



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 1408 S. Goliad St. Rockwall TX 75087

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Damarcus Rd. and S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF-14 CURRENT USE Private School

PROPOSED ZONING No Change PROPOSED USE No Change

ACREAGE 6.641 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Heritage Christian Academy APPLICANT same

CONTACT PERSON Brad Helmer CONTACT PERSON _____

ADDRESS 1408 S. Goliad St. ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP _____

PHONE 972 772 3003 PHONE _____

E-MAIL bhelmer@hca.rockwall.org E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

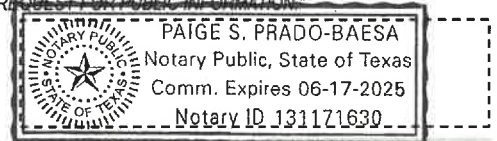
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 582.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023. BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE

Bradley C. Helmer
Paige S. Prado-Baesa

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

06-17-2025



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary 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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Final Plat, Preliminary Plat & Master Plat]</i>
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable <i>[Final Plat & Preliminary Plat]</i>
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable <i>[Final Plat & Preliminary Plat]</i>
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<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 <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input 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 <i>[Master, Preliminary, Final or Replat]</i>			
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) <i>[Final Plat & Preliminary Plat]</i>	<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 <i>[Final Plat]</i>	<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 <i>[Final Plat & Preliminary Plat]</i>	<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 <i>[Final Plat & Preliminary Plat]</i>	<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 <i>[Final Plat & Preliminary Plat]</i>	<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) <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<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) <i>[Final Plat & Preliminary Plat]</i>	<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 <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements <i>[Final Plat & Preliminary Plat]</i>	<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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<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 [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<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 [Final Plat, Preliminary Plat & Master Plat]	<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 [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" 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 [Master Plat]	<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 [Preliminary Plat & Master Plat]	<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 [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<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 [Master Plat]	<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 [Final Plat, Preliminary Plat & Master Plat]	<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 [Master Plat]	<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 [Final Plat]	<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 [Final Plat]	<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 [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<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 [Final Plat]	<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 [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide 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 [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat

[Final Plat]

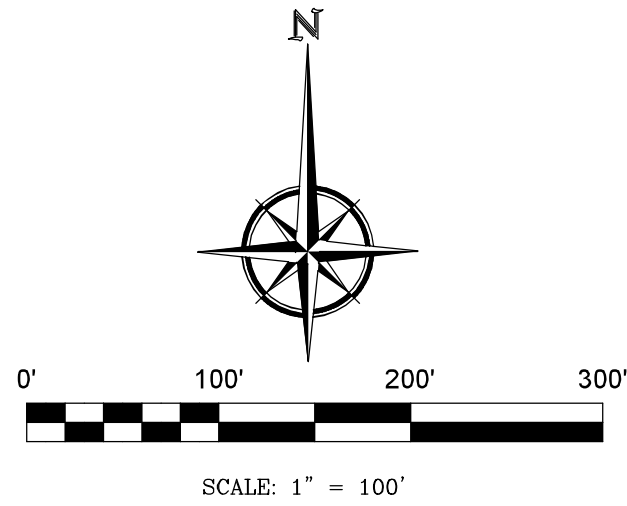
Review Plans with Franchise Utility Companies

[Final Plat, Preliminary Plat & Master Plat]



Does the plat comply with all the special requirements developed in the preliminary plat review?

Review the proposed plans and plat with electric, gas, cable and phone companies.



GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

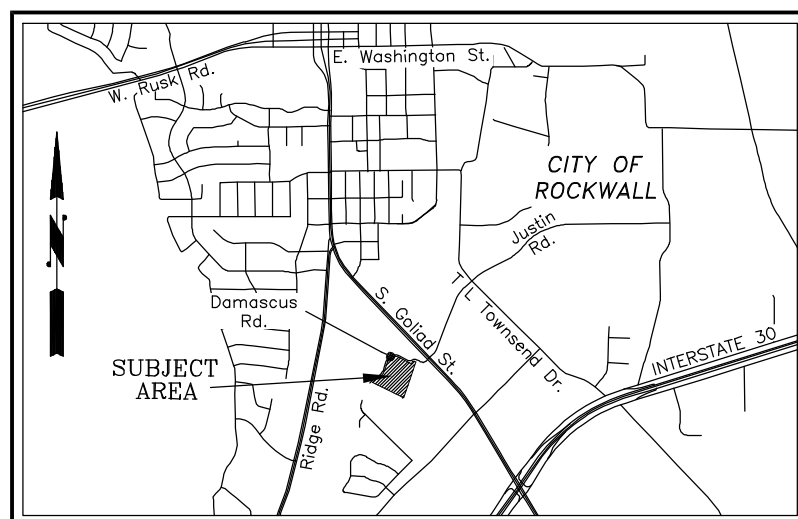
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER

HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliath Street
Rockwall, Texas 75087
972-772-3003

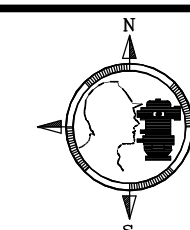
SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HERITAGE CHRISTIAN ACADEMY ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

BRAD HELMER, Head of School
Heritage Christian Academy

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared BRAD HELMER, 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:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman 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 _____, 2022.

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

OWNER
HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliad Street
Rockwall, Texas 75087
972-772-3003

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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: 1408 S. Goliad St. Rockwall TX 75087
 SUBDIVISION: Heritage Christian Academy Addition LOT 1 BLOCK A
 GENERAL LOCATION: Damarcus Rd. and S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: MF-14 CURRENT USE: Private School
 PROPOSED ZONING: No Change PROPOSED USE: No Change
 ACREAGE: 6.641 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Heritage Christian Academy</u>	<input checked="" type="checkbox"/> APPLICANT	<u>same</u>
CONTACT PERSON	<u>Brad Helmer</u>	CONTACT PERSON	
ADDRESS	<u>1408 S. Goliad St.</u>	ADDRESS	
	<u>R</u>		
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>972 772 3003</u>	PHONE	
E-MAIL	<u>bhelmer@hca.rockwall.org</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

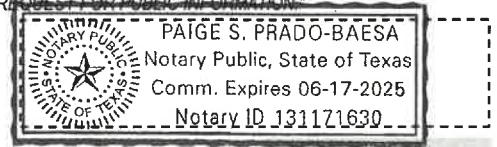
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 582.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023. BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE

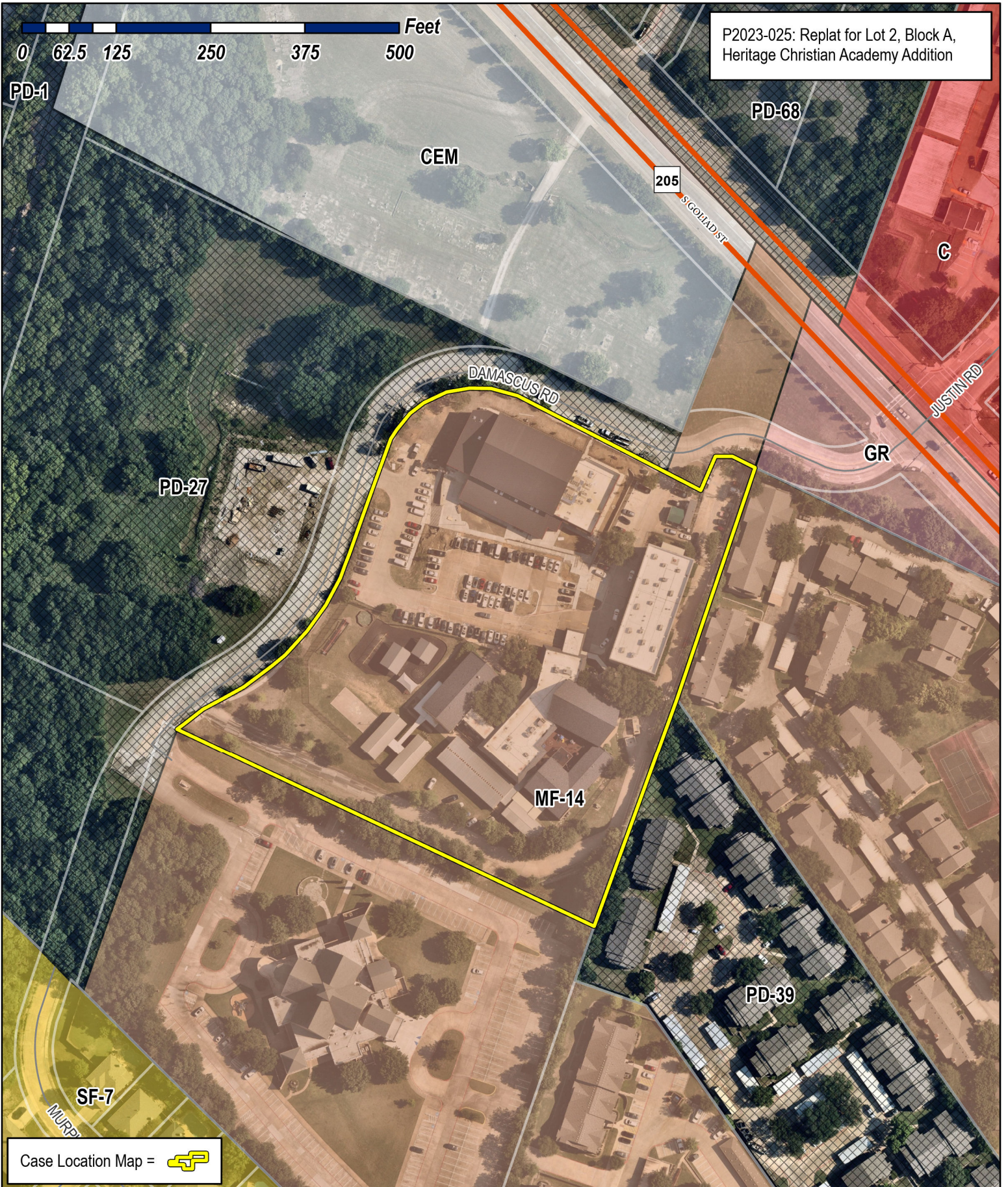
Bradley C. Helmer
Paige S. Prado-Baesa

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

06-17-2025



P2023-025: Replat for Lot 2, Block A, Heritage Christian Academy Addition

Case Location Map = 

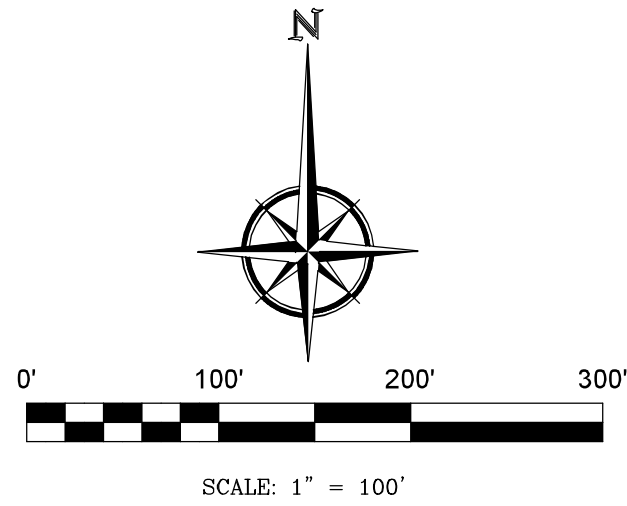


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

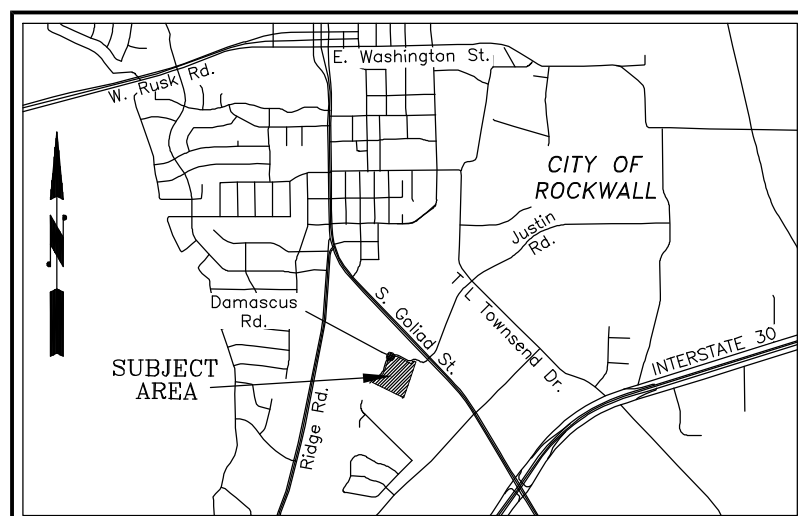
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER

HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliath Street
Rockwall, Texas 75087
972-772-3003

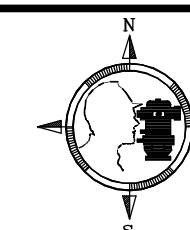
SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HERITAGE CHRISTIAN ACADEMY ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

BRAD HELMER, Head of School
Heritage Christian Academy

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared BRAD HELMER, 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:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman 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 _____, 2022.

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

OWNER
HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliad Street
Rockwall, Texas 75087
972-772-3003

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____

Logo for Ringley & Associates, Inc. with surveying, mapping, and planning services. Includes contact information and a table with columns: Drawn by, Date, Scale, Job, Title, Sheet. Values: Mark Staab, 08/18/2023, N.T.S., 2020037, 2020037-RP.DWG, 2 of 2.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 29, 2023
APPLICANT: Dewayne Zinn; *Cross Engineering Consultants*
CASE NUMBER: P2023-025; *Replat for Lot 2, Block A, Heritage Christian Academy Addition*

SUMMARY

Consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat for a 6.64-acre parcel of land (*i.e. Lot 1, Block A, Heritage Christian Academy Addition*) for the purpose of reestablishing one (1) non-residential lot (*i.e. Lot 2, Block A, Heritage Christian Academy Addition*) to abandon the existing fire lane easement and dedicate new easements to account for the development of a gymnasium and classroom building on the subject property.
- The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The City's historic zoning maps indicate that the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972, and Multi-Family 15 (MF-15) District as of May 16, 1983. The change in zoning designation from Multi-Family 1 (MF-1) District to Multi-Family 15 (MF-15) District was the result of the adoption of the Comprehensive Zoning Ordinance [*i.e. Ordinance No. 83-23*] on May 16, 1983. On June 7, 2004, the City Council adopted the Unified Development Code (UDC), which changed the zoning designation of the subject property from Multi-Family 15 (MF-15) District to Multi-Family 14 (MF-14) District [*i.e. Ordinance No. 04-38*]. On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2018-046; Ordinance No. 19-02*] extending the use of the temporary educational buildings that are currently on the subject property. These buildings were originally approved by a Conditional Use Permit (CUP) in 1999, which was extended in 2003, and reissued as a Specific Use Permit (SUP) in 2009. This Specific Use Permit (SUP) was also extended in 2013. On January 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2020-032*] to allow the construction of an approximately 22,409 SF gymnasium and classroom facility in conjunction with the existing private school [*i.e. Heritage Christian Academy*]. On July 12, 2022, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2022-032*] to change the building elevations on the previously approved gymnasium and classrooms.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 2, Block A, Heritage Christian Academy Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 8/25/2023

PROJECT NUMBER: P2023-025
PROJECT NAME: Lot 1, Block A, Heritage Christian Academy
SITE ADDRESS/LOCATIONS: 1408 S GOLIAD ST

CASE CAPTION: Consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments

08/23/2023: P2023-025: Replat for Lot 2, Block A, Heritage Christian Academy Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-026) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 2, BLOCK A,
HERITAGE CHRISTIAN ACADEMY ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
BEING
1 LOT
6.641-ACRES OR 289,064 SF
SITUATED IN THE
BURWELL J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the centerline along Damascus Road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.7 Please ensure that the Legal Description is correct. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR

M.9 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 The projected meeting dates for this case are as follows:

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/25/2023	Approved w/ Comments

08/25/2023: Call out detention pond easement and 100-yr WSEL. Call out minimum FFE based on detention pond water elevation. Please add these general notes to the plat (refer to pdf attachment).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/21/2023	Approved

No Comments

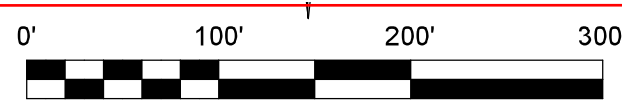
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/21/2023	Approved

No Comments

GENERAL NOTES [Please add this to any other notes included on the plat.]

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) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.



Please add these general notes to the plat.

GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

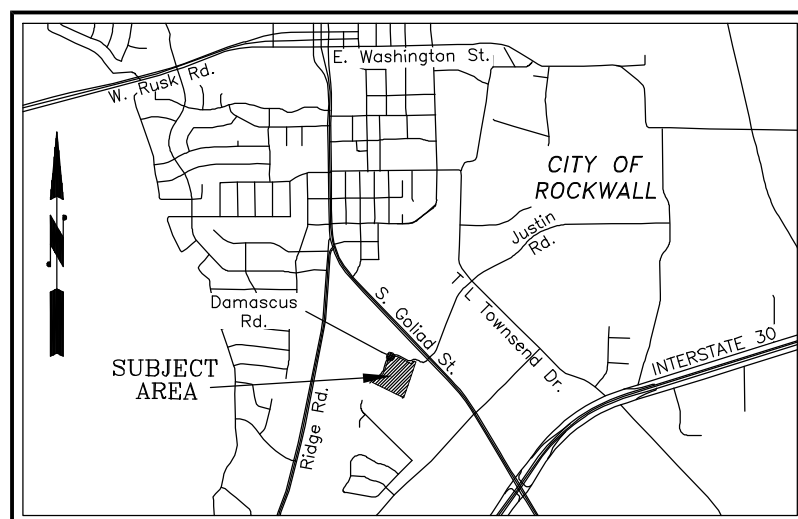
MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

LINE TABLE:

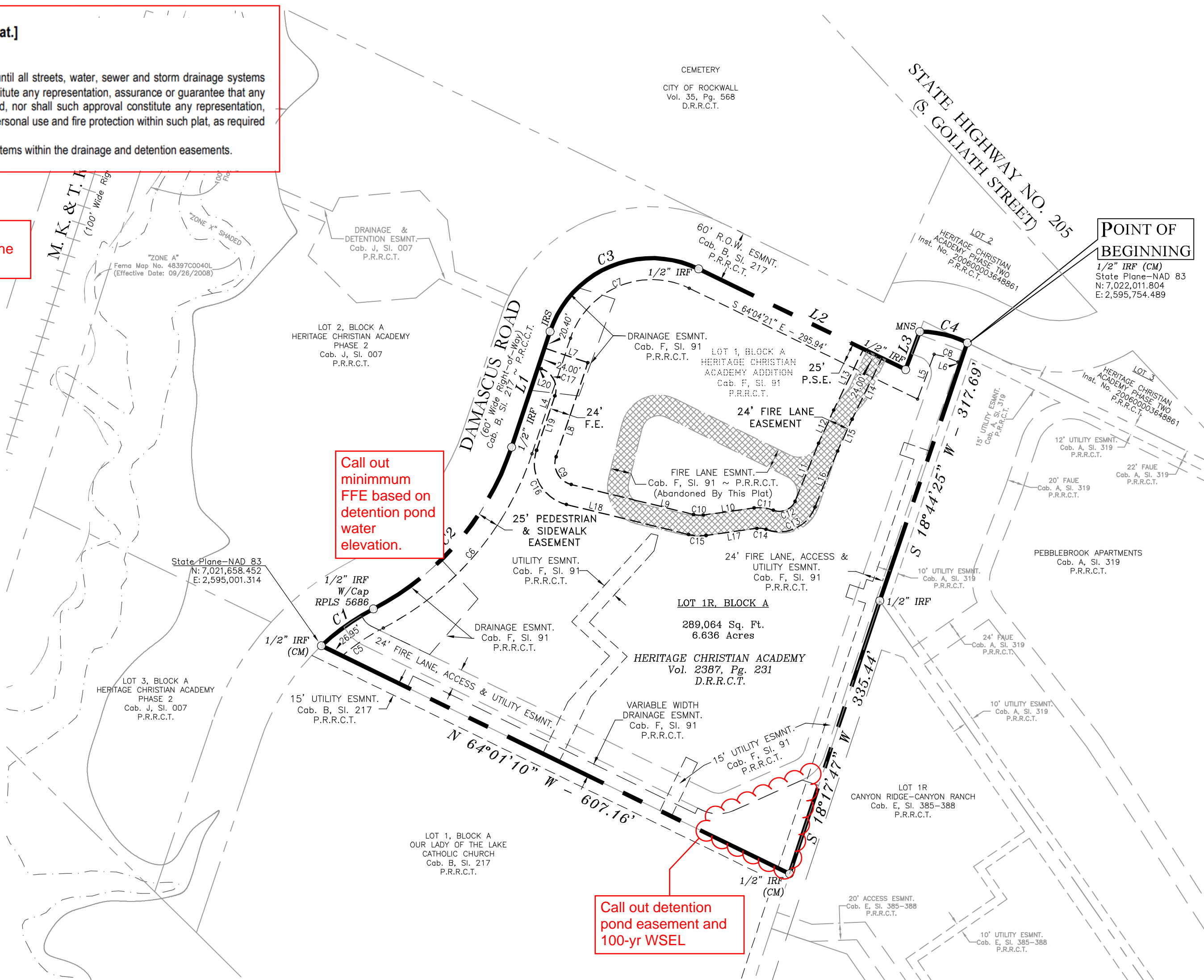
LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"



CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

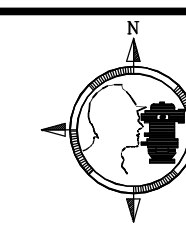
REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
 Being a Replat of
 Heritage Christian Academy Addition
 Lot 1, Block A
 being one (1) lot on 6.641-Acres
 situated in the
 Burwell J.T. Lewis Survey, Abstract No. 255
 City of Rockwall, Rockwall County, Texas

Case No. _____

OWNER
 HERITAGE CHRISTIAN ACADEMY
 Contact: Brad Helmer
 1408 S. Goliad Street
 Rockwall, Texas 75087
 972-772-3003

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the **HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **HERITAGE CHRISTIAN ACADEMY ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

 BRAD HELMER, Head of School
 Heritage Christian Academy

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared **BRAD HELMER**, 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:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the _____ day of _____, 2022.

 Lawrence H. Ringley
 State of Texas, No. 4701

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman

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 _____, 2022.

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

OWNER

HERITAGE CHRISTIAN ACADEMY
 Contact: Brad Helmer
 1408 S. Goliad Street
 Rockwall, Texas 75087
 972-772-3003

SURVEYOR

RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION

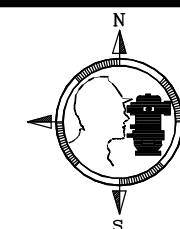
LOT 1R, BLOCK A

Being a Replat of
 Heritage Christian Academy Addition
 Lot 1, Block A

being one (1) lot on 6.641-Acres

situated in the
 Burwell J.T. Lewis Survey, Abstract No. 255
 City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
<i>Mark Staab</i>	08/18/2023	N.T.S.	2020037	2020037-RP.DWG	2 of 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 1408 S. Goliad St. Rockwall TX 75087

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Damarcus Rd. and S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF-14 CURRENT USE Private School

PROPOSED ZONING No Change PROPOSED USE No Change

ACREAGE 6.641 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Heritage Christian Academy</u>	<input checked="" type="checkbox"/> APPLICANT	<u>same</u>
CONTACT PERSON	<u>Brad Helmer</u>	CONTACT PERSON	
ADDRESS	<u>1408 S. Goliad St.</u>	ADDRESS	
	<u>R</u>		
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>972 772 3003</u>	PHONE	
E-MAIL	<u>bhelmer@hcarockwall.org</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

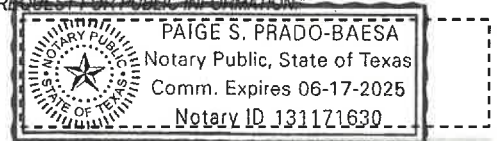
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 582.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023. BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE

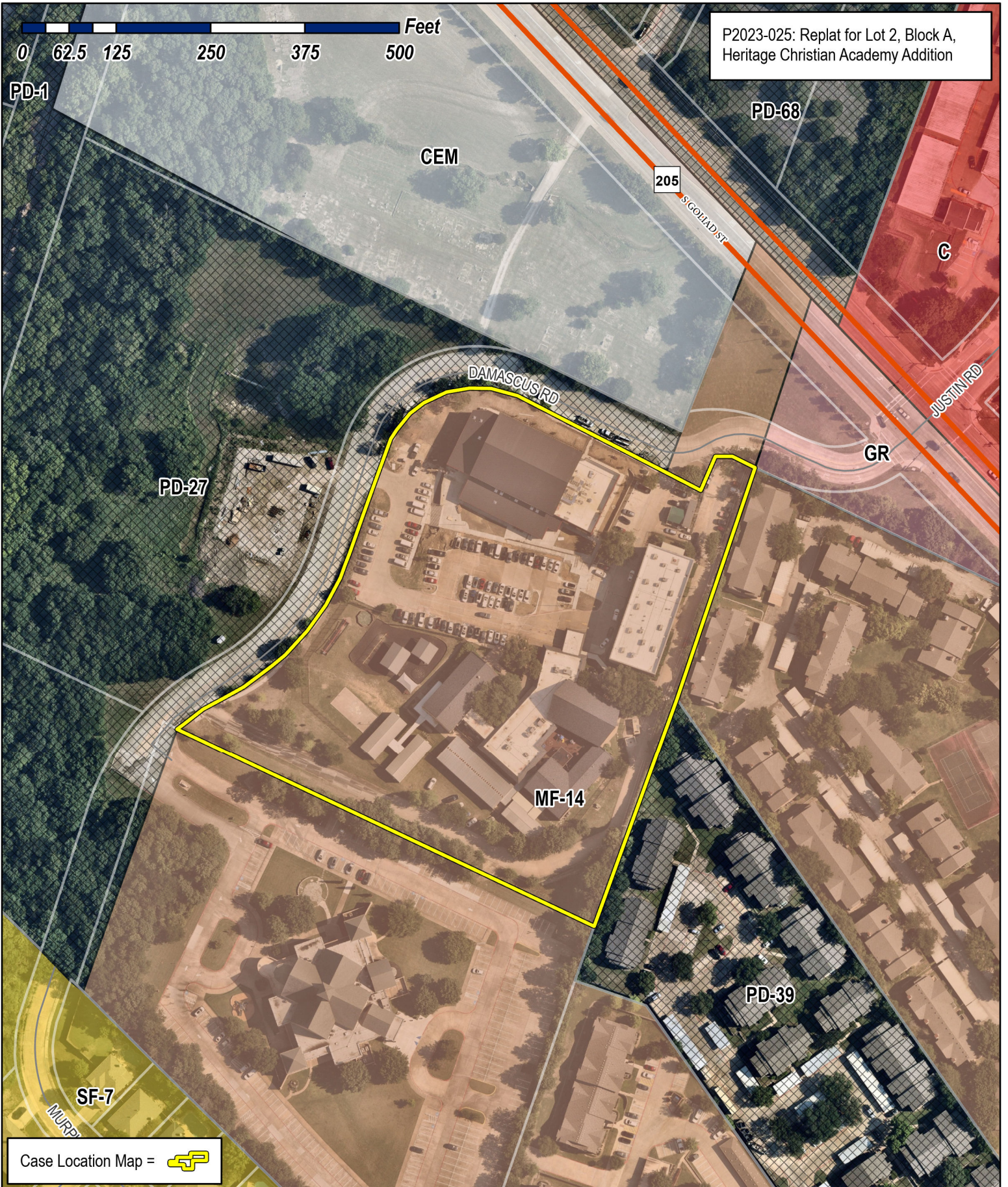
Bradley C. Helmer
Paige S. Prado-Baesa

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

06-17-2025



P2023-025: Replat for Lot 2, Block A, Heritage Christian Academy Addition

Case Location Map = 

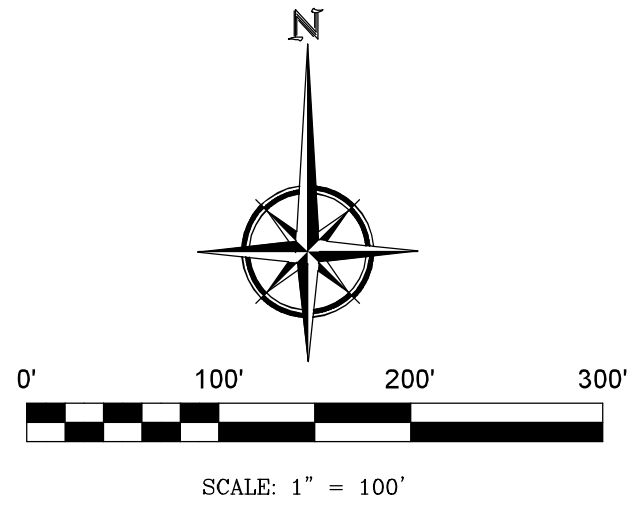


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

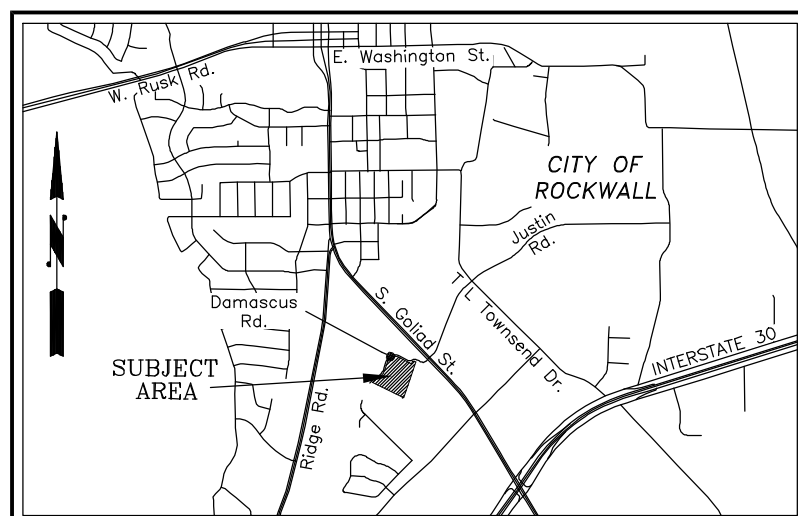
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER

HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliath Street
Rockwall, Texas 75087
972-772-3003

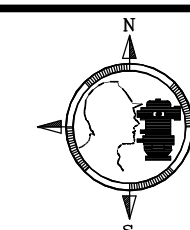
SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the **HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **HERITAGE CHRISTIAN ACADEMY ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

 BRAD HELMER, Head of School
 Heritage Christian Academy

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared **BRAD HELMER**, 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:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley
 State of Texas, No. 4701

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman

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 _____, 2022.

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

OWNER

HERITAGE CHRISTIAN ACADEMY
 Contact: Brad Helmer
 1408 S. Goliad Street
 Rockwall, Texas 75087
 972-772-3003

SURVEYOR

RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION

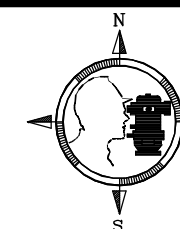
LOT 1R, BLOCK A

Being a Replat of
 Heritage Christian Academy Addition
 Lot 1, Block A

being one (1) lot on 6.641-Acres

situated in the
 Burwell J.T. Lewis Survey, Abstract No. 255
 City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
<i>Mark Staab</i>	08/18/2023	N.T.S.	2020037	2020037-RP.DWG	2 of 2



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: September 5, 2023
APPLICANT: Dewayne Zinn; *Cross Engineering Consultants*
CASE NUMBER: P2023-025; *Replat for Lot 2, Block A, Heritage Christian Academy Addition*

SUMMARY

Consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Replat for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat for a 6.64-acre parcel of land (*i.e. Lot 1, Block A, Heritage Christian Academy Addition*) for the purpose of reestablishing one (1) non-residential lot (*i.e. Lot 2, Block A, Heritage Christian Academy Addition*) to abandon the existing fire lane easement and dedicate new easements to account for the development of a gymnasium and classroom building on the subject property.
- The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The City's historic zoning maps indicate that the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972, and Multi-Family 15 (MF-15) District as of May 16, 1983. The change in zoning designation from Multi-Family 1 (MF-1) District to Multi-Family 15 (MF-15) District was the result of the adoption of the Comprehensive Zoning Ordinance [*i.e. Ordinance No. 83-23*] on May 16, 1983. On June 7, 2004, the City Council adopted the Unified Development Code (UDC), which changed the zoning designation of the subject property from Multi-Family 15 (MF-15) District to Multi-Family 14 (MF-14) District [*i.e. Ordinance No. 04-38*]. On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2018-046; Ordinance No. 19-02*] extending the use of the temporary educational buildings that are currently on the subject property. These buildings were originally approved by a Conditional Use Permit (CUP) in 1999, which was extended in 2003, and reissued as a Specific Use Permit (SUP) in 2009. This Specific Use Permit (SUP) was also extended in 2013. On January 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2020-032*] to allow the construction of an approximately 22,409 SF gymnasium and classroom facility in conjunction with the existing private school [*i.e. Heritage Christian Academy*]. On July 12, 2022, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2022-032*] to change the building elevations on the previously approved gymnasium and classrooms.
- 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 Lot 2, Block A, Heritage Christian Academy Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 1408 S. Goliad St. Rockwall TX 75087

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Damarcus Rd. and S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF-14 CURRENT USE Private School

PROPOSED ZONING No Change PROPOSED USE No Change

ACREAGE 6.641 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Heritage Christian Academy APPLICANT same

CONTACT PERSON Brad Helmer CONTACT PERSON _____

ADDRESS 1408 S. Goliad St. ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP _____

PHONE 972 772 3003 PHONE _____

E-MAIL bhelmer@hcarockwall.org E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

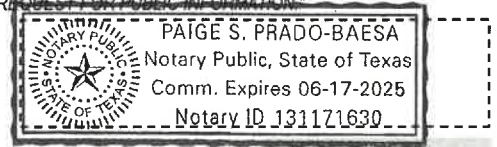
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 582.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023. BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE

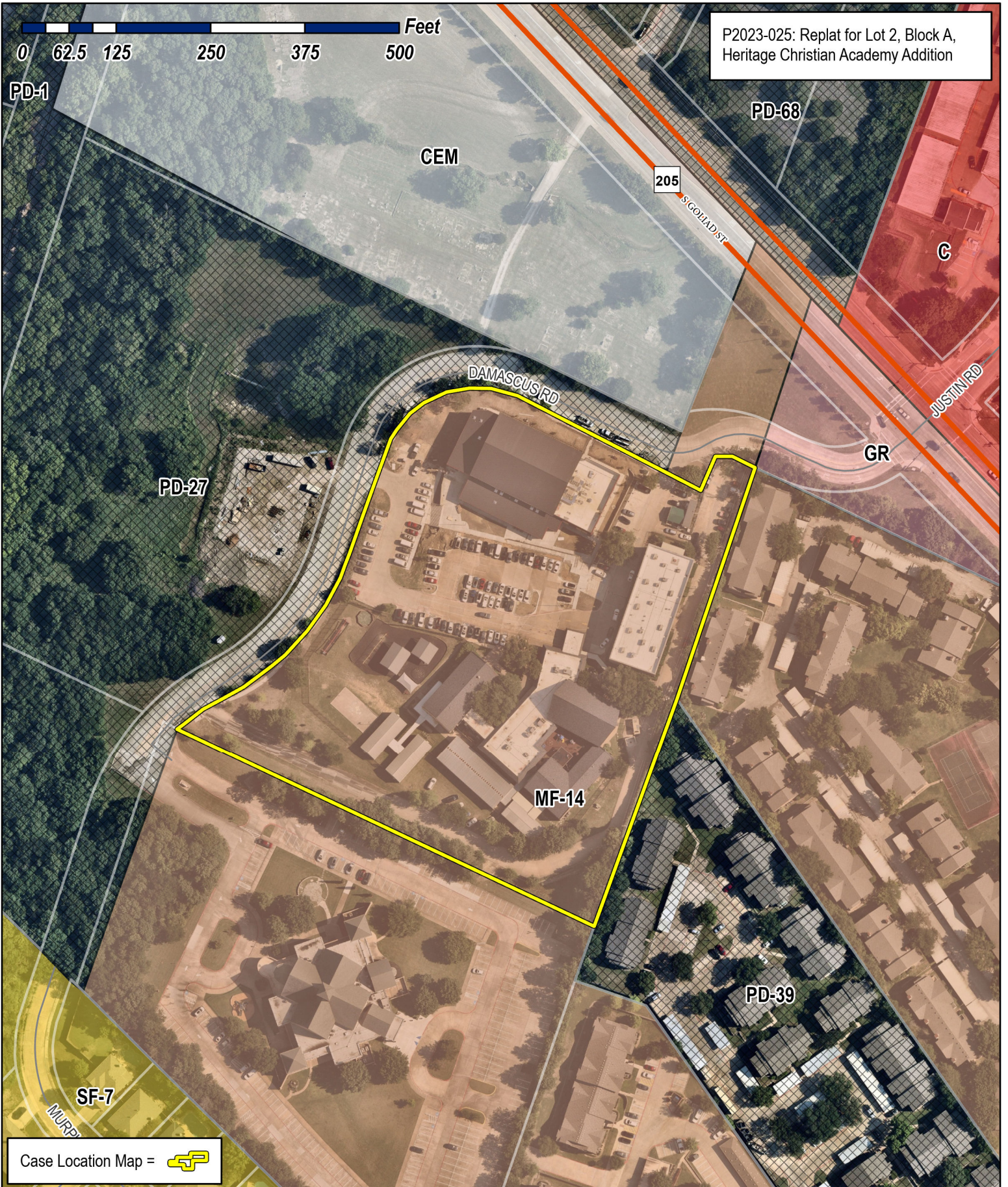
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

06-17-2025



P2023-025: Replat for Lot 2, Block A, Heritage Christian Academy Addition

Case Location Map = 

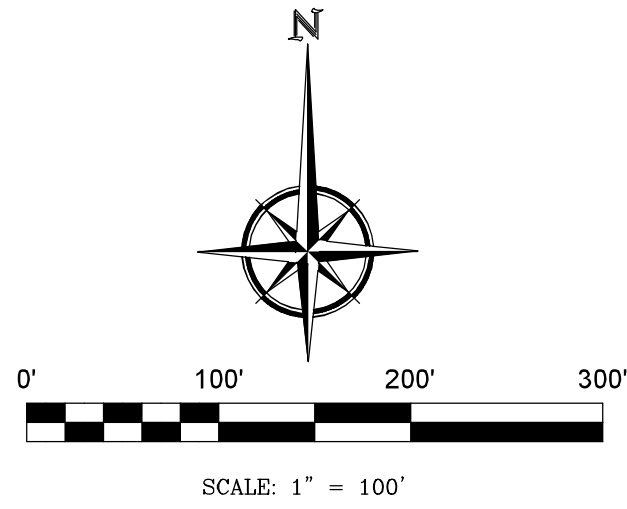


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

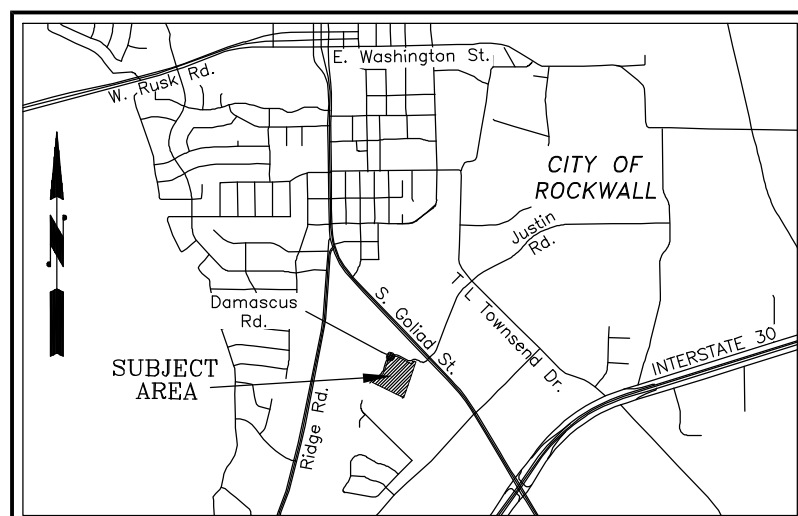
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

OWNER

HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliath Street
Rockwall, Texas 75087
972-772-3003

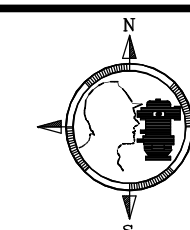
SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HERITAGE CHRISTIAN ACADEMY ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

BRAD HELMER, Head of School
Heritage Christian Academy

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared BRAD HELMER, 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:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman 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 _____, 2022.

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

OWNER
HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliad Street
Rockwall, Texas 75087
972-772-3003

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
Burwell J.T. Lewis Survey, Abstract No. 255
City of Rockwall, Rockwall County, Texas

Case No. _____

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet



DATE: September 13, 2023

TO: Brad Helmer
1408 S. Goliad Street
Rockwall, TX 75087

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

SUBJECT: P2023-025; *Replat for Lot 2, Block A, Heritage Christian Academy Addition*

Mr. Helmer:

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 September 5, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 7-0.

City Council

On September 5, 2023, the City Council approved a motion to approve the *Replat* 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 (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

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 adhere to 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department