



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

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5651 State Hwy 276, Royse City, TX 75189
 SUBDIVISION: Rockwall Friendship Baptist Church Addn LOT: 1 BLOCK: A
 GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial CURRENT USE: Church
 PROPOSED ZONING: Commercial PROPOSED USE: Church
 ACREAGE: 3.94 LOTS [CURRENT]: UNPLATTED 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 Rockwall Friendship Baptist Church APPLICANT Rockwall Friendship Baptist Church
 CONTACT PERSON: Shannon Thomas CONTACT PERSON: Shannon Thomas
 ADDRESS: 5651 State Hwy 276 ADDRESS: 5651 State Hwy 276
 CITY, STATE & ZIP: Royse City, TX 75189 CITY, STATE & ZIP: Royse City, TX 75189
 PHONE: 972-772-7530 PHONE: 972-772-7530
 E-MAIL: sthomas@rockwallfbc.org E-MAIL: sthomas@rockwallfbc.org

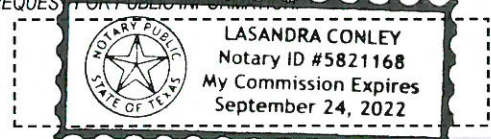
NOTARY VERIFICATION [REQUIRED]

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

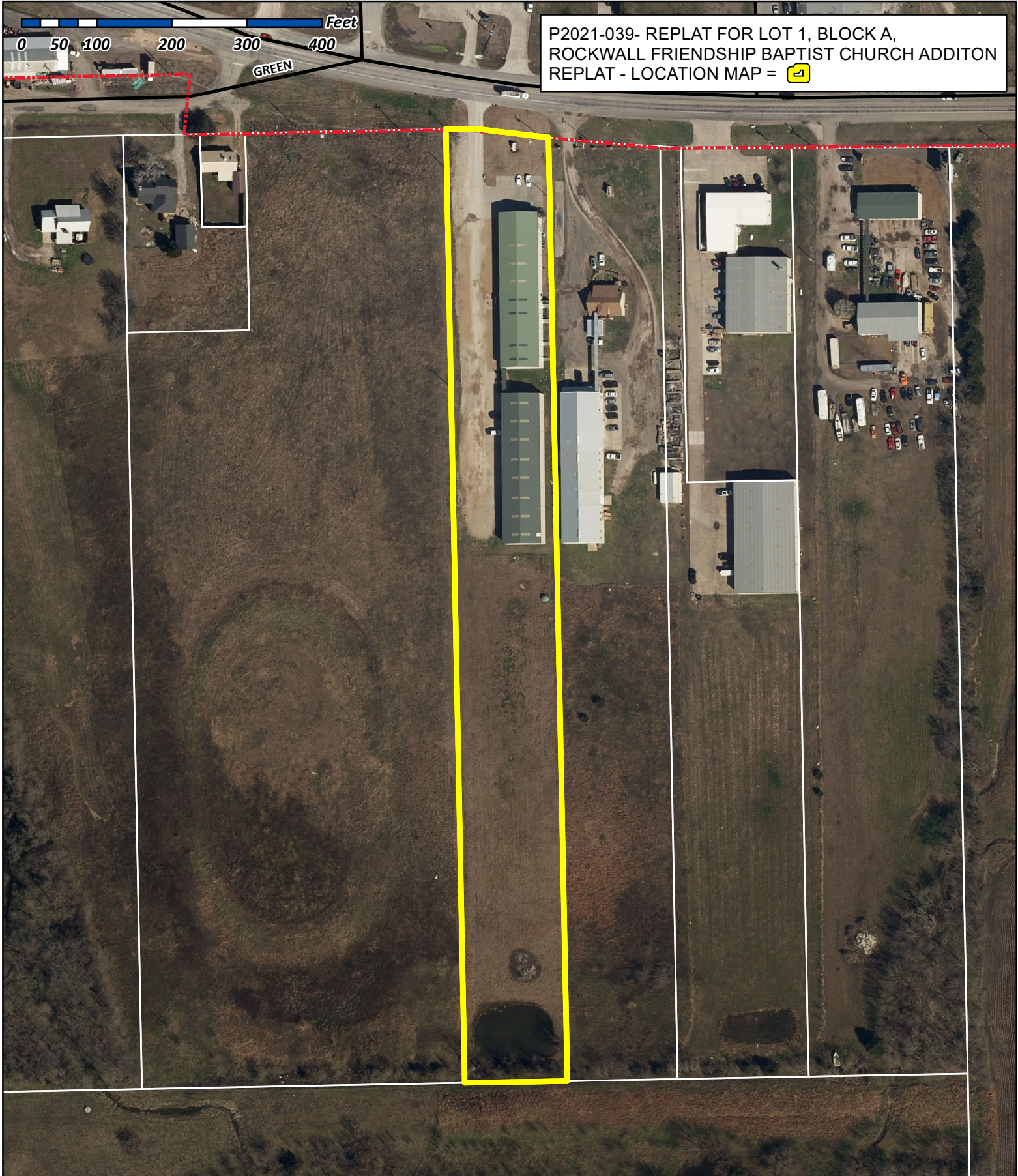
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 378.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2021.
 OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Lasandra Conley



MY COMMISSION EXPIRES 24 September 2022



P2021-039- REPLAT FOR LOT 1, BLOCK A,
ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITON
REPLAT - LOCATION MAP = 



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.





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- | | |
|--|---|
| <input type="checkbox"/> Minor/Amending Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Master Plat | <input type="checkbox"/> Vacation Plat |

Case Number

Reviewed By:

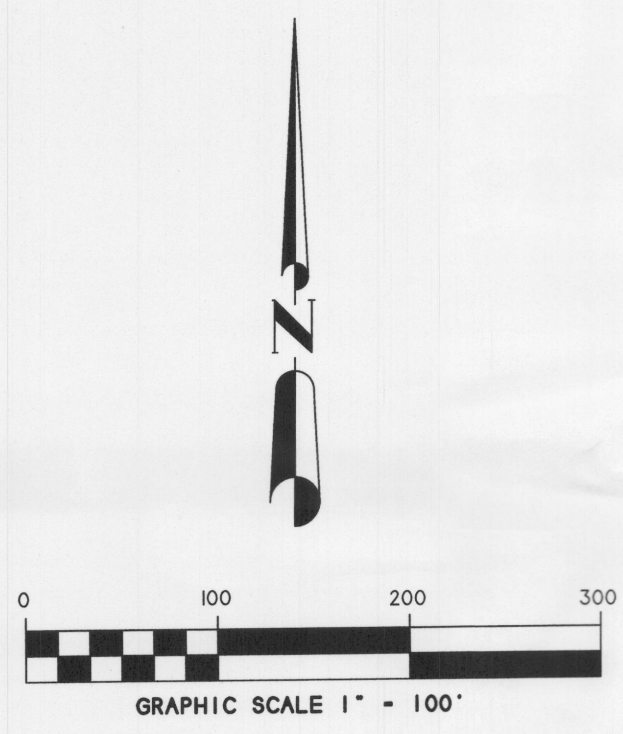
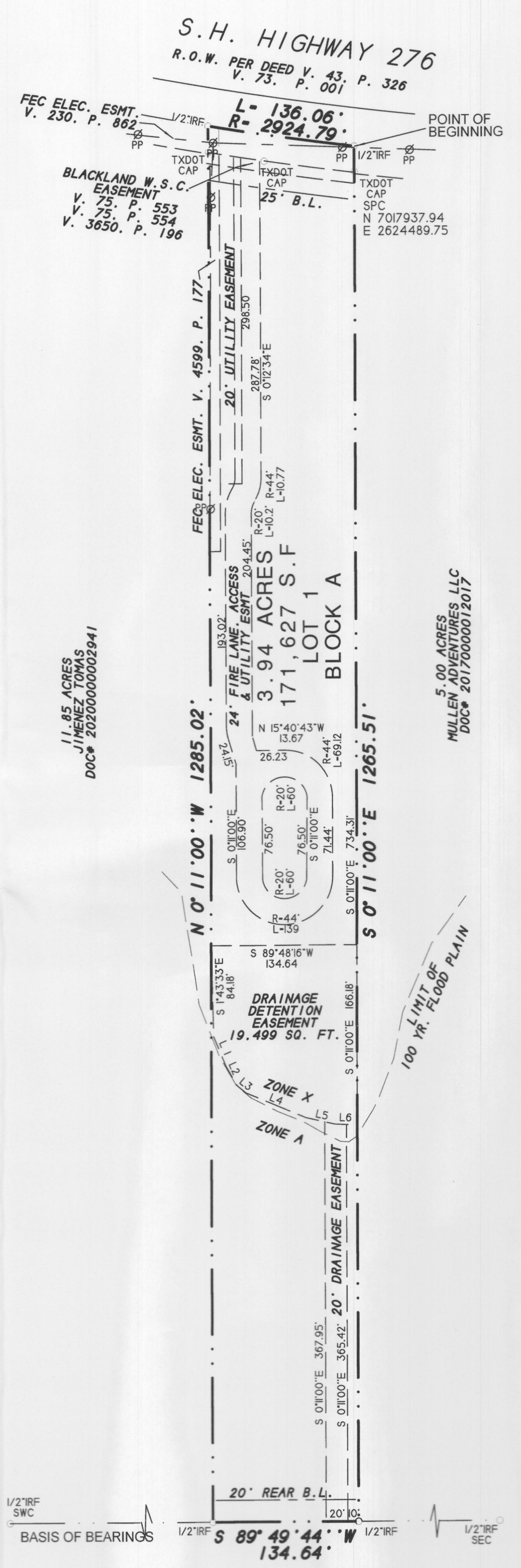
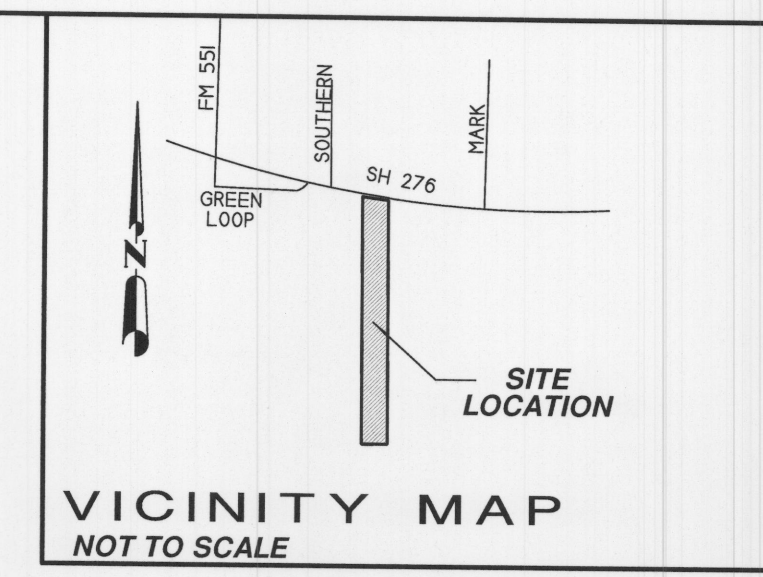
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[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]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<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 [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<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) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<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 [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Review the proposed plans and plat with electric, gas, cable and phone companies.



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22° 36' 46" E	29.11'
L2	S 29° 46' 42" E	21.20'
L3	S 50° 41' 47" E	10.46'
L4	S 67° 25' 09" E	59.75'
L5	S 77° 34' 31" E	27.72'
L6	S 87° 52' 15" E	20.58'

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON SOUTH BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 0084, PG. 266, R.P.R.R.C.T..
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

FINAL PLAT
ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION
LOT 1, BLOCK A

CONTAINING A TOTAL OF
 3.94 ACRES/171,627 S.F.
 (1 LOT)

J.H. BAILEY SURVEY, A-22
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL FRIENDSHIP BAPTIST CHURCH
 5651 SH 276
 ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV	TV	TEL	PH	SP
TELEPHONE	GAS	WATER	POLE	POLE
CABLE	METER	WATER	HYDRANT	POLE
▲	ELEC	WATER	LP	AREA
ELECTRIC	BOX	WATER	WATER	AREA
METER	REACTOR	WATER	WATER	AREA
-X-	EASEMENT	WATER	WATER	AREA
FOUR	LINE	WATER	WATER	AREA

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE NOVEMBER 16, 2020
 SCALE 1" = 100' FILE #2020/98729-5RF
 CLIENT RFBC GF # NONE

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276,

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E. 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, 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. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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.
- Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for ROCKWALL FRIENDSHIP BAPTIST CHURCH

STATE OF TEXAS
COUNTY OF ROCKWALL

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 executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____,

Notary Public in and for the State of Texas

My Commission Expires: _____

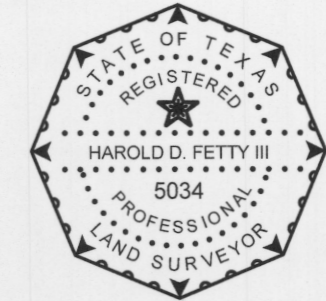
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date _____

FINAL PLAT

ROCKWALL FRIENDSHIP
BAPTIST CHURCH ADDITION
LOT 1, BLOCK A

CONTAINING A TOTAL OF
3.94 ACRES/171,627 S.F.
(1 LOT)

J.H. BAILEY SURVEY, A-22
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAZ	TTL	PAH	PP	POW	POLE	POLE	POLE	POLE	POLE	POLE
TELEVISION CABLE	GAZ METER	TTL METER	PAH METER	PP METER	POW METER	POLE METER	POLE METER	POLE METER	POLE METER	POLE METER	POLE METER
ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC
ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER
WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER	WATER METER
SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER	SEWER
SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER	SEWER METER
STORM	STORM	STORM	STORM	STORM	STORM	STORM	STORM	STORM	STORM	STORM	STORM
STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER	STORM METER

OWNER:
ROCKWALL FRIENDSHIP BAPTIST CHURCH
5651 SH 276
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE NOVEMBER 16, 2020
SCALE 1" = 100' FILE #2020/98729-5RP
CLIENT RFBC GF # NONE

CITY CASE NO. P2021-