



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail CURRENT USE Worship Center

PROPOSED ZONING General Retail PROPOSED USE Worship Center

ACREAGE 6.156 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 Ridgeview Church

APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [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 \$ 423.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. 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."

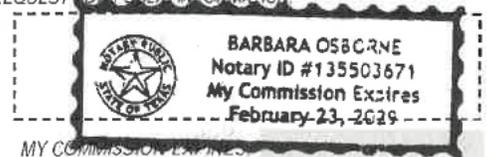
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF January, 2026.

OWNER'S SIGNATURE

*Felix Tan*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Osburne*





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

**GENERAL REFERENCE:** Chapter 38.7, *Subdivision and Platting Procedures*, of the Municipal Code of Ordinances

**NOTES:** The requirements listed below are applicable to all platting case types, unless otherwise indicated in the '[J]' 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Parks and Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat & Master Plat]
✓ Preliminary Drainage Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Preliminary Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements	<input type="checkbox"/>	<input type="checkbox"/>	Two (2) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate title block information in the lower right-hand corner as referenced in Chapter 38.7, <i>Subdivision and Platting Procedures</i> , of the Municipal Code of Ordinances.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the subdividers, 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	<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	<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 at an appropriate scale to determine the general location of the area being platted.
North Point or North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subdivision plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage)	<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)	<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 total lot count.
Dwelling Units/Population Density [Preliminary & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of <i>Dwelling Units</i> and the proposed <i>Population Density</i> (i.e. the total number of <i>Dwelling Units</i> /Total Acreage = <i>Population Density</i> ).
Building Setbacks (Residential Plats <u>ONLY</u> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements	<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/Limits of the Extraterritorial Jurisdiction (ETJ)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If contiguous with the area being platted or if visible on the vicinity map, the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) should be clearly labeled.
Utilities (P) [Preliminary Plat]	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets	<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	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips	<input checked="" type="checkbox"/>	<input 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.
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 Wooded Areas or dense tree clusters.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the <i>Zoning</i> classifications, and the existing and proposed <i>Land Uses</i> .
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 existing and proposed public and private <i>Parks</i> and <i>Open Spaces</i> . Also, indicate the dimensions, names, and descriptions of all schools and other public uses. A <i>Master Plat</i> shall be accompanied by a <i>Parks and Open Space Plan</i> that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion.
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	<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"/>	Delineation of the boundary of each phase for a proposed subdivision, the order of the development of each phase, and a schedule for the development of each phase.
Dedication	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Flood Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Wetlands and Waters of the U.S	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines of delineated Wetlands and Water of the United States (WOTUS) (if applicable).
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.
Legal Description	<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.
General Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the following General Notes provided in the <i>Standard Plat Wording</i> section of the application packet: (1) Subdivider's Statement (2) Public Improvement Statement (3) Drainage and Detention Easements (4) Fire Lanes (5) Street Appurtenances

Purpose [Conveyance Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the purpose of the conveyance plat under the General Notes section of the plat.
Owner's Certificate of Dedication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the Owner's Certificate of Dedication for all public right-of-way, easements, parks and open space, and other public uses provided in the <i>Standard Plat Wording</i> section of the application packet.
Notary Public Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the <i>Standard Plat Wording</i> section of the application packet.
Surveyor's/Registered Engineer Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor or registered engineer responsible for the surveying the development and/or the preparation of the plat. The Surveyor's/Registered Engineer Certificate is provided in the <i>Standard Plat Wording</i> section of the application packet.
Profiles and Cross Sections for Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Profiles and cross sections of all floodplains shall be shown on the subdivision plat at a minimum distance of 300-feet in order to determine that the subdivision plat will function in accordance with the City's <i>Standards of Design and Construction</i> . These profiles and cross sections shall contain the elevations and source of data for the information provided (if applicable).
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate standard signature block(s) for approval of the plat provided in the <i>Standard Plat Wording</i> section of the application packet.
Compliance with Preliminary Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is the applicant's responsibility to review the proposed plans and plat with any private utility companies such as electric, gas, cable, trash and telecommunications companies.

FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

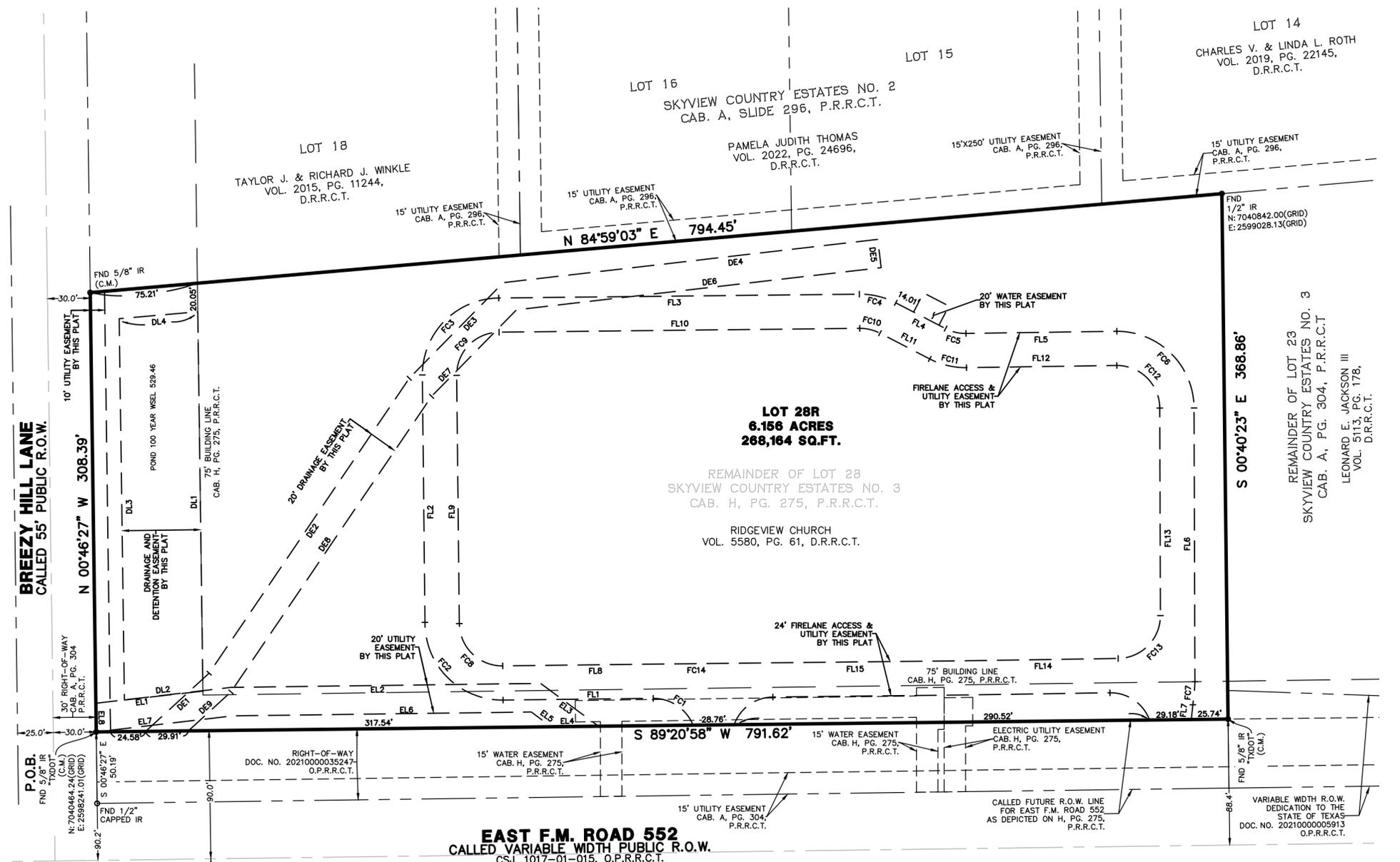
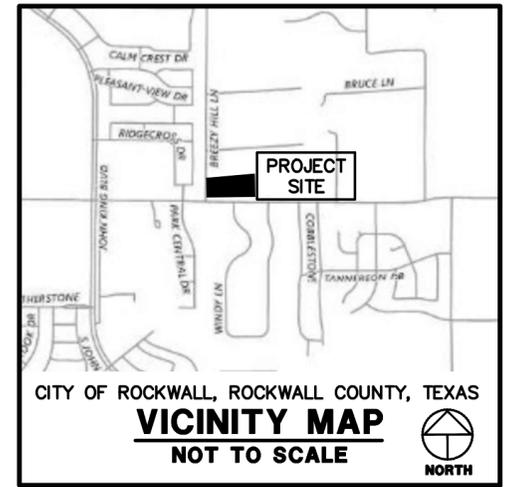
FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

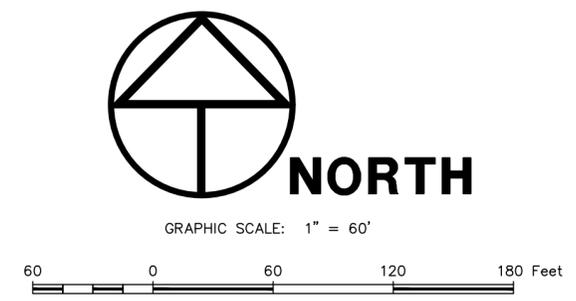
DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE	
LOT 28R:	COMMERCIAL
	6.156 ACRES



- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
  - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
  - 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 ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - C.M. CONTROLLING MONUMENT
  - FND FOUND
  - SQ.FT. SQUARE FEET

**ENGINEER**  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

**OWNER/DEVELOPER**  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087

**WINDROSE**  
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056  
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

**REPLAT**  
**LOTS 28R, SKYVIEW COUNTRY**  
**ESTATES NO. 3**  
BEING A REPLAT OF LOT 28,  
SKYVIEW COUNTRY ESTATES, NO. 3  
AN ADDITION TO  
THE CITY OF ROCKWALL AS RECORDED IN  
CABINET H, PAGE 275, OF THE PLAT  
RECORDS OF ROCKWALL COUNTY, TEXAS  
ALSO BEING A TRACT OF LAND  
SITUATED IN THE JOHN SIMMONS SURVEY,  
ABSTRACT NO. 190  
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 2021000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3, ROCKWALL COUNTY, TEXAS** AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** 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/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.

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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
MY COMMISSION EXPIRES

GENERAL NOTES:

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.
5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
DANIEL L. JACKSON, R.P.L.S.  
NO. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING CHAIRMAN

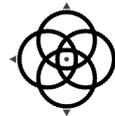
\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**LOTS 28R, SKYVIEW COUNTRY  
ESTATES NO. 3  
BEING A REPLAT OF LOT 28,  
SKYVIEW COUNTRY ESTATES, NO. 3  
AN ADDITION TO  
THE CITY OF ROCKWALL AS RECORDED IN  
CABINET H, PAGE 275, OF THE PLAT  
RECORDS OF ROCKWALL COUNTY, TEXAS  
ALSO BEING A TRACT OF LAND  
SITUATED IN THE JOHN SIMMONS SURVEY,  
ABSTRACT NO. 190  
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

ENGINEER  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

OWNER/DEVELOPER  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087



**WINDROS E**  
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-11-2025 CHECKED BY: JC JOB NO.: D61056  
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail CURRENT USE Worship Center

PROPOSED ZONING General Retail PROPOSED USE Worship Center

ACREAGE 6.156 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 Ridgeview Church

APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [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 \$ 423.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. 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."

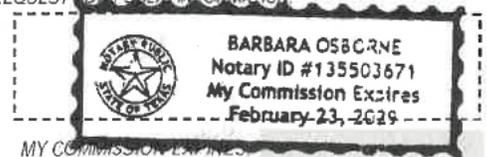
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF January, 2026.

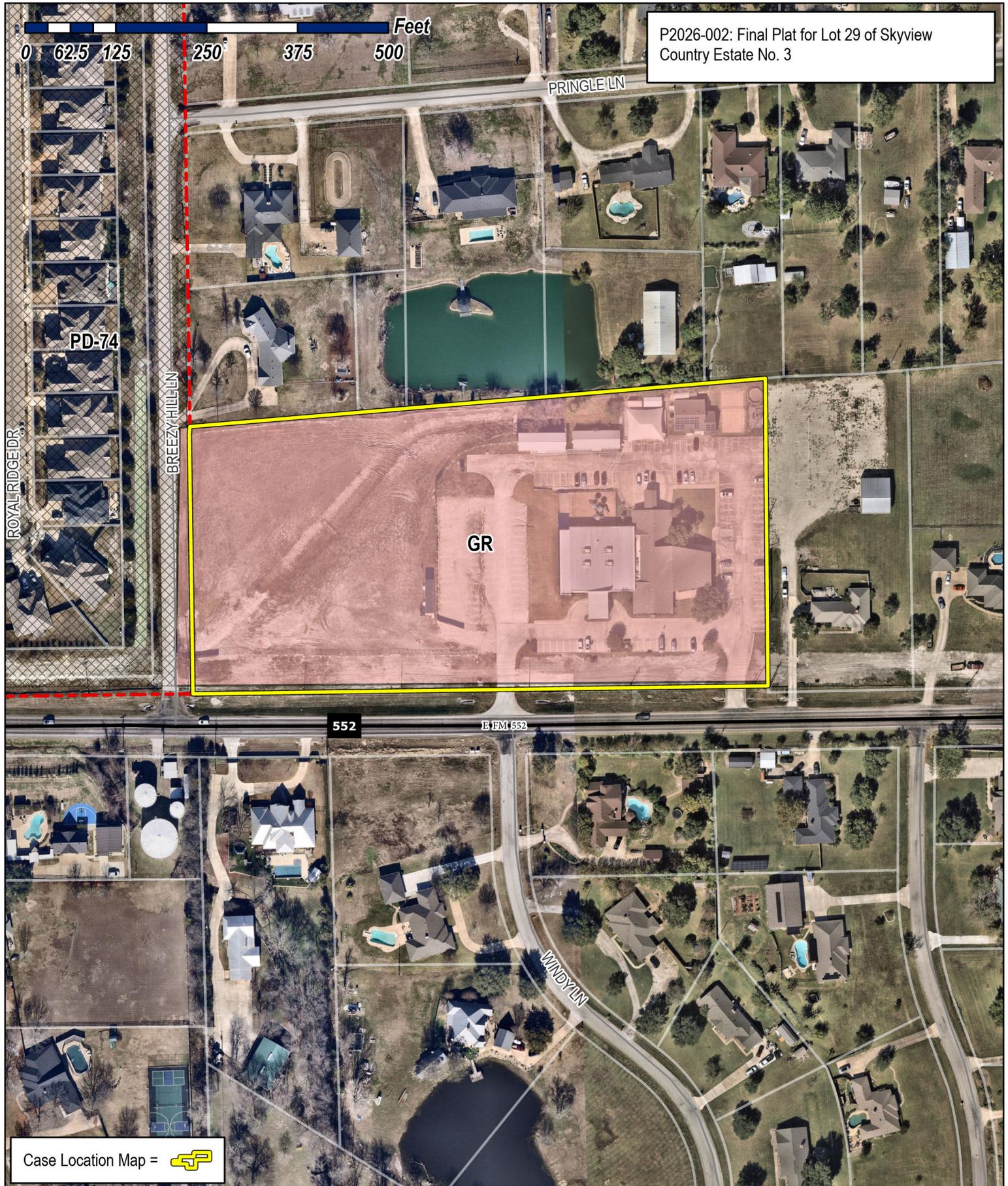
OWNER'S SIGNATURE

*Felix Tan*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Osburne*





P2026-002: Final Plat for Lot 29 of Skyview Country Estate No. 3

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.



FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

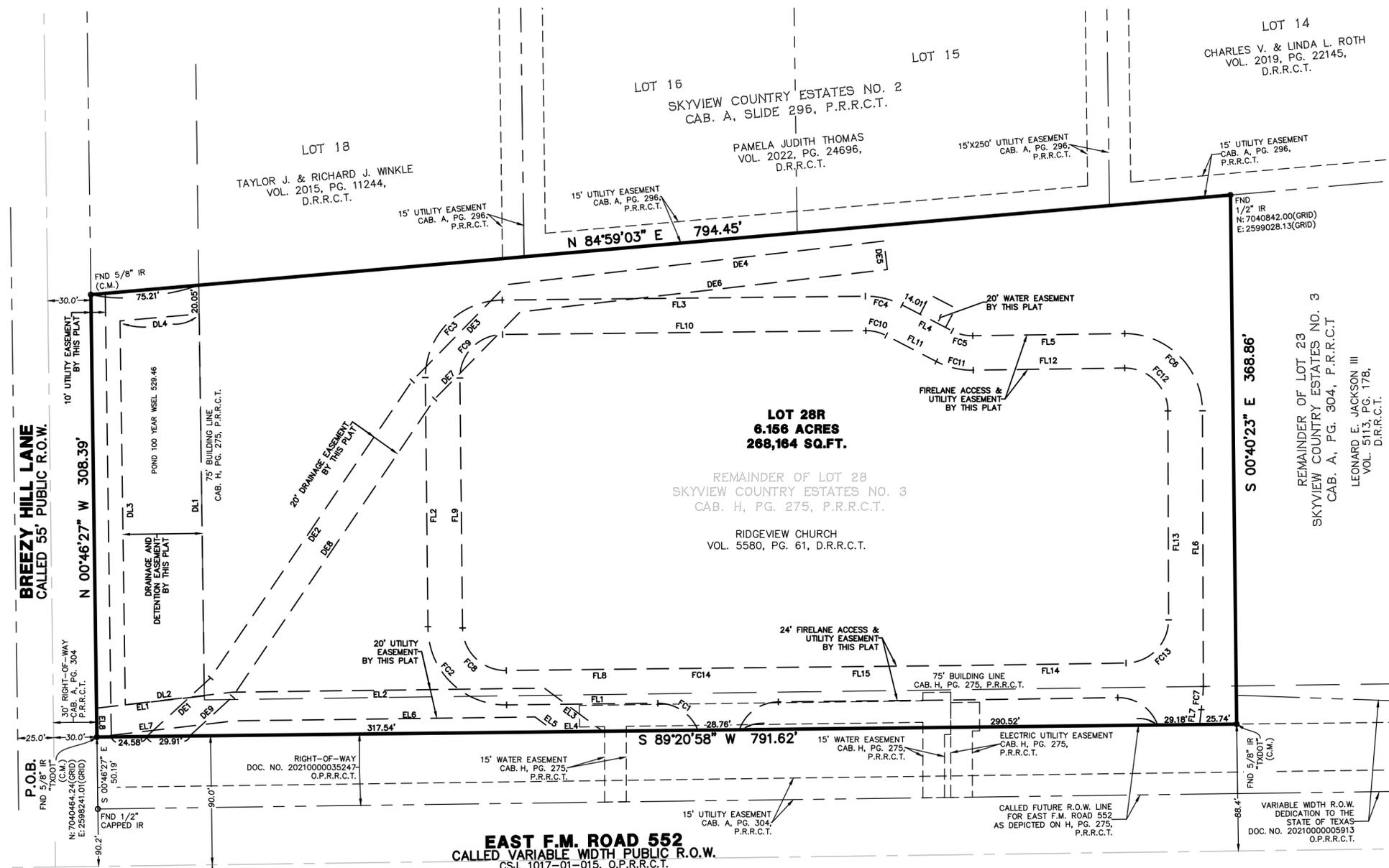
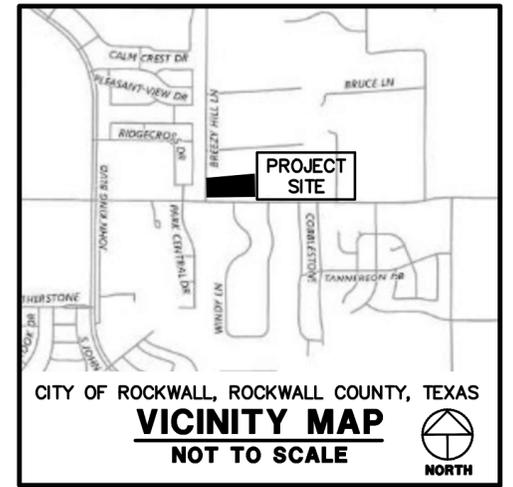
FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

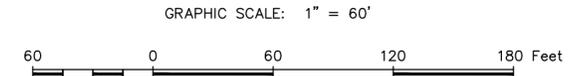
DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE	
LOT 28R:	COMMERCIAL
	6.156 ACRES



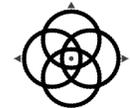
- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
  - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
  - 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 ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - C.M. CONTROLLING MONUMENT
  - FND FOUND
  - SQ.FT. SQUARE FEET

**ENGINEER**  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

**OWNER/DEVELOPER**  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087

  
**WINDROSE**  
**LAND SURVEYING | PLATTING**  
 1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM  
 DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056  
 POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

**REPLAT**  
**LOTS 28R, SKYVIEW COUNTRY**  
**ESTATES NO. 3**  
 BEING A REPLAT OF LOT 28,  
 SKYVIEW COUNTRY ESTATES, NO. 3  
 AN ADDITION TO  
 THE CITY OF ROCKWALL AS RECORDED IN  
 CABINET H, PAGE 275, OF THE PLAT  
 RECORDS OF ROCKWALL COUNTY, TEXAS  
 ALSO BEING A TRACT OF LAND  
 SITUATED IN THE JOHN SIMMONS SURVEY,  
 ABSTRACT NO. 190  
 BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 2021000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** 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/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.

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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
MY COMMISSION EXPIRES

GENERAL NOTES:

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.
5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
DANIEL L. JACKSON, R.P.L.S.  
No. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEPPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING CHAIRMAN

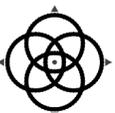
\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**LOTS 28R, SKYVIEW COUNTRY  
ESTATES NO. 3  
BEING A REPLAT OF LOT 28,  
SKYVIEW COUNTRY ESTATES, NO. 3  
AN ADDITION TO  
THE CITY OF ROCKWALL AS RECORDED IN  
CABINET H, PAGE 275, OF THE PLAT  
RECORDS OF ROCKWALL COUNTY, TEXAS  
ALSO BEING A TRACT OF LAND  
SITUATED IN THE JOHN SIMMONS SURVEY,  
ABSTRACT NO. 190  
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

ENGINEER  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

OWNER/DEVELOPER  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087



**WINDROS E**  
LAND SURVEYING | PLATTING  
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD    DATE: 09-11-2025    CHECKED BY: JC    JOB NO.: D61056  
POC: LUKE JACKSON    PHONE: 972-370-5871    EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** January 27, 2026  
**APPLICANT:** Grayson Hughes; *Sutherland King Consulting, LLC.*  
**CASE NUMBER:** P2026-002; *Replat for Lot 29 of the Skyview Country Estates No. 3 Addition*

---

### SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of establishing additional easements on the subject property for an addition to the existing *Church/House of Worship*.
- Background. According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027]* to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship* along with the construction of the building that will exceed 25,000 SF in a General Retail (GR) District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 29 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

- (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.

# PROJECT COMMENTS



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

DATE: 1/22/2026

PROJECT NUMBER: P2026-002  
PROJECT NAME: Final Plat for Lot 29 of Skyview Country Estate No. 3  
SITE ADDRESS/LOCATIONS: 1362 FM 552

CASE CAPTION: Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	01/21/2026	Approved w/ Comments

01/21/2026: P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 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 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552.

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](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2026-002) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT  
LOT 29  
SKYVIEW COUNTRY ESTATES ADDITION NO. 3  
BEING A REPLAT OF  
LOT 28  
SKYVIEW COUNTRY ESTATES ADDITION NO. 3  
BEING  
ONE (1) LOT  
6.156-ACRES OR 268,164 SF  
SITUATED IN THE  
JOHN SIMMONS SURVEY, ABSTRACT NO. 190  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the

Municipal Code of Ordinances)

M.6 Please label the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please remove the second Notary Public Signature Block following the Surveyors Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the following Surveyor's/Registered Engineer Certificate. (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 SIGNATURE [OR] REGISTERED ENGINEER  
PROFESSIONAL ENGINEER NO.

REGISTERED PUBLIC SURVEYOR NO. [OR]

I.9 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.10 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: January 27, 2026  
City Council Meeting: February 2, 2026

I.11 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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	01/20/2026	Approved w/ Comments

- 01/20/2026: 1. Label width (24').  
2. Call out minimum FFE based on detention pond 100-yr WSEL. Min. 2' above 100yr WSEL.  
3. Revise "utility" to "water and sanitary sewer" easement

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

GIS	Lance Singleton	01/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	01/22/2026	N/A
No Comments			

FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

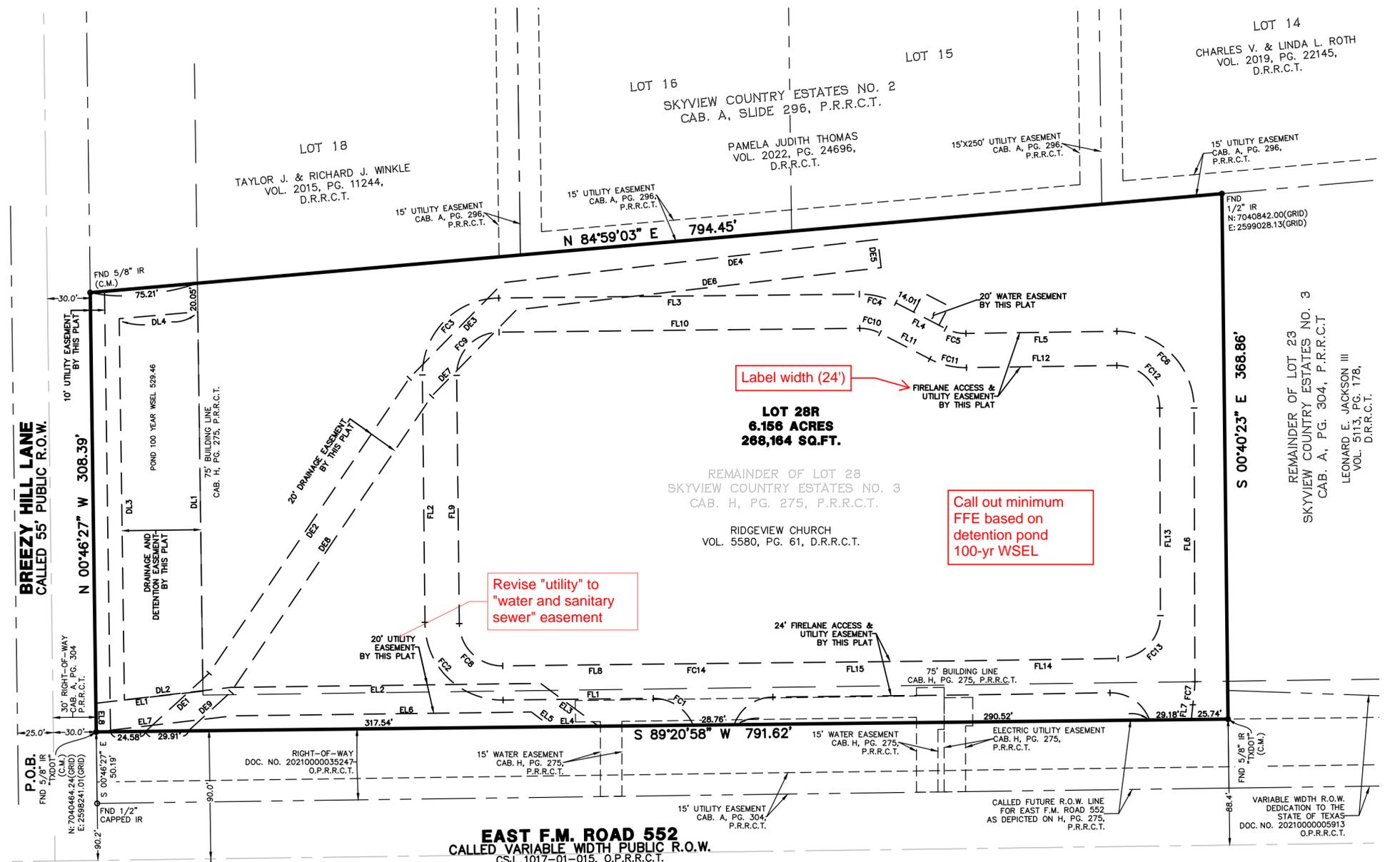
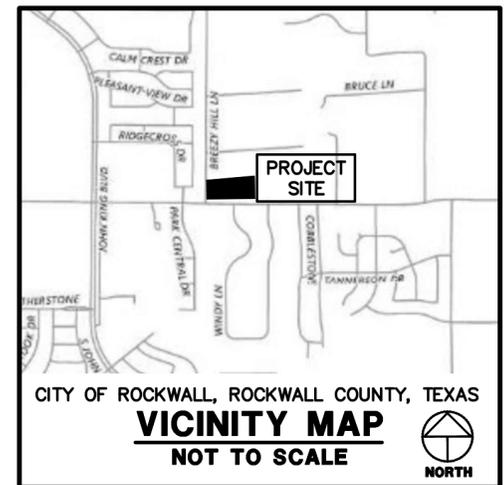
FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

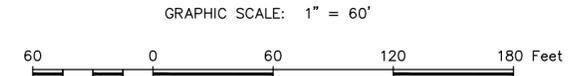
DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE	
LOT 28R:	COMMERCIAL
	6.156 ACRES



- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
  - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
  - 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 ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

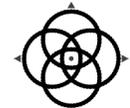


**REPLAT**  
**LOTS 28R, SKYVIEW COUNTRY**  
**ESTATES NO. 3**  
 BEING A REPLAT OF LOT 28,  
 SKYVIEW COUNTRY ESTATES, NO. 3  
 AN ADDITION TO  
 THE CITY OF ROCKWALL AS RECORDED IN  
 CABINET H, PAGE 275, OF THE PLAT  
 RECORDS OF ROCKWALL COUNTY, TEXAS  
 ALSO BEING A TRACT OF LAND  
 SITUATED IN THE JOHN SIMMONS SURVEY,  
 ABSTRACT NO. 190  
 BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - C.M. CONTROLLING MONUMENT
  - FND FOUND
  - SQ.FT. SQUARE FEET

**ENGINEER**  
 SUTHERLAND KING  
 GRAYSON K. HUGHES, PE  
 6430 MEADOWCREEK DRIVE,  
 DALLAS, TX 75254  
 PHONE: 214.208.0519

**OWNER/DEVELOPER**  
 RIDGEVIEW CHURCH  
 1362 E. FM 522  
 ROCKWALL, ROCKWALL  
 COUNTY, TEXAS 75087



**WINDROSE**  
**LAND SURVEYING | PLATTING**

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM  
 DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056  
 POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail CURRENT USE Worship Center

PROPOSED ZONING General Retail PROPOSED USE Worship Center

ACREAGE 6.156 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 Ridgeview Church

APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

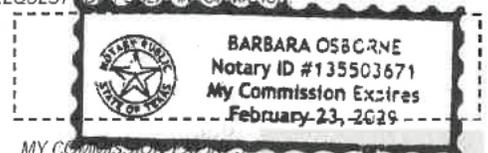
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

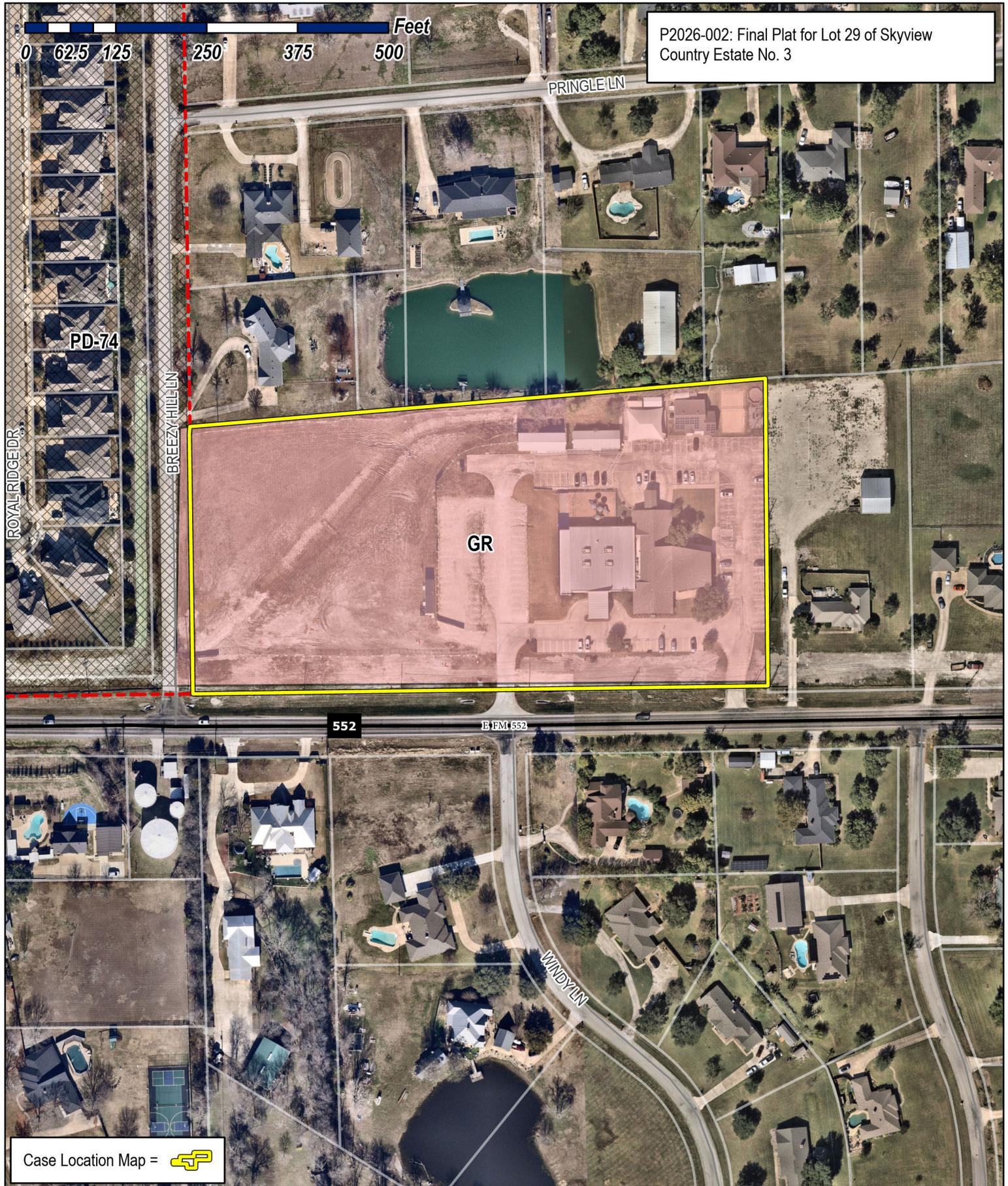
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 423.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. BY SIGNING THIS APPLICATION, 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 16 DAY OF January, 2026.

OWNER'S SIGNATURE Felix Tan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osburn





P2026-002: Final Plat for Lot 29 of Skyview Country Estate No. 3

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.



FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

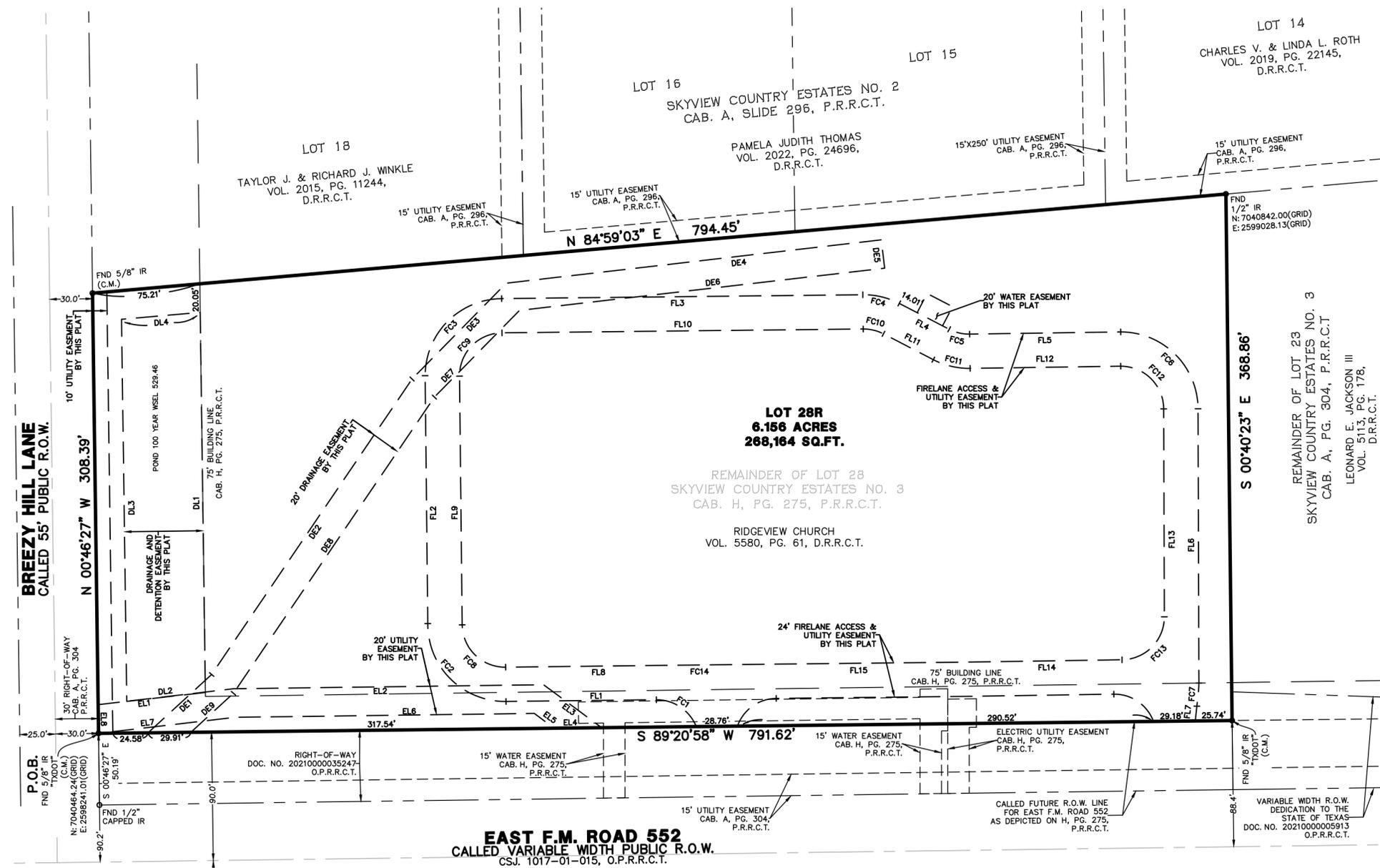
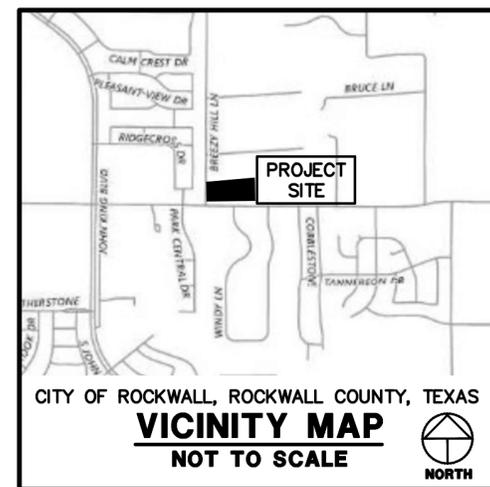
FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

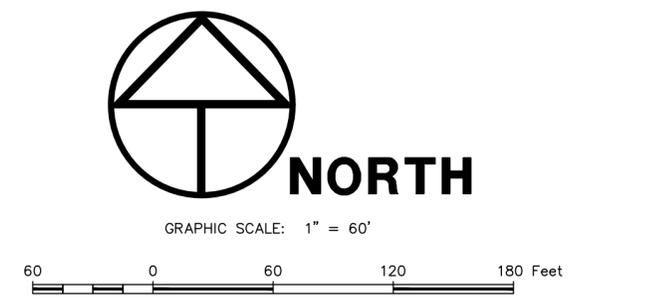
DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE	
LOT 28R:	COMMERCIAL
	6.156 ACRES



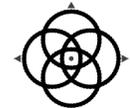
- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
  - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
  - 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 ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - C.M. CONTROLLING MONUMENT
  - FND FOUND
  - SQ.FT. SQUARE FEET

**ENGINEER**  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

**OWNER/DEVELOPER**  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087

  
**WINDROSE**  
**LAND SURVEYING | PLATTING**  
 1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM  
 DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056  
 POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

**REPLAT**  
**LOTS 28R, SKYVIEW COUNTRY**  
**ESTATES NO. 3**  
 BEING A REPLAT OF LOT 28,  
 SKYVIEW COUNTRY ESTATES, NO. 3  
 AN ADDITION TO  
 THE CITY OF ROCKWALL AS RECORDED IN  
 CABINET H, PAGE 275, OF THE PLAT  
 RECORDS OF ROCKWALL COUNTY, TEXAS  
 ALSO BEING A TRACT OF LAND  
 SITUATED IN THE JOHN SIMMONS SURVEY,  
 ABSTRACT NO. 190  
 BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 2021000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** 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/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.

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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
MY COMMISSION EXPIRES

GENERAL NOTES:

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.
5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
DANIEL L. JACKSON, R.P.L.S.  
No. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEOPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING CHAIRMAN

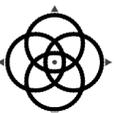
\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**LOTS 28R, SKYVIEW COUNTRY  
ESTATES NO. 3  
BEING A REPLAT OF LOT 28,  
SKYVIEW COUNTRY ESTATES, NO. 3  
AN ADDITION TO  
THE CITY OF ROCKWALL AS RECORDED IN  
CABINET H, PAGE 275, OF THE PLAT  
RECORDS OF ROCKWALL COUNTY, TEXAS  
ALSO BEING A TRACT OF LAND  
SITUATED IN THE JOHN SIMMONS SURVEY,  
ABSTRACT NO. 190  
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

ENGINEER  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

OWNER/DEVELOPER  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087



**WINDROS E**  
LAND SURVEYING | PLATTING  
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD    DATE: 09-11-2025    CHECKED BY: JC    JOB NO.: D61056  
POC: LUKE JACKSON    PHONE: 972-370-5871    EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM



# 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:** February 2, 2026  
**APPLICANT:** Grayson Hughes; *Sutherland King Consulting, LLC.*  
**CASE NUMBER:** P2026-002; *Replat for Lot 29 of the Skyview Country Estates No. 3 Addition*

---

### SUMMARY

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of establishing additional easements on the subject property for an addition to the existing *Church/House of Worship*.
- Background. According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027]* to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship* along with the construction of the building that will exceed 25,000 SF in a General Retail (GR) District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 29 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

- (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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Conway and Brock absent.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail CURRENT USE Worship Center

PROPOSED ZONING General Retail PROPOSED USE Worship Center

ACREAGE 6.156 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 Ridgeview Church

APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [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 \$ 423.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026. 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."

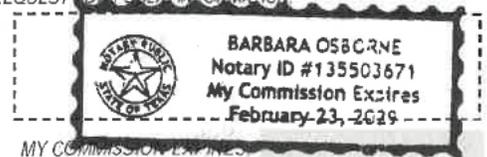
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF January, 2026.

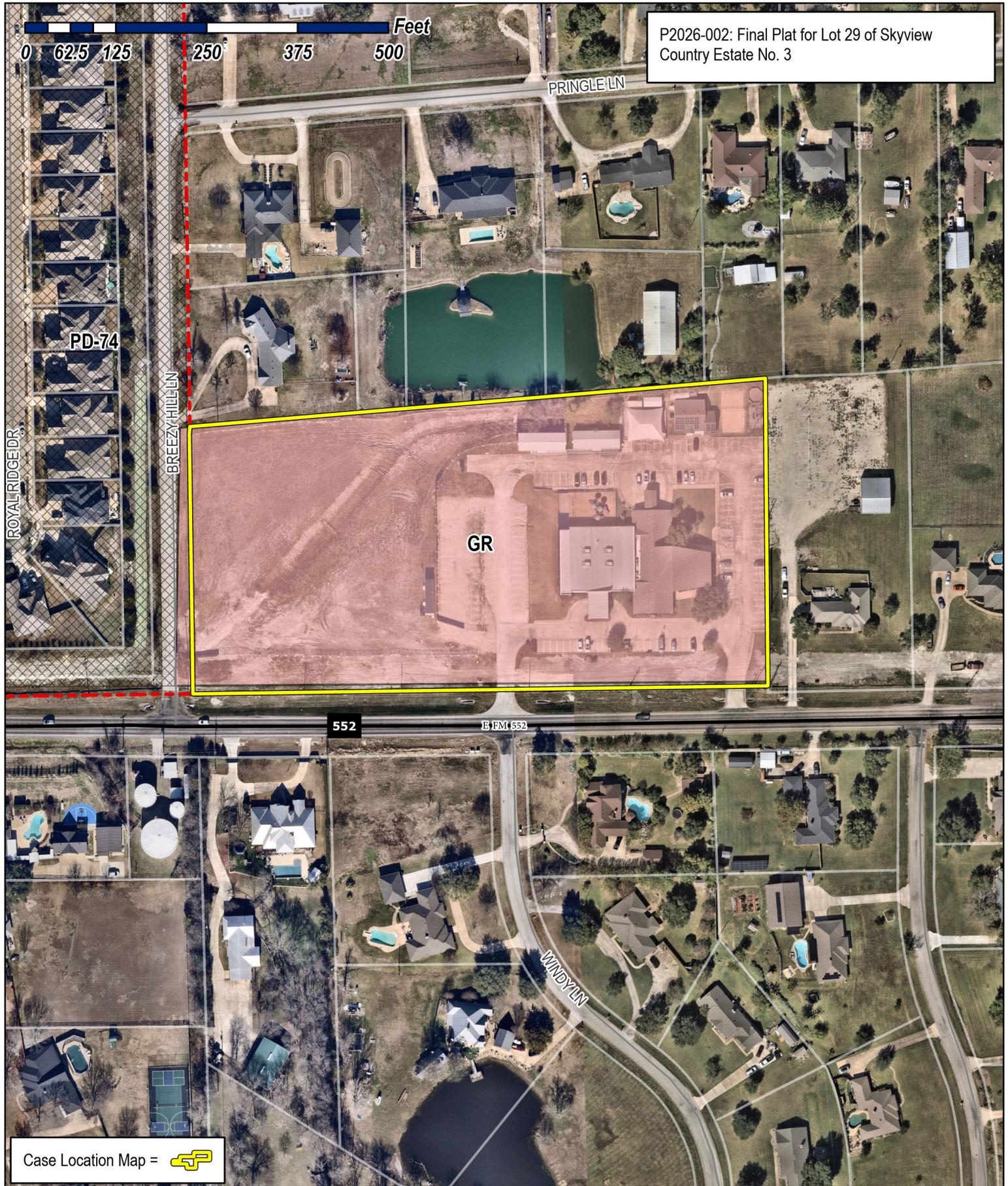
OWNER'S SIGNATURE

*Felix Tan*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Osburn*





P2026-002: Final Plat for Lot 29 of Skyview Country Estate No. 3

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.



FIRELANE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	30.00'	68°47'29"	36.02'	N 56°16'09" W	33.89'
FC2	54.00'	91°15'57"	86.02'	N 45°01'55" W	77.21'
FC3	54.00'	90°00'00"	84.82'	N 44°23'15" E	76.37'
FC4	54.00'	28°05'26"	26.47'	S 76°34'02" E	26.21'
FC5	30.00'	28°18'31"	14.82'	S 76°40'34" E	14.67'
FC6	54.00'	90°38'58"	85.44'	S 45°30'21" E	76.80'
FC7	55.00'	6°22'59"	6.13'	S 03°00'38" W	6.12'
FC8	30.00'	90°03'09"	47.15'	N 45°38'19" W	42.45'
FC9	30.00'	90°00'00"	47.12'	N 44°23'15" E	42.43'
FC10	30.00'	28°05'26"	14.71'	S 76°34'02" E	14.56'
FC11	54.00'	28°18'31"	26.68'	S 76°40'34" E	26.41'
FC12	30.00'	90°38'58"	47.46'	S 45°30'21" E	42.67'
FC13	30.00'	89°18'58"	46.77'	S 44°28'37" W	42.17'
FC14	1.00'	0°03'05"	0.00'	S 89°21'39" W	0.00'

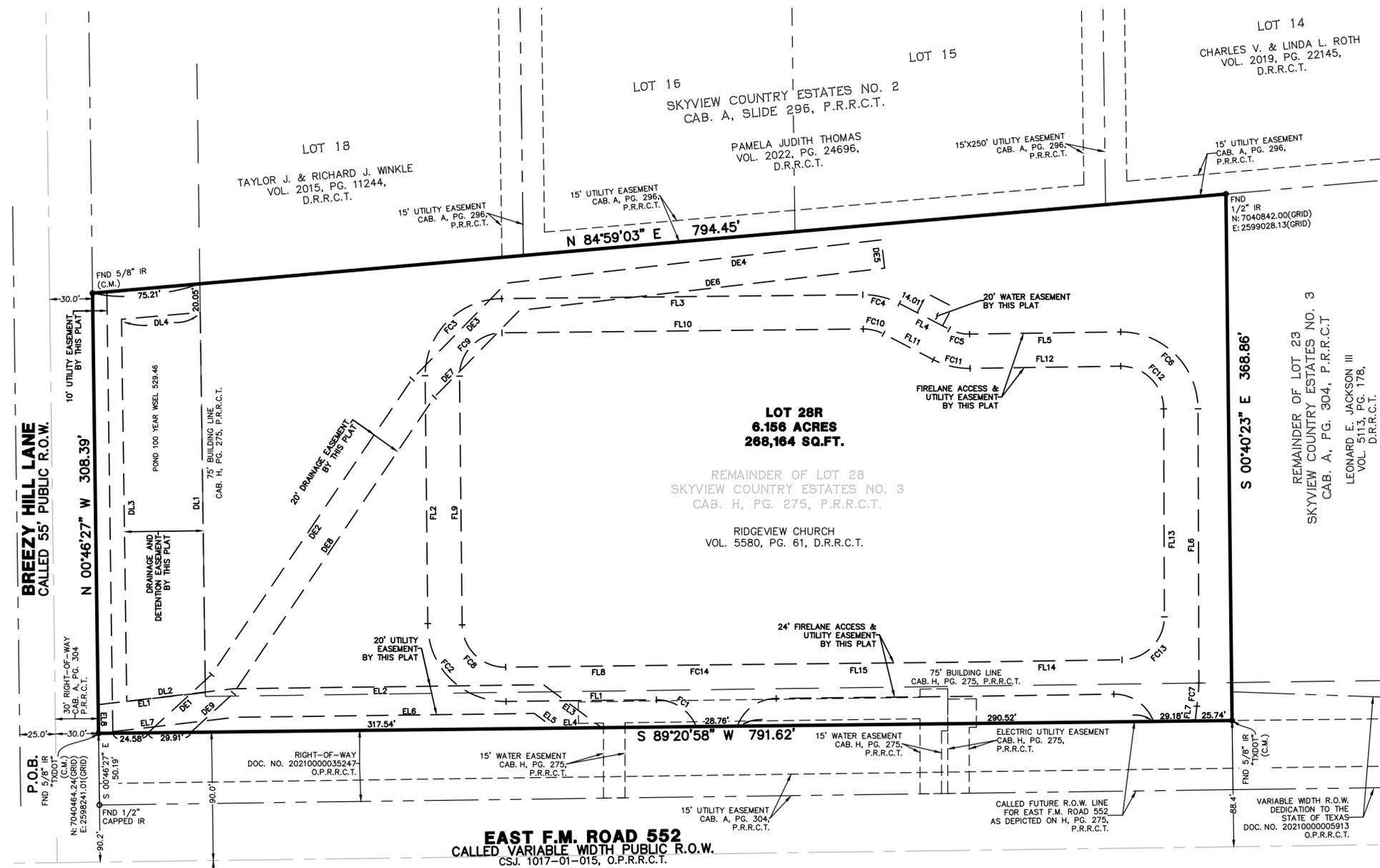
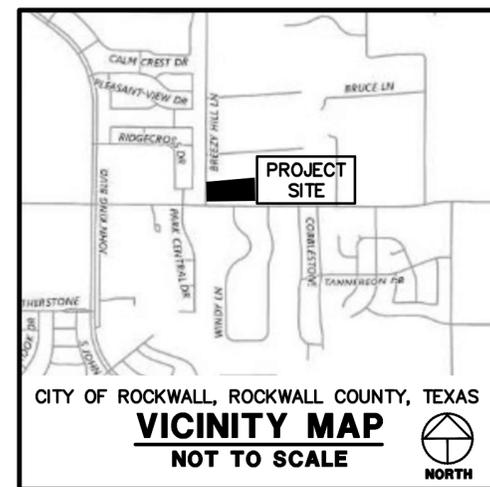
FIRELANE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
FL1	S 89°20'06" W	104.67'
FL2	N 00°36'45" W	173.10'
FL3	N 89°23'15" E	252.23'
FL4	S 62°31'19" E	39.24'
FL5	N 89°10'10" E	104.73'
FL6	S 00°10'52" E	191.91'
FL7	S 06°12'07" W	20.79'
FL8	S 89°20'06" W	134.83'
FL9	N 00°36'45" W	174.24'
FL10	N 89°23'15" E	252.23'
FL11	S 62°31'19" E	39.24'
FL12	N 89°10'10" E	104.73'
FL13	S 00°10'52" E	145.68'
FL14	S 89°08'06" W	106.90'
FL15	S 89°23'11" W	188.73'

DRAINAGE ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 47°23'06" E	60.34'
DE2	N 34°04'00" E	249.88'
DE3	N 44°23'15" E	93.91'
DE4	N 83°23'11" E	263.74'
DE5	S 06°36'49" E	20.00'
DE6	S 83°23'11" W	256.65'
DE7	S 44°23'15" W	85.03'
DE8	S 34°04'00" W	250.41'
DE9	S 47°23'06" W	40.43'

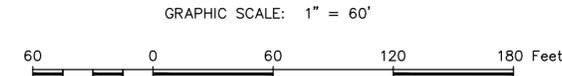
DETENTION ESMT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°46'27" E	266.27'
DL2	S 83°29'51" W	55.28'
DL3	N 00°46'27" W	267.71'
DL4	N 84°59'03" E	55.15'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 83°16'35" E	94.98'
EL2	N 89°15'12" E	216.72'
EL3	S 53°25'23" E	49.48'
EL4	S 89°15'12" W	32.99'
EL5	N 53°25'23" W	16.49'
EL6	S 89°15'12" W	208.92'
EL7	S 83°16'34" W	96.03'
EL8	N 00°44'35" W	20.11'

LOT INFO TABLE	
LOT 28R:	COMMERCIAL
	6.156 ACRES



- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
  - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT AND ADD ADDITIONAL EASEMENTS.
  - 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 ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

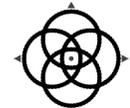


**REPLAT**  
**LOTS 28R, SKYVIEW COUNTRY**  
**ESTATES NO. 3**  
 BEING A REPLAT OF LOT 28,  
 SKYVIEW COUNTRY ESTATES, NO. 3  
 AN ADDITION TO  
 THE CITY OF ROCKWALL AS RECORDED IN  
 CABINET H, PAGE 275, OF THE PLAT  
 RECORDS OF ROCKWALL COUNTY, TEXAS  
 ALSO BEING A TRACT OF LAND  
 SITUATED IN THE JOHN SIMMONS SURVEY,  
 ABSTRACT NO. 190  
 BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - C.M. CONTROLLING MONUMENT
  - FND FOUND
  - SQ.FT. SQUARE FEET

**ENGINEER**  
 SUTHERLAND KING  
 GRAYSON K. HUGHES, PE  
 6430 MEADOWCREEK DRIVE,  
 DALLAS, TX 75254  
 PHONE: 214.208.0519

**OWNER/DEVELOPER**  
 RIDGEVIEW CHURCH  
 1362 E. FM 522  
 ROCKWALL, ROCKWALL  
 COUNTY, TEXAS 75087

  
**WINDROSE**  
**LAND SURVEYING | PLATTING**  
 1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM  
 DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056  
 POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 2021000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3, ROCKWALL COUNTY, TEXAS** AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** 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/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.

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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
MY COMMISSION EXPIRES

GENERAL NOTES:

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.
5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

## PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
DANIEL L. JACKSON, R.P.L.S.  
NO. 5577

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEPPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING CHAIRMAN

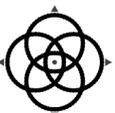
\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**LOTS 28R, SKYVIEW COUNTRY  
ESTATES NO. 3  
BEING A REPLAT OF LOT 28,  
SKYVIEW COUNTRY ESTATES, NO. 3  
AN ADDITION TO  
THE CITY OF ROCKWALL AS RECORDED IN  
CABINET H, PAGE 275, OF THE PLAT  
RECORDS OF ROCKWALL COUNTY, TEXAS  
ALSO BEING A TRACT OF LAND  
SITUATED IN THE JOHN SIMMONS SURVEY,  
ABSTRACT NO. 190  
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

ENGINEER  
SUTHERLAND KING  
GRAYSON K. HUGHES, PE  
6430 MEADOWCREEK DRIVE,  
DALLAS, TX 75254  
PHONE: 214.208.0519

OWNER/DEVELOPER  
RIDGEVIEW CHURCH  
1362 E. FM 522  
ROCKWALL, ROCKWALL  
COUNTY, TEXAS 75087



**WINDROS E**  
LAND SURVEYING | PLATTING

1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD    DATE: 09-11-2025    CHECKED BY: JC    JOB NO.: D61056  
POC: LUKE JACKSON    PHONE: 972-370-5871    EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM



February 3, 2026

TO: Grayson Hughes  
6430 Meadowcreek Drive  
Dallas, TX 75254

CC: Felix Tan  
1362 FM 552  
Rockwall, TX 75087

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

SUBJECT: P2026-002; Replat for Lot 29 of Skyview Country Estates Addition

Mr. Hughes:

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 February 2, 2026. 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 January 27, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Conway and Brock absent.

City Council

On February 2, 2026, the City Council approved a motion to approve the Replat by a vote of 6-0, with Council Member Moeller absent.

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

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

**FILING FEES:**

**Mylars:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> 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*.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of 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) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Sincerely,

Angelica Guevara  
*Planning Technician*