taken to the County within the next week.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Gabrielle Collins [<mailto:gcollins@pkce.com>]
Sent: Tuesday, May 24, 2022 9:31 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Bethany!

Do you know if the plat for this project has been filed yet?

Thanks!
Gabbie
Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Gabrielle Collins
Sent: Monday, May 16, 2022 4:21 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Great, thank you!

Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Ross, Bethany <bröss@rockwall.com>
Sent: Monday, May 16, 2022 4:21 PM
To: Gabrielle Collins <gcollins@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Gabrielle,

I just received it. Thanks so much!

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
<http://www.rockwall.com/planning/>

From: Gabrielle Collins [<mailto:gcollins@pkce.com>]
Sent: Monday, May 16, 2022 2:41 PM
To: Ross, Bethany <bröss@rockwall.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Bethany,

The check should arrive by EOD today, if not, by tomorrow morning at the latest.

Thanks!
Gabbie
Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Ross, Bethany <bröss@rockwall.com>
Sent: Monday, May 16, 2022 9:21 AM
To: Gabrielle Collins <gcollins@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Gabrielle,

The check number is 6857.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Gabrielle Collins [<mailto:gcollins@pkce.com>]
Sent: Monday, May 16, 2022 9:18 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Bethany!

I submitted a plat to you last Thursday but was \$4 short on our check. If you still have the check in your possession, would you be able to send me the check # so that I can have my office void it? I am sending a new one over this afternoon.

Thank you!!
Gabbie
Gabrielle Collins, EIT
Project Manager
gcollins@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031
M: 214.507.3097

pkce.com • westwoodps.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, May 5, 2022 4:04 PM
To: Luis Hernandez <lhernandez@pkce.com>; Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>; Gabrielle Collins <gcollins@pkce.com>; Kyle Harris <kharris@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Of course. You too, enjoy your weekend!

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Luis Hernandez [<mailto:lhernandez@pkce.com>]
Sent: Thursday, May 5, 2022 4:02 PM
To: Ross, Bethany <bross@rockwall.com>; Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>; Gabrielle Collins <gcollins@pkce.com>; Kyle Harris <kharris@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Thank you for that clarification. Have a great Friday eve.

Thank you,
Luis Hernandez
Graduate Surveyor
lhernandez@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031

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From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, May 5, 2022 3:43 PM
To: Luis Hernandez <lhernandez@pkce.com>; Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>; Gabrielle Collins <gcollins@pkce.com>; Kyle Harris <kharris@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

No, that is just for folks that have not submitted revisions. Your revisions were good so you can submit the mylar/tax certificates/filing fees whenever you are ready. We will scan the signed mylar and add it to your file.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Luis Hernandez [<mailto:lhernandez@pkce.com>]
Sent: Thursday, May 5, 2022 3:39 PM
To: Ross, Bethany <bross@rockwall.com>; Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Steven Heilbrun <sheilbrun@pkce.com>; Gabrielle Collins <gcollins@pkce.com>; Kyle Harris <kharris@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Bethany,

Thank you for the great news. Just one question. In reading the letter I saw that we need to send a PDF or a physical copy of the plat one last time for your review. Is this correct.

Thank you,
Luis Hernandez
Graduate Surveyor
lhernandez@pkce.com
Pacheco Koch
a **Westwood** company

O: 972.235.3031

pkce.com • westwoodps.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, May 5, 2022 3:12 PM
To: Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Luis Hernandez <lhernandez@pkce.com>; Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Hi Luis,

Everything is good with Engineering and you were approved at Council on Monday. Please see attached approval letter for next steps.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Luis M. Gonzalez [<mailto:lgonzalez@pkce.com>]
Sent: Thursday, April 28, 2022 4:02 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Luis Hernandez <lhernandez@pkce.com>; Steven Heilbrun <sheilbrun@pkce.com>
Subject: Re: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Thank You!

Get [Outlook for iOS](#)

From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, April 28, 2022 3:59:17 PM
To: Luis M. Gonzalez <lgonzalez@pkce.com>
Cc: Luis Hernandez <lhernandez@pkce.com>; Steven Heilbrun <sheilbrun@pkce.com>
Subject: RE: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Received. Thanks, Luis. I will have engineering check this over and get back to you as soon as possible with next steps.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Luis M. Gonzalez [<mailto:lgonzalez@pkce.com>]
Sent: Thursday, April 28, 2022 3:17 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Luis Hernandez <lhernandez@pkce.com>; Steven Heilbrun <sheilbrun@pkce.com>
Subject: Lots 10 & 11, Block A First United Methodist Church - P2022-022

Good afternoon Bethany,
I hope you are doing well, attached is the updated Replat – P2022-022 with the comment response letter.
Please let me know if you have any questions or if you need anything else.
Thanks

Luis M. Gonzalez, RPLS

Senior Project Manager
lgonzalez@pkce.com

Pacheco Koch

a **Westwood** company

O: 972.235.3031

M: 337.255.2321

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