
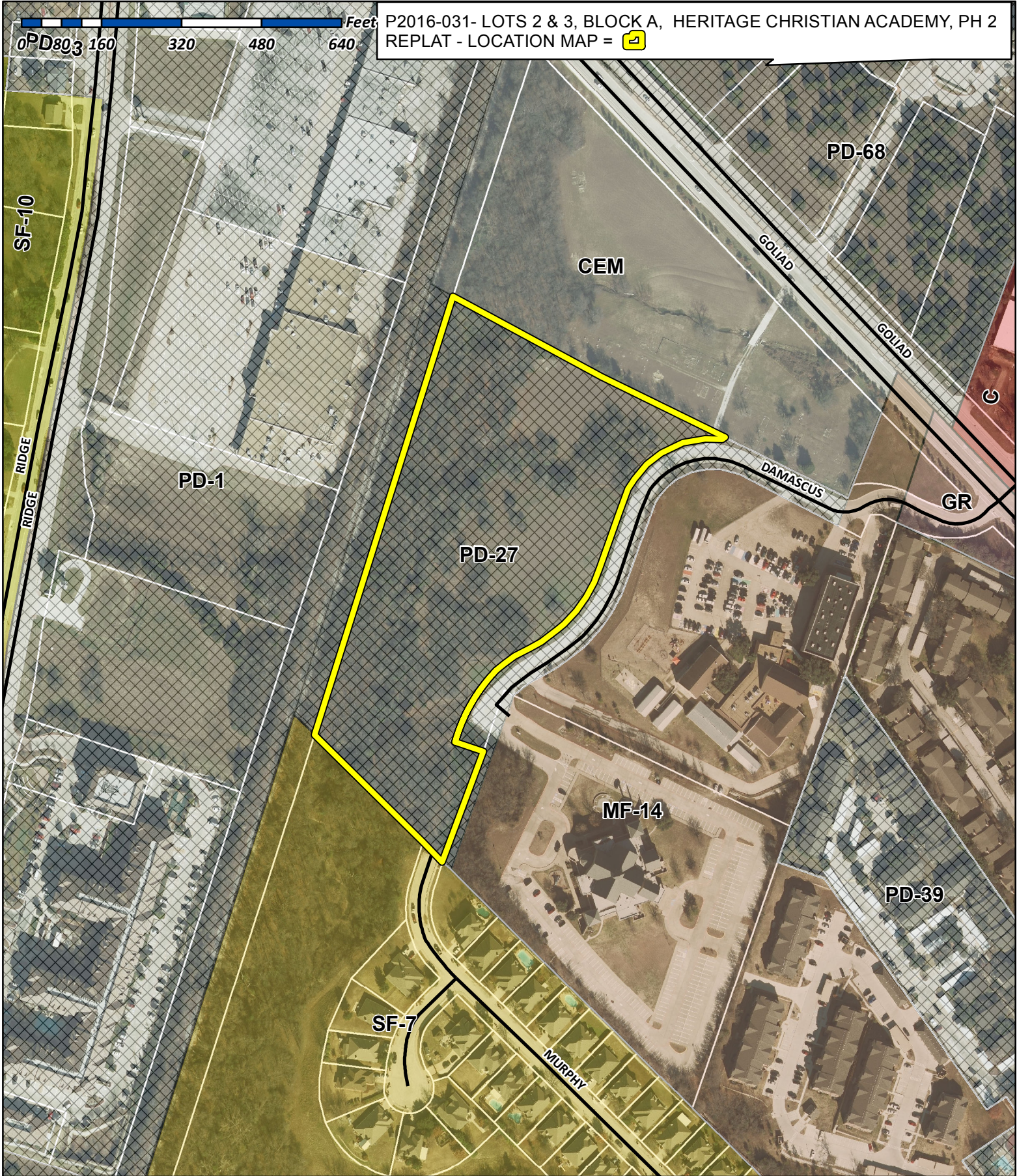


P2016-031- LOTS 2 & 3, BLOCK A, HERITAGE CHRISTIAN ACADEMY, PH 2
REPLAT - LOCATION MAP = 



City of Rockwall

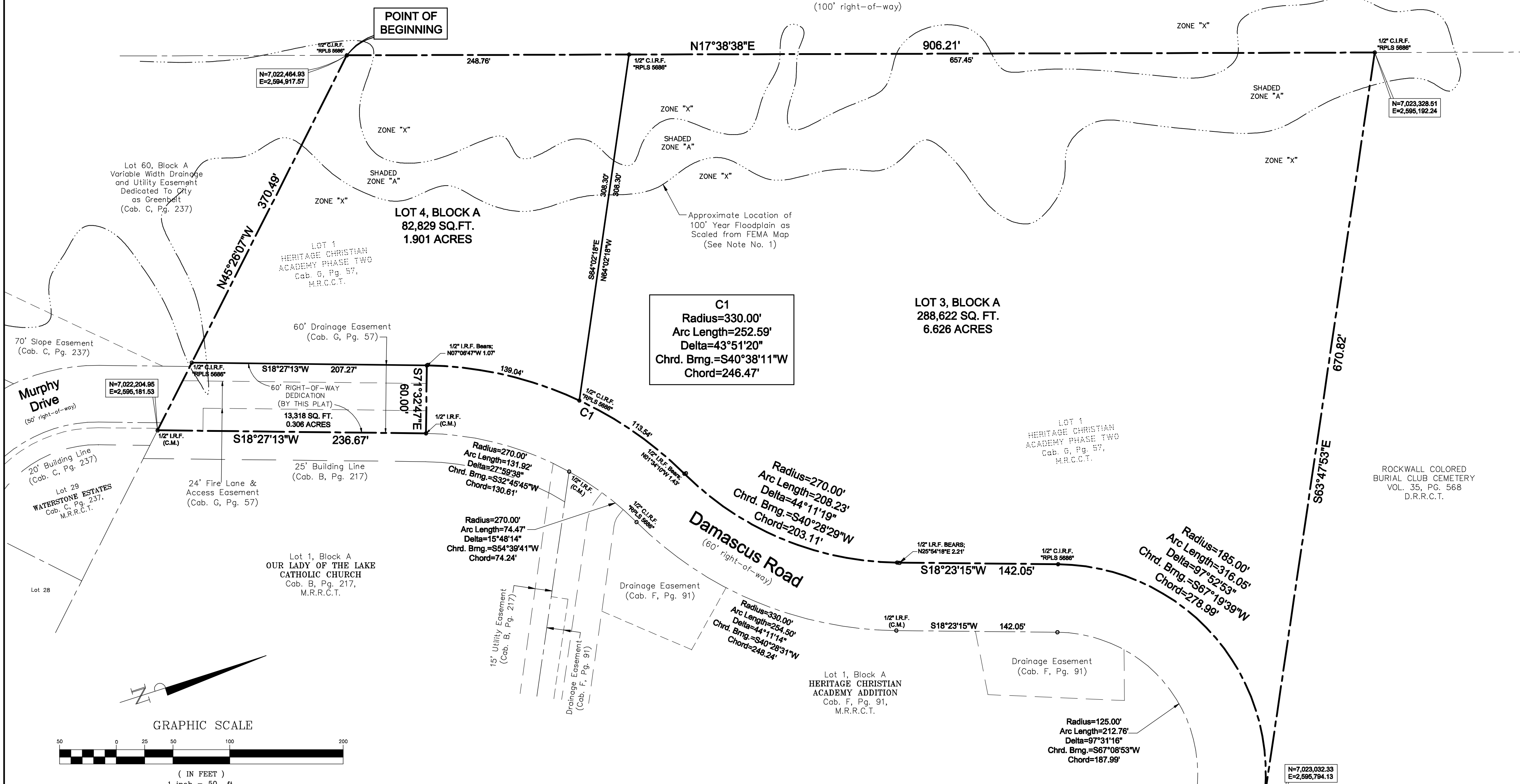
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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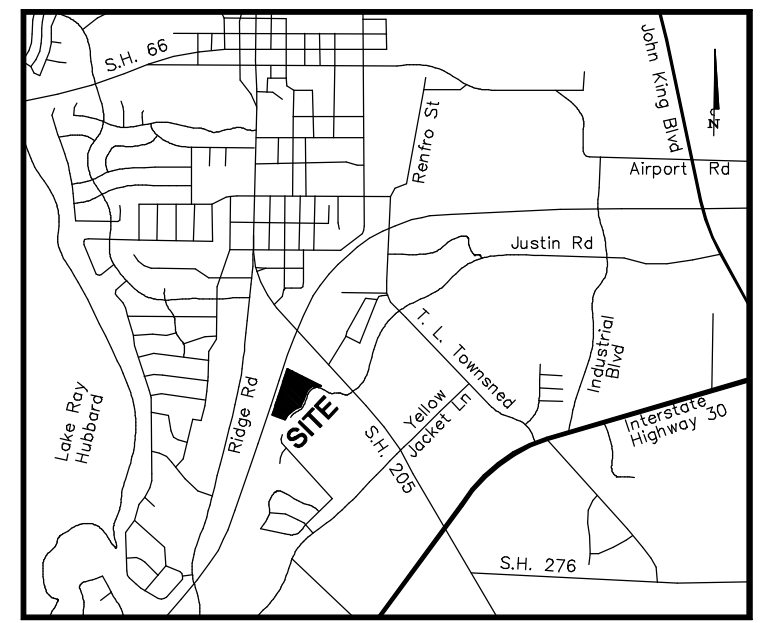


M. K. & T. RAILROAD

(100' right-of-way)



- Notes:**
1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined".
 2. The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 3. Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAGE CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabinet F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being, South 64°02'18" East.
 4. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
Rockwall, Texas 75087
(214) 212-6512

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 Bozman Road
Wylie, Texas 75098
Contact: Randall T. Helmberger, P.E.
Phone (972) 442-7459

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexasurveying.com

FINAL PLAT LOTS 3-4, BLOCK A HERITAGE CHRISTIAN ACADEMY PHASE 2

2 LOTS
384,773 SQ. Ft. / 8.833 ACRES
BEING A REPLAT OF
LOT 1
HERITAGE CHRISTIAN ACADEMY
PHASE TWO
AN ADDITION
TO THE CITY OF ROCKWALL, TEXAS
OUT OF THE
B.J.T. SURVEY, ABSTRACT NO. 225
ROCKWALL COUNTY, TEXAS

SCALE: 1" = 60' Date: JUNE 2016

OWNER'S CERTIFICATION:

LEGAL DESCRIPTION:

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 225 and being all of Lot 1, of **HERITAGE CHRISTIAN ACADEMY PHASE TWO**, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Slides 57-58, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 1, same being the most northerly corner of Lot 60, Block A, of WATERSTONE ESTATES, an addition to the City of Rockwall, as recorded in Cabinet C, Page 237, M.R.R.C.T., said corner also being in the southeasterly monumented line of the M. K. & T. Railroad (100' right-of-way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 906.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the most northerly corner of said Lot 1, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 1, a distance of 670.82' to a 1/2" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 1, same being in the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, in a northwesterly direction, an arc length of 316.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a 1/2" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears, South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a 1/2" iron rod found bears, North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 43°51'20", and a chord which bears, South 40°38'11" West, a chord distance of 246.47';

Thence along said curve to the left, in a southwesterly direction, an arc length of 252.59' to a point for corner, from which a 1/2" iron rod found bears, North 07°06'47" West, a distance of 1.07', said point for corner being the most westerly corner of said Damascus Road;

THENCE South 71°32'47" East, along the southwesterly monumented line of Den Road, a distance of 60.00' to a 1/2" iron rod found for corner, said corner being in the southeasterly monumented line of Damascus Road, said corner also being in the northwesterly line of Lot 1, Block A, of **OUR LADY OF THE LAKE CATHOLIC CHURCH**, an addition to the City of Rockwall, as recorded in Cabinet B, Page 217, M.R.R.C.T.;

THENCE South 18°27'13" West, along the northerly line of last said Lot 1, Block A, a distance of 236.67' to a 1/2" iron rod found for the most westerly corner of said Lot 1, Block A, same being in the northeasterly line of the aforementioned **WATERSTONE ESTATES**;

THENCE North 45°26'07" West, along the common line between said Lot 1, and **WATERSTONE ESTATES**, a distance of 370.49' to the **POINT OF BEGINNING** and containing 8.833 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

We, HERITAGE CHRISTIAN ACADEMY, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 3-4, BLOCK A - HERITAGE CHRISTIAN ACADEMY PHASE TWO** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in **LOTS 3 AND 4, BLOCK A, HERITAGE CHRISTIAN ACADEMY PHASE TWO**, of this subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

HERITAGE CHRISTIAN ACADEMY

JEFFREY MATTEER

**STATE OF TEXAS:
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jeffrey Mateer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the STATE OF TEXAS

OWNER:
HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIAD STREET
Rockwall, Texas 75087
(214) 212-6512

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 Bozman Road
Wylie, Texas 75098
Contact: Randall T. Helmberger, P.E.
Phone (972) 442-7459

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexasurveying.com

Scale: 1" = 60'
SHEET: 2 OF 2

Date: JUNE 2016

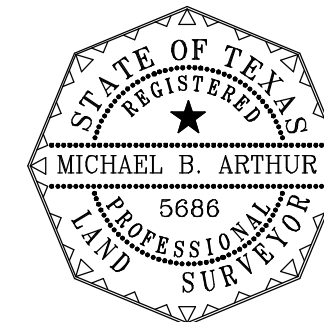
CASE NO. P2016-XXX

DATE: 06/03/2016	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2016-0054
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NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, 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.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

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

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016.

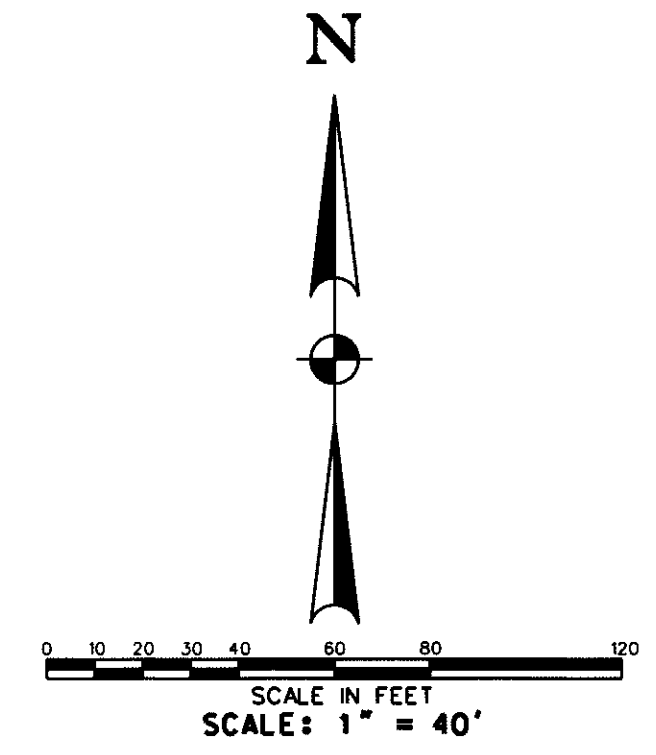
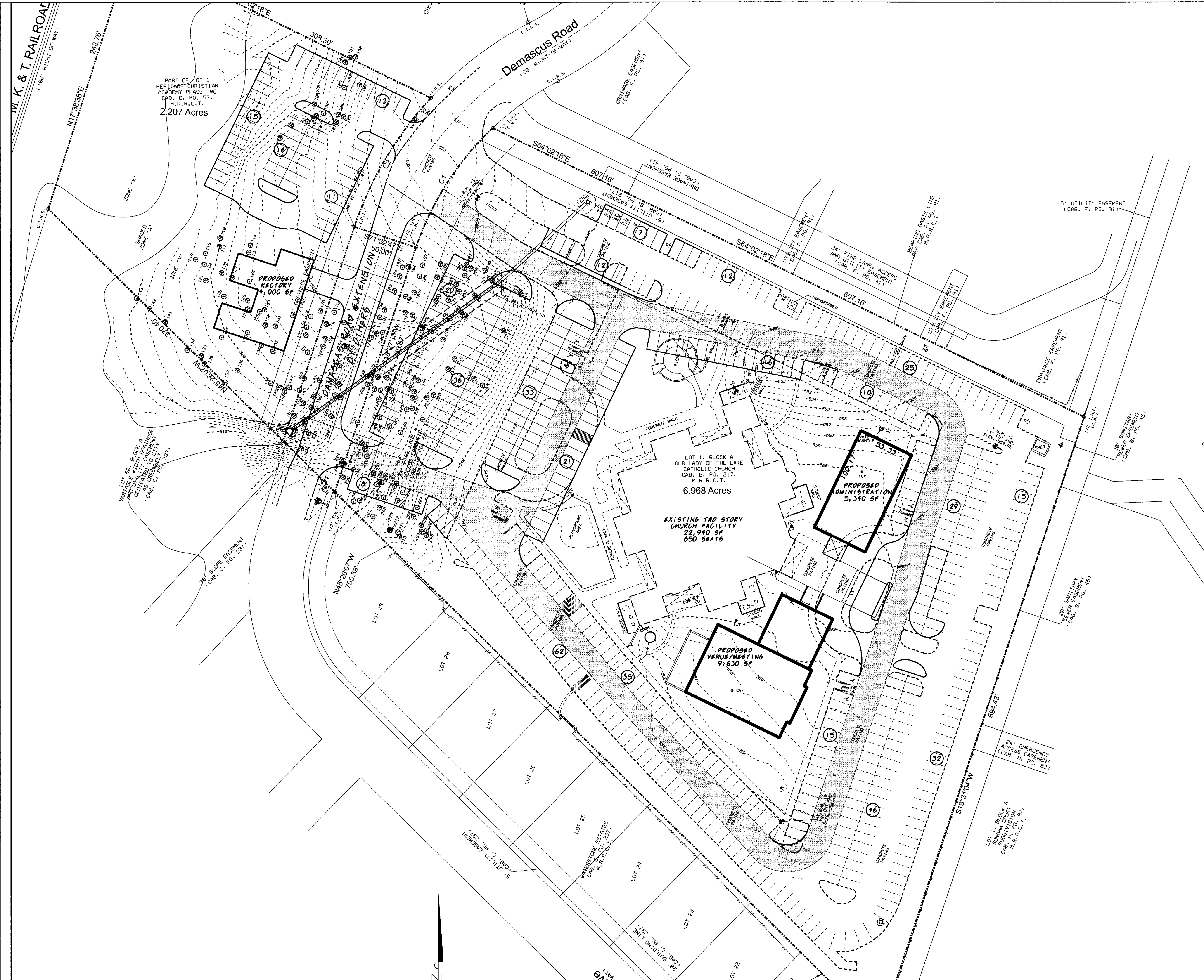
Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
LOTS 3-4, BLOCK A
HERITAGE CHRISTIAN
ACADEMY PHASE 2**

2 LOTS
384,773 SQ. Ft. / 8.833 ACRES
BEING A REPLAT OF
LOT 1
HERITAGE CHRISTIAN CADEMY
PHASE TWO
AN ADDITION
TO THE CITY OF ROCKWALL, TEXAS
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B.J.T. SURVEY, ABSTRACT NO. 225
ROCKWALL COUNTY, TEXAS



OVERALL CONCEPT PLAN						
DAMASCUS ROAD						
OUR LADY OF THE LAKE CATHOLIC CHURCH						
ROCKWALL, TEXAS						
<small>TBCE</small> <small>REGISTRATION</small> <small>No. F-000756</small>		HELMBERGER ASSOCIATES, INC. <small>CIVIL AND ENVIRONMENTAL ENGINEERS</small> <small>1525 BOZMAN ROAD, WYLLIE, TEXAS 75098 (214) 442-7459</small>				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JULY 2016	1"=40'	CONCEPT	1613	