



P2018-031 - LOT 1, BLOCK A, FIRST CHRISTIAN DISCIPLES OF CHRIST REPLAT - LOCATION MAP = [pin icon]



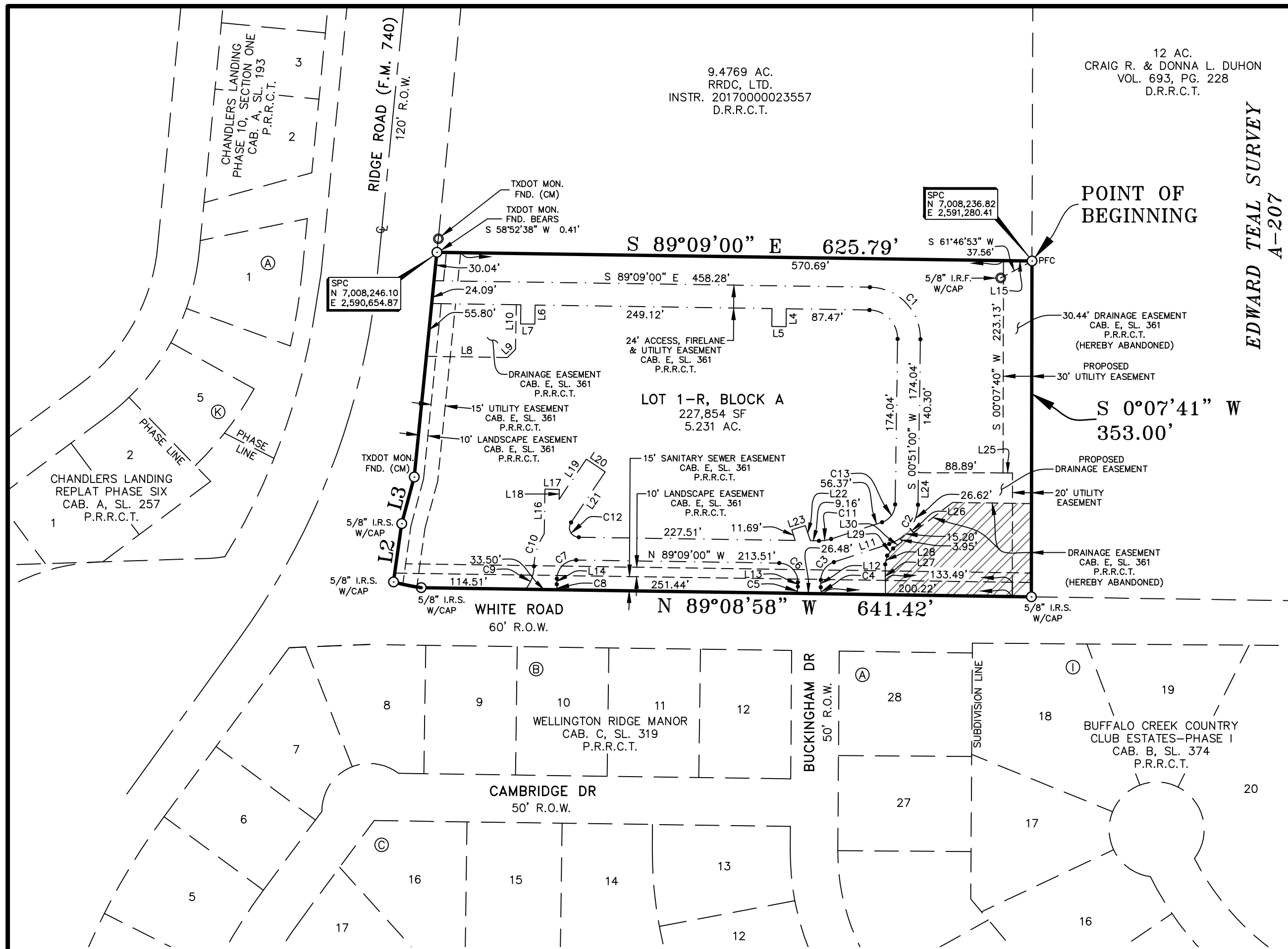
# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

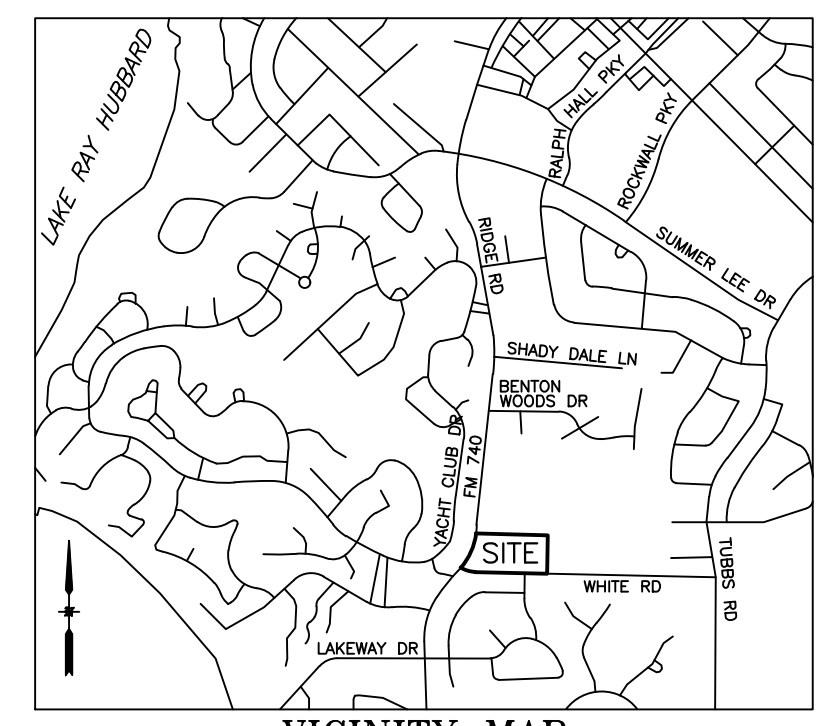
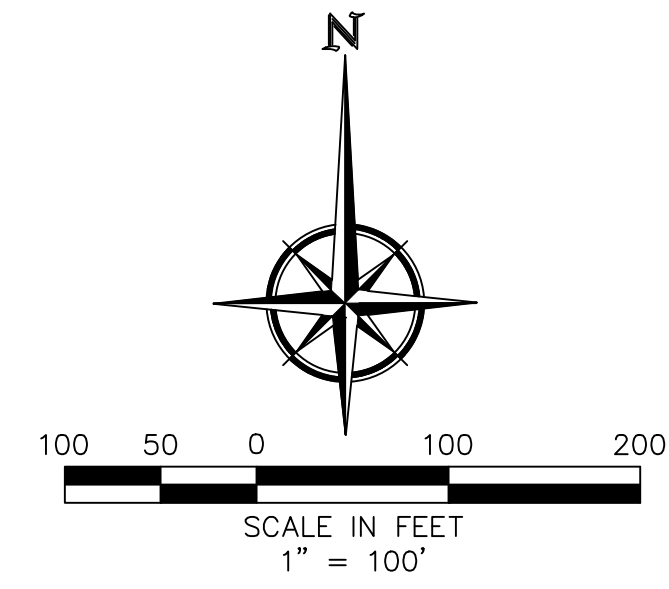






12 AC.  
CRAIG R. & DONNA L. DUHON  
VOL. 693, PG. 228  
D.R.R.C.T.

EDWARD TEAL SURVEY  
A-207



VICINITY MAP  
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	54.00'	54.00'	84.82'	N 44°09'00" W	76.37'
C2	070°57'35"	44.00'	31.36'	54.49'	N 36°19'48" E	51.08'
C3	071°23'41"	20.00'	14.37'	24.92'	S 36°06'45" W	23.34'
C4	019°53'16"	20.00'	3.51'	6.94'	S 9°31'44" E	6.91'
C5	020°44'16"	20.00'	3.66'	7.24'	N 10°47'02" E	7.20'
C6	089°33'54"	20.00'	19.85'	31.26'	N 44°22'03" W	28.18'
C7	090°00'00"	20.00'	20.00'	31.42'	S 45°51'00" W	28.28'
C8	016°50'55"	20.00'	2.96'	5.88'	S 7°34'28" E	5.86'
C9	038°42'30"	39.00'	13.70'	26.35'	N 19°51'54" E	25.85'
C10	032°59'06"	63.00'	18.65'	36.27'	S 17°35'28" W	35.77'
C11	019°02'25"	39.00'	6.54'	12.96'	N 81°19'48" E	12.90'
C12	123°14'02"	10.00'	18.51'	21.51'	S 27°31'59" E	17.60'
C13	070°57'35"	20.00'	14.26'	24.77'	N 36°19'48" E	23.22'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L2	N 7°56'38" E	62.01'
L3	N 15°04'23" E	50.66'
L4	S 0°51'00" W	18.88'
L5	N 89°09'00" W	15.00'
L6	S 0°51'00" W	20.05'
L7	N 89°09'00" W	15.00'
L8	S 89°09'00" E	85.05'
L9	N 45°56'21" E	12.14'
L10	N 0°57'10" E	46.95'
L11	S 71°48'35" W	61.23'
L12	S 0°24'54" W	7.58'
L13	N 0°24'54" E	4.63'
L14	S 0°51'00" W	5.77'
L15	S 89°09'00" E	30.00'
L16	N 0°51'00" E	46.92'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L17	S 89°09'00" E	15.00'
L18	S 0°51'00" W	10.65'
L19	N 34°05'02" E	51.30'
L20	S 55°54'58" E	24.00'
L21	S 34°05'02" W	64.17'
L22	S 17°58'38" E	16.80'
L23	N 72°01'22" E	15.00'
L24	S 0°51'00" W	33.74'
L25	N 89°52'19" W	10.00'
L26	S 37°13'39" E	5.29'
L27	N 0°25'20" W	16.86'
L28	N 12°42'16" E	9.51'
L29	N 39°59'51" E	9.65'
L30	N 52°46'21" E	12.06'

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

- Notes:
- Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
  - Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - The purpose of this replat is to create a 20' and 30' Utility Easement, to create a 20' Drainage Easement, to abandon a 30.44' Drainage Easement and to abandon the Drainage Easement at the southeast corner of this subdivision (hatched for reference) and create a Drainage and Detention Easement.
  - The Drainage and Detention Easement shall be owned, operated, maintained and replaced by property owner.

OWNER  
**FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS**  
3375 RIDGE ROAD  
ROCKWALL, TX 75032  
(972) 771-5526

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 426

REPLAT  
**FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS**  
**ROCKWALL, TEXAS ADDITION**  
**LOT 1-R, BLOCK A**  
BEING A REPLAT OF  
**LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DICIPLES OF CHRIST, ROCKWALL, TEXAS ADDITION CAB. E, SLIDE 361, P.R.R.C.T.**

AND BEING  
**5.231 ACRES**  
SITUATED IN THE  
**EDWARD TEAL SURVEY, A-207**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN ENGINEER  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 10, 2018 CASE: P2018-\_\_\_\_\_ SHEET 1 OF 2



Northing	Easting	Bearing	Distance
7008245.912	2590654.968		
		S 89°09'00" E	625.787
7008236.628	2591280.685		
		S 00°07'41" W	353.000
7007883.629	2591279.897		
		N 89°08'58" W	671.346
7007893.596	2590608.625		
		N 07°56'38" E	67.655
7007960.602	2590617.975		
		N 15°04'23" E	50.664
7008009.523	2590631.150		
		N 05°45'12" E	237.586
7008245.912	2590654.968		

Closure Error Distance > 0.00000

Total Distance > 2006.038

Polyline Area: 227854 sq ft, 5.231 acres