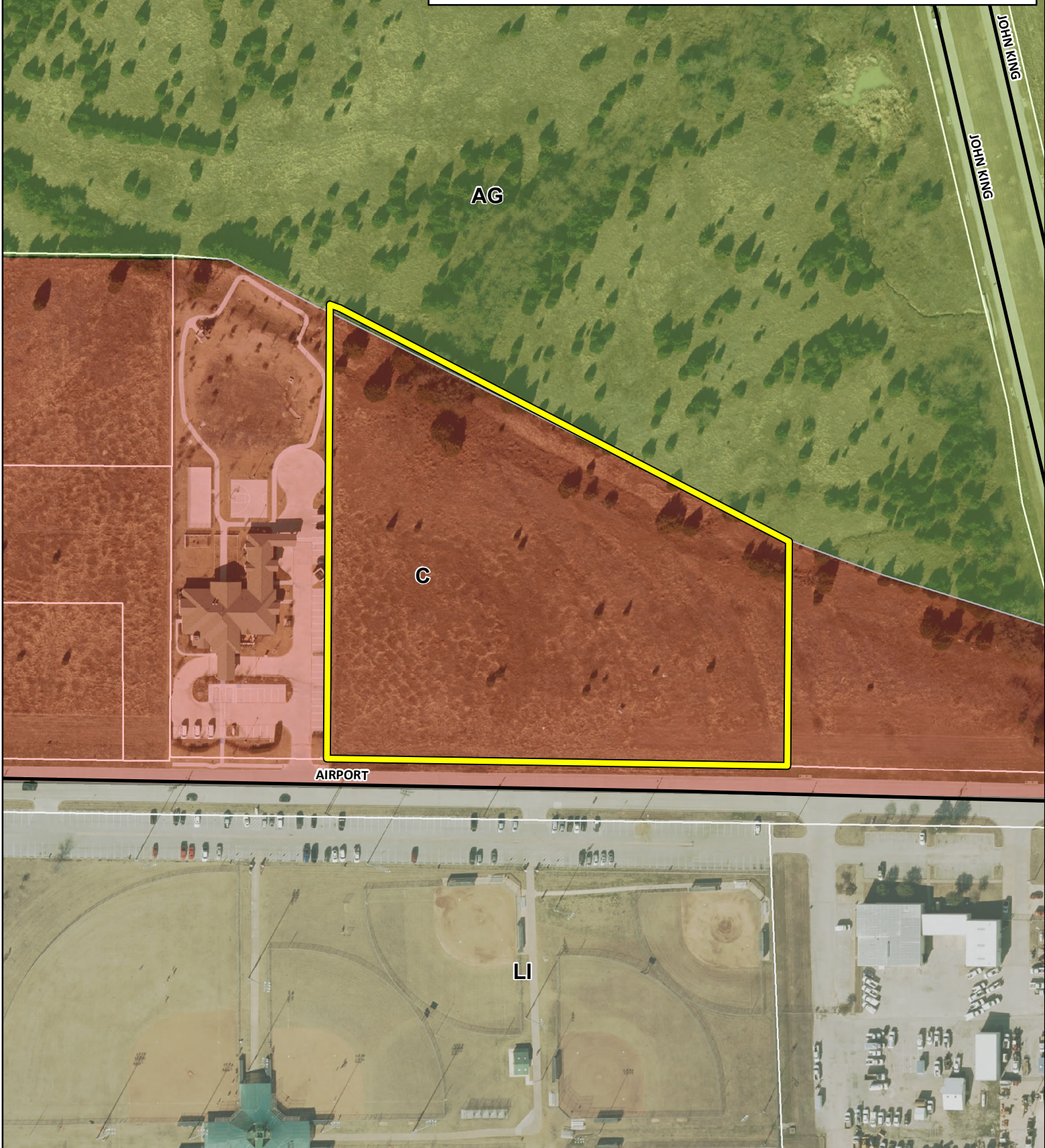


0 50 100 200 300 400 Feet

P2018-017 - LOT 1, BLOCK A, CORNERSTONE COMMUNITY CHURCH  
FINAL PLAT - LOCATION MAP = 



## City of Rockwall

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

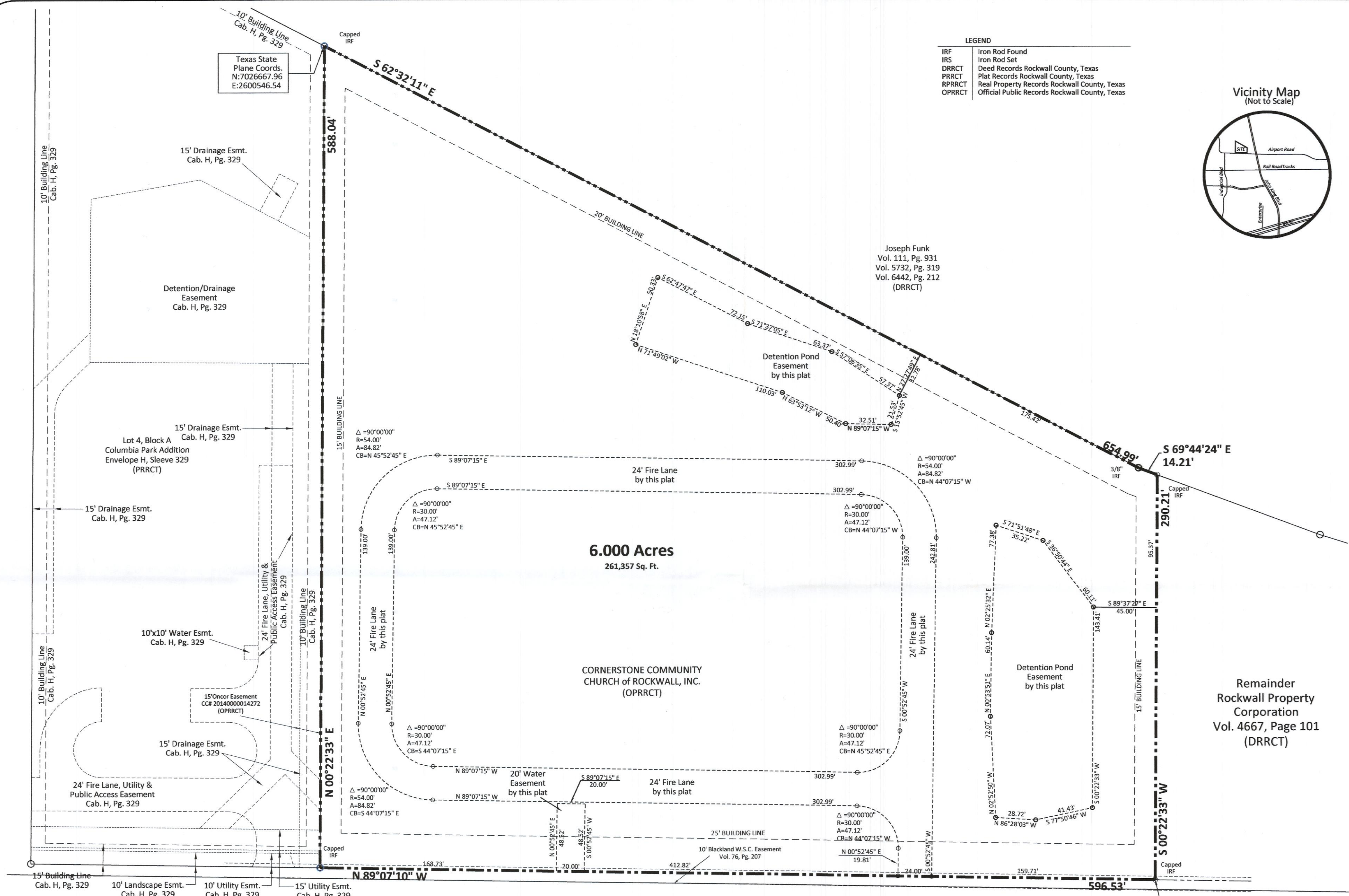
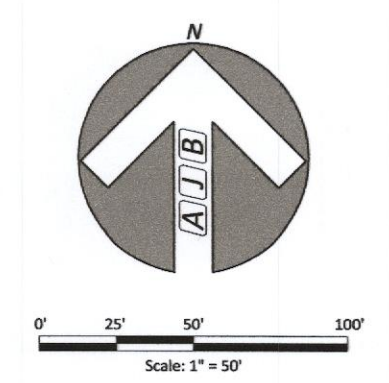
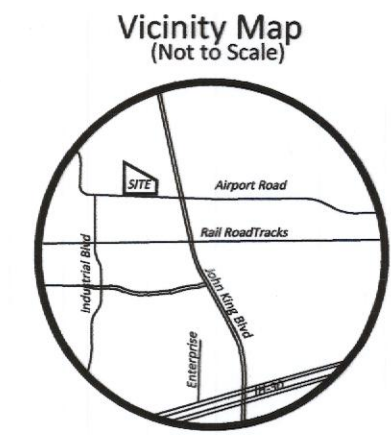




Texas State Plane Coords.  
N:7026667.96  
E:2600546.54

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Joseph Funk  
Vol. 111, Pg. 931  
Vol. 5732, Pg. 319  
Vol. 6442, Pg. 212  
(DRRCT)

Remainder  
Rockwall Property  
Corporation  
Vol. 4667, Page 101  
(DRRCT)

AIRPORT ROAD  
(VARIABLE WIDTH ROW)

Texas State Plane Coords.  
N:7026070.47  
E:2601138.84

Lot 2  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

Lot 1  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

2018-017

Owner: Cornerstone Community Church of Rockwall Inc.  
1565 Airport Road  
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering  
6804 Wilhelmina Drive  
Sachse, Texas 75048  
214-766-1011

N. BUTLER SURVEY, ABSTRACT NO. 20  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

FINAL PLAT  
CORNERSTONE COMMUNITY CHURCH  
LOT 1, BLOCK A  
6.000 ACRES

Scale: 1" = 50'  
Date: June 8, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: CHURCH PLAT 2018-06-08  
Job No. 439-069  
GF No.

Sheet:  
1  
Of: 2



TBPLS REG#10118200

N:\ALL FILES\CROSS-439\ROCKWALL\CORNERSTONE CHURCH\CHURCH PLAT 2018-06-08.dwg, CHURCH FP, 6/11/2018 10:24:26 AM



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

We, **CORNERSTONE COMMUNITY CHURCH of ROCKWALL, Inc.** the undersigned owner of the land shown on this plat, and designated herein as the **CORNERSTONE COMMUNITY CHURCH ADDITION** 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 **CORNERSTONE COMMUNITY CHURCH ADDITION** 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention and drainage facilities in easements;

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

**CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.**

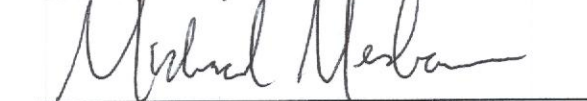
  
 Name: DOUG FOX

Title: President

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Doug Fox, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 11 day of June, 2018

  
 Notary Public in and for the State of Texas



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS, CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.** are the owners of a 6.000 acre tract of land situated in the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas and being all of a called 6.000 acre tract of land described in a deed to K. R. Smith Holdings, LLC recorded in cc# 20170000001154, Official Pubic Records Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

**BEGINNING** at a capped iron rod found for corner in the north line of Airport Road a variable width right of way and being the southwest corner of said 6 acre tract and the southeast corner of Lot 4, Block A of Columbia Park Addition an addition to the City of Rockwall according to the plat recorded in Envelope H, Slide 329, Plat Records Rockwall County, Texas (PRRCT);

**THENCE** along the common line of said 6 acre tract and Lot 4, **NORTH 00°22'33" EAST** a distance of **588.04** feet to a capped iron rod found for corner;

**THENCE SOUTH 62°32'11" EAST** a distance of **654.99** feet to a 3/8 inch iron rod found for corner;

**THENCE SOUTH 69°44'24" EAST** a distance of **14.21** feet to a capped iron rod found for corner;

**THENCE SOUTH 00°22'33" WEST** a distance of **290.21** feet to a capped iron rod found for corner in the north line of said Airport Road;

**THENCE** along the north line of said Airport Road, **NORTH 89°07'10" WEST** a distance of **596.53** feet to the **POINT OF BEGINNING**;

CONTAINING 6.000 acres or 261,357 square feet of land more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 A.J. Bedford Group, Inc.  
 301 North Alamo Road  
 Rockwall, Texas 75087

**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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018

\_\_\_\_\_  
 Mayor, City of Rockwall Date \_\_\_\_\_

\_\_\_\_\_  
 City Secretary Date \_\_\_\_\_

\_\_\_\_\_  
 City Engineer Date \_\_\_\_\_

**FINAL PLAT**  
**CORNERSTONE COMMUNITY CHURCH**  
**LOT 1, BLOCK A**  
**6.000 ACRES**

**N. BUTLER SURVEY, ABSTRACT NO. 20**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

Owner: Cornerstone Community Church of Rockwall Inc. 1565 Airport Road Rockwall, Texas 75087  
 Engineer: Lam Consulting Engineering of Rockwall Inc. 6804 Wilhelmina Drive Sachse, Texas 75048 214-766-1011

Scale: 1" = 50'

Date: June 8, 2018

Technician: Spradling/Bedford

Drawn By: Spradling/Bedford

Checked By: A.J. Bedford

P.C.: Cryer/Spradling

File: CHURCH PLAT 2018-06-08

Job. No. 439-069

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1  
 Of: 2

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200