



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. P2022-022

**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 1200 E Yellow Jacket Ln, Rockwall, TX 75087

SUBDIVISION First United Methodist Church Addition

LOT 7 BLOCK 1

GENERAL LOCATION 7

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

CURRENT ZONING C

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 17.821

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

**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 First Rockwall United Methodist Church

APPLICANT Pacheco Koch a Westwood Company

CONTACT PERSON Gary Hancock

CONTACT PERSON Gabriel Collins

ADDRESS 1200 E Yellow Jacket Ln.

ADDRESS 7557 Rambler Road, Suite 1400

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75231

PHONE (972)-771-5500

PHONE (972)-235-3031

E-MAIL ghancock@fumcrockwall.com

E-MAIL gcollins@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

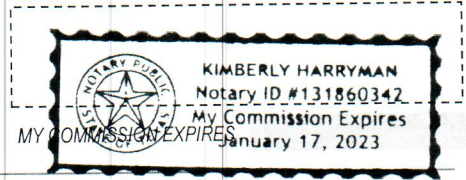
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF APRIL, 2022 BY SIGNING 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."

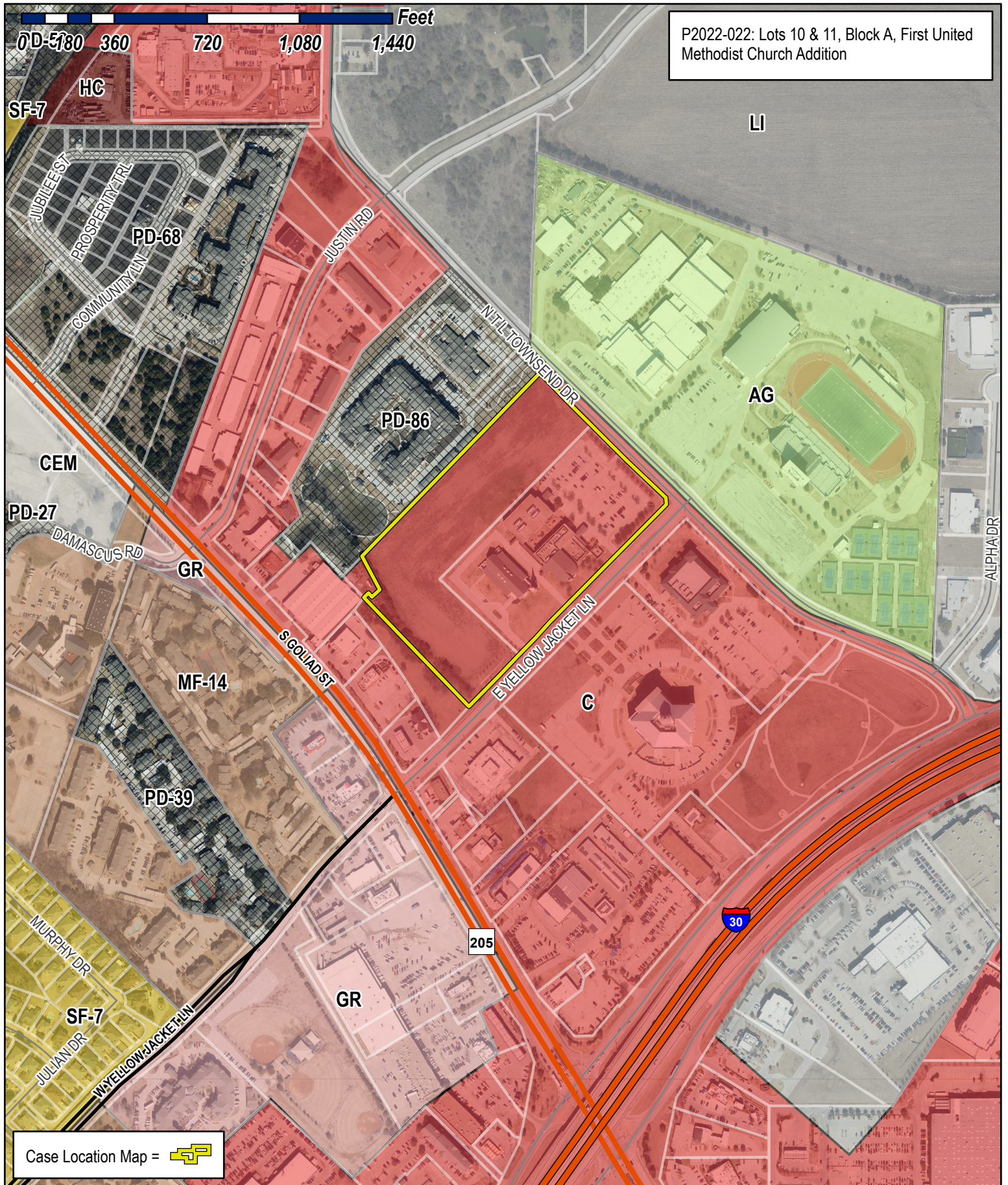
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14<sup>th</sup> DAY OF APRIL, 2022

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kimberly Harryman





P2022-022: Lots 10 & 11, Block A, First United Methodist Church Addition

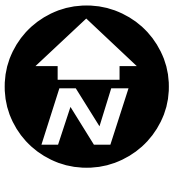
Case Location Map = 

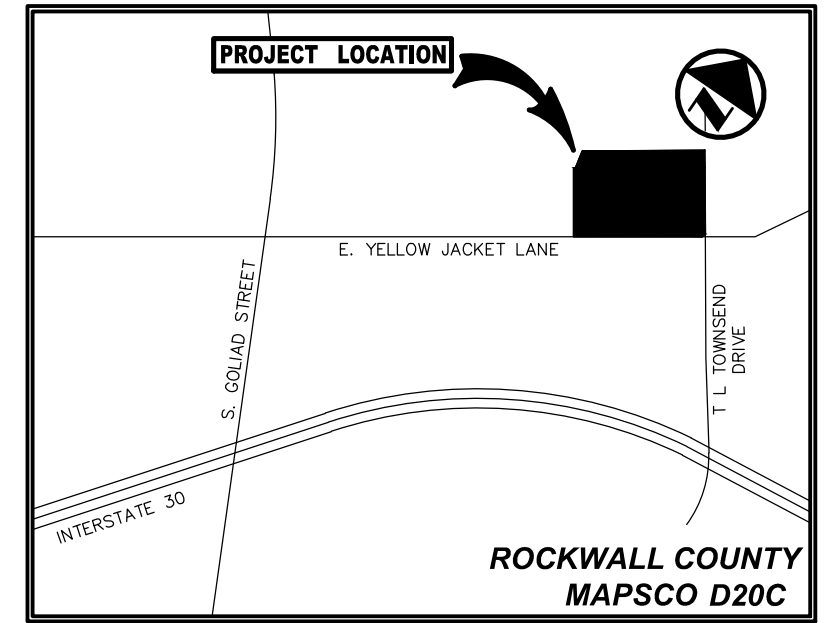
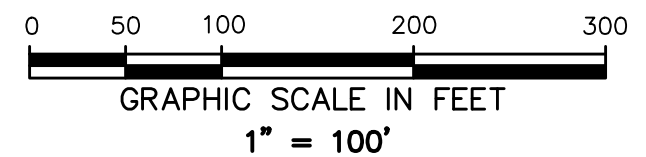
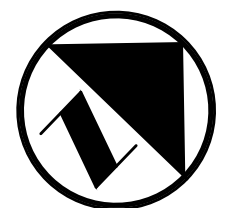


# City of Rockwall

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.





**LEGEND**

<b>P.O.B.</b>	POINT OF BEGINNING
<b>(C.M.)</b>	CONTROLLING MONUMENT
<b>IRS</b>	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
<b>---</b>	PROPERTY LINE
<b>- - -</b>	EASEMENT LINE
<b>---</b>	SETBACK LINE
<b>---</b>	ABSTRACT LINE
<b>---</b>	CENTERLINE
<b>---</b>	EASEMENT DEDICATED BY THIS PLAT
<b>---</b>	EASEMENT TO BE ABANDONED BY THIS PLAT

SEE SHEET 3 OF 3 FOR EASEMENT ABANDONMENTS AND DEDICATIONS DETAILS

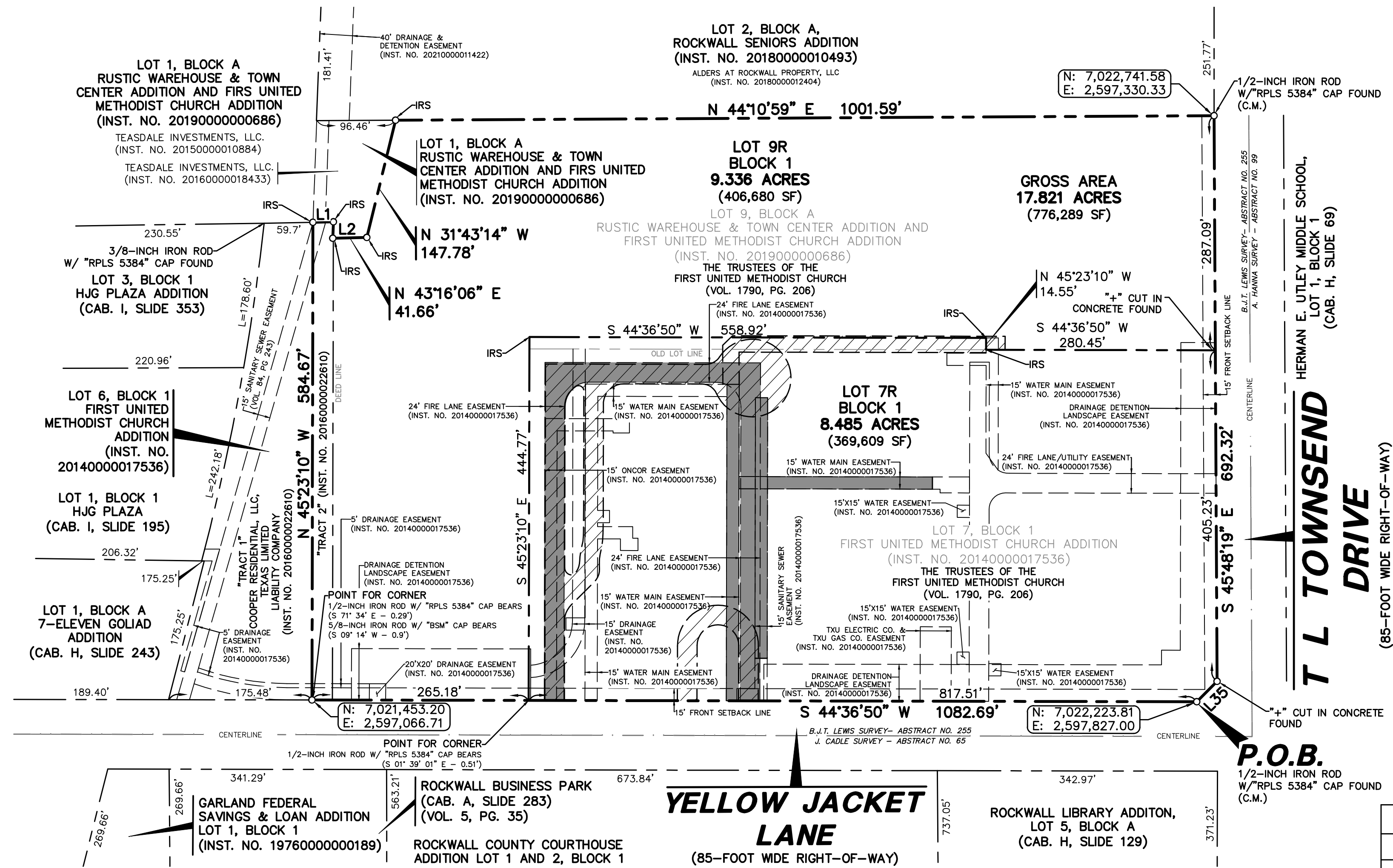
**AREA TABLE**

LOT 7R	8.485 Acres	369,609 SF
LOT 9R	9.336 Acres	406,680 SF
<b>GROSS: TOTAL PLAT AREA</b>	<b>17.821 Acres</b>	<b>776,289 SF</b>

SHEET 1 OF 3  
REPLAT  
**LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH**  
BEING A REPLAT OF LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND FIRST UNITED METHODIST CHURCH ADDITION 2 LOTS, BEING 17.821 ACRES  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2022-\_\_\_\_\_

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

<b>DRAWN BY</b> GEB/LMG	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=100'	<b>DATE</b> APRIL 2022	<b>JOB NUMBER</b> 2199-18.283
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**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
L2	S 43°20'38" E	20.06'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

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REPLAT-LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

**LEGAL DESCRIPTION**

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 2014000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 2016000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with R.P.L.S. 5384' red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2014000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 2019000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 2018000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with R.P.L.S. 5384' red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "+" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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.

**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. RELEASED 4/14/22.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 the LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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:

- 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;

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.

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 exactions made herein.

- 7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name  
TITLE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe Pool, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

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 \_\_\_\_\_, 2022.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**GENERAL NOTES**

- 1. 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.
- 2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3  
REPLAT

**LOTS 7R, & 9R, BLOCK 1,  
FIRST UNITED  
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,  
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK  
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND  
FIRST UNITED METHODIST CHURCH ADDITION  
2 LOTS, BEING 17.821 ACRES  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2022-\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

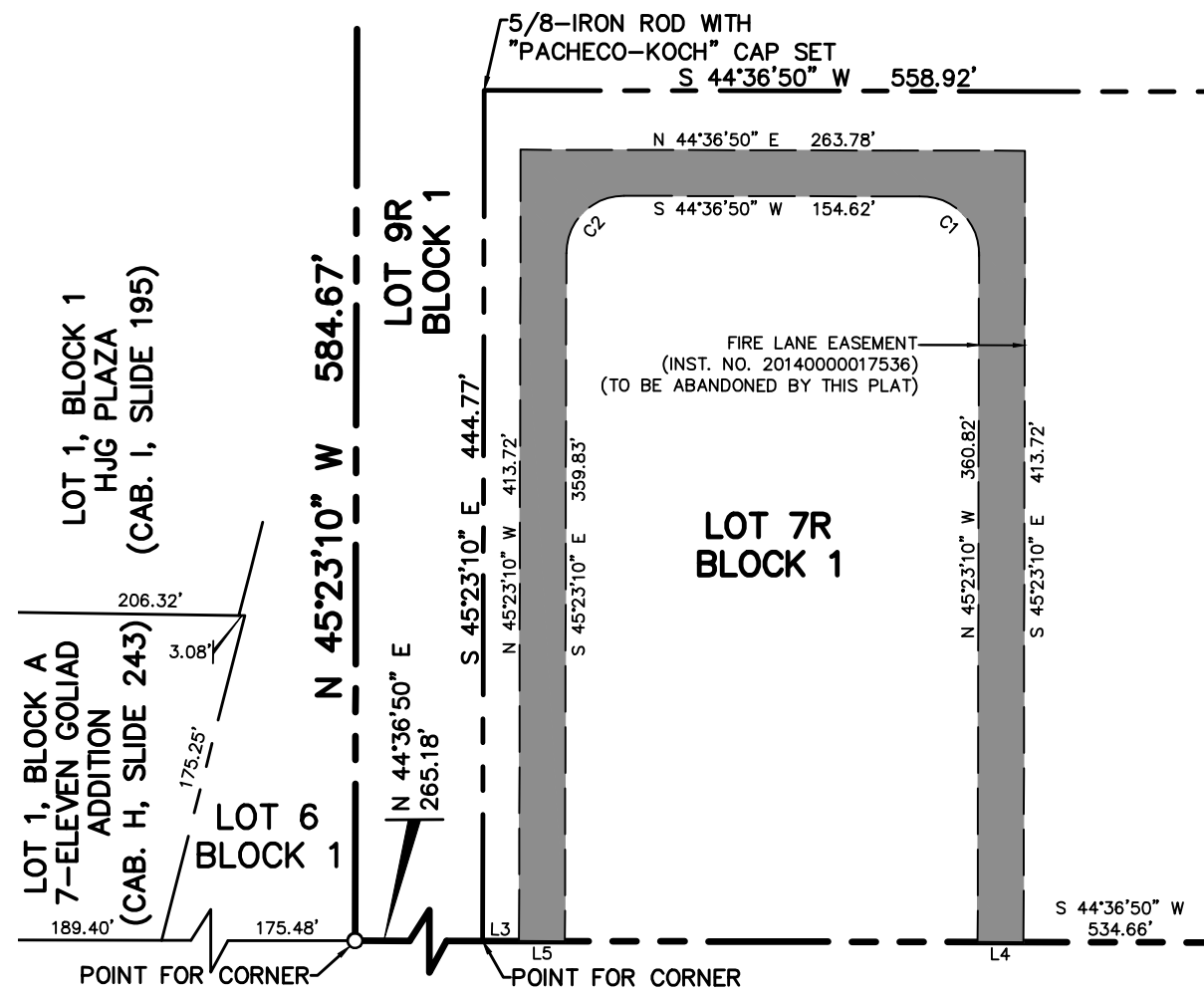
DRAWN BY GEB/LMG	CHECKED BY LMG	SCALE NONE	DATE APRIL 2022	JOB NUMBER 2199-18.283
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SURVEYOR/ENGINEER:  
PACHECO KOCH, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
FIRST UNITED METHODIST ROCKWALL  
1200 E. YELLOW JACKET LANE  
ROCKWALL, TX 75087  
PH: 972-771-5500  
CONTACT: DR. JOE POOL

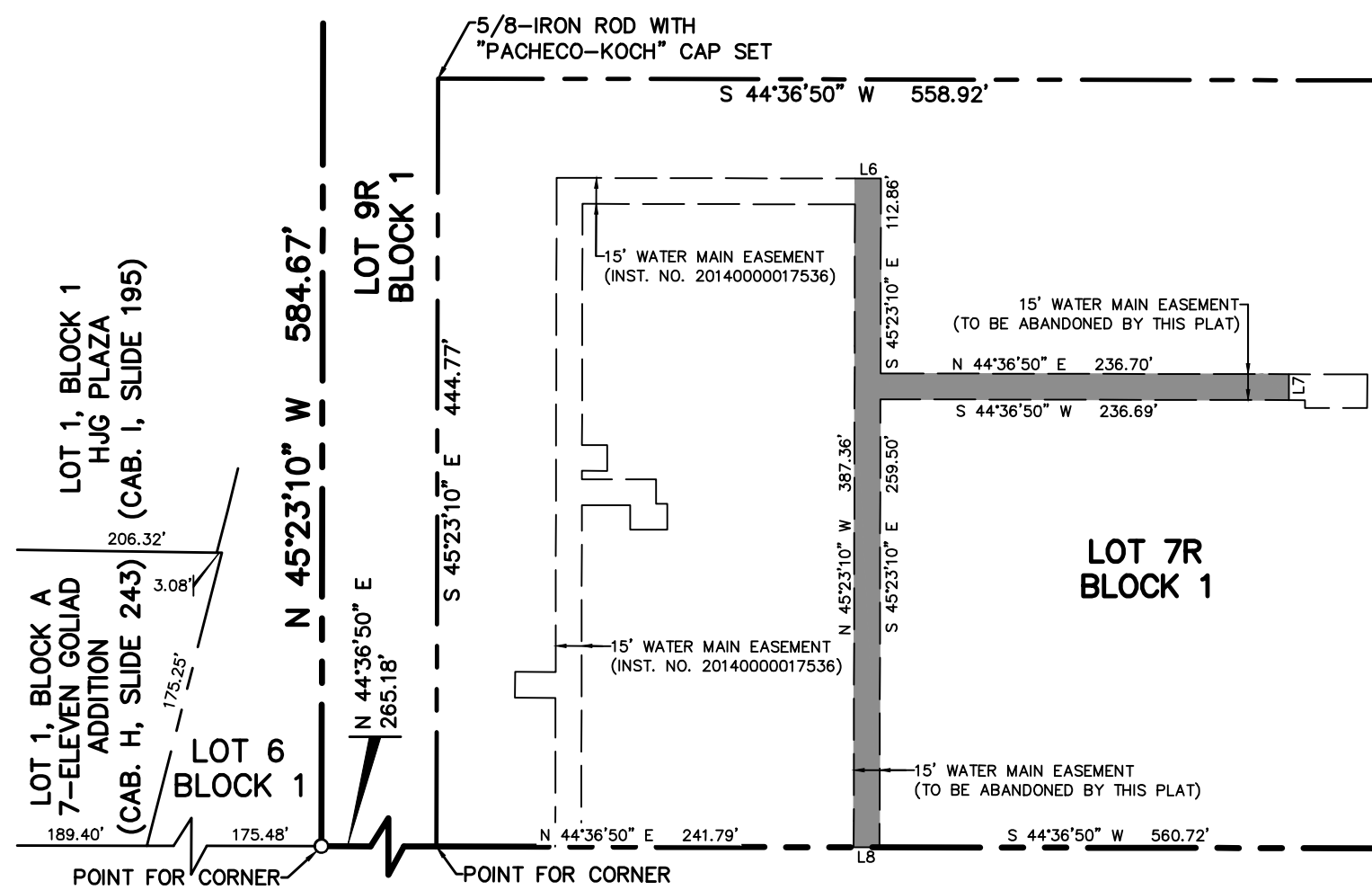
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REPLAT- LOTS 7R, & 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH



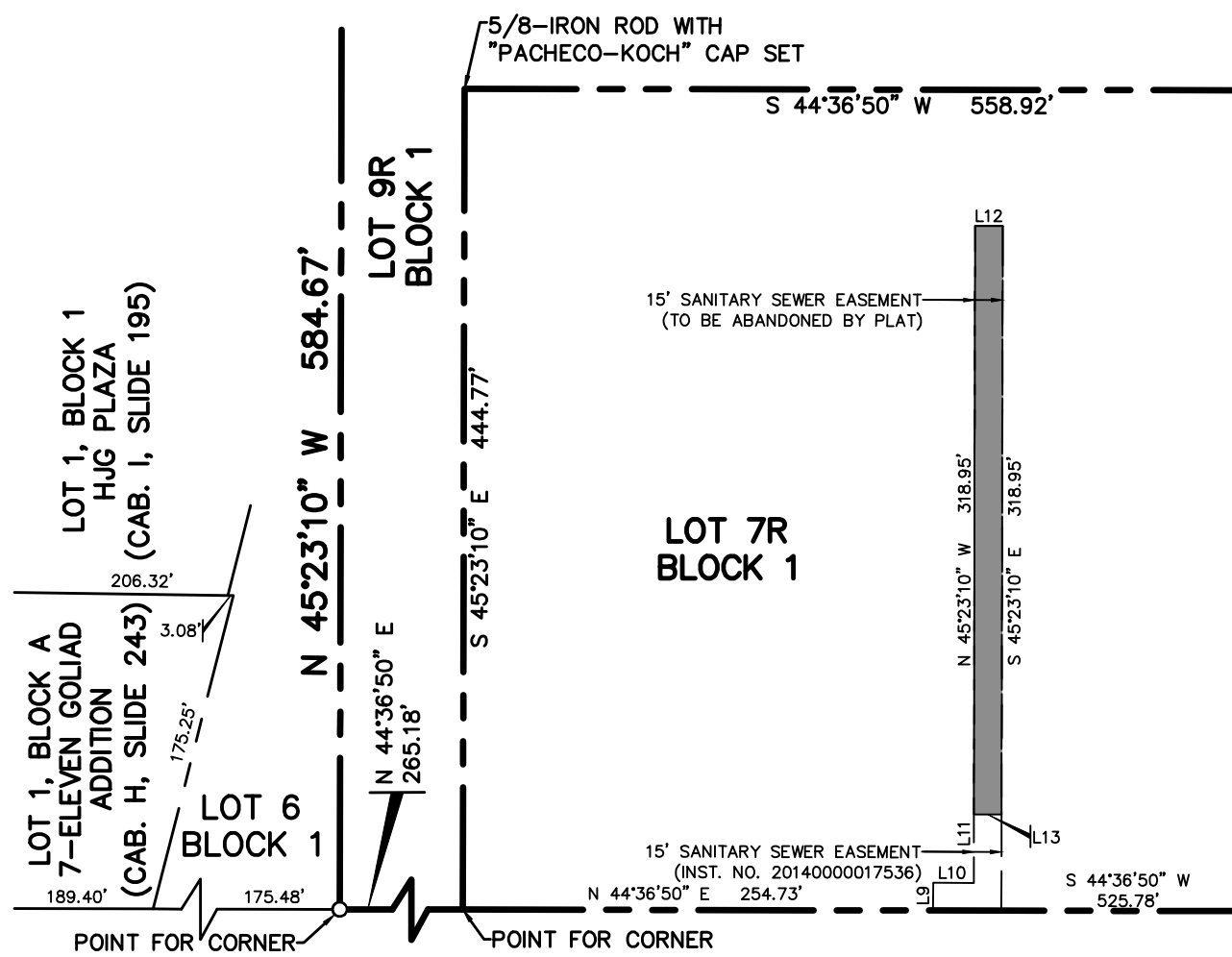
**1 FIRE LANE EASEMENT ABANDONMENT**

1" = 100'



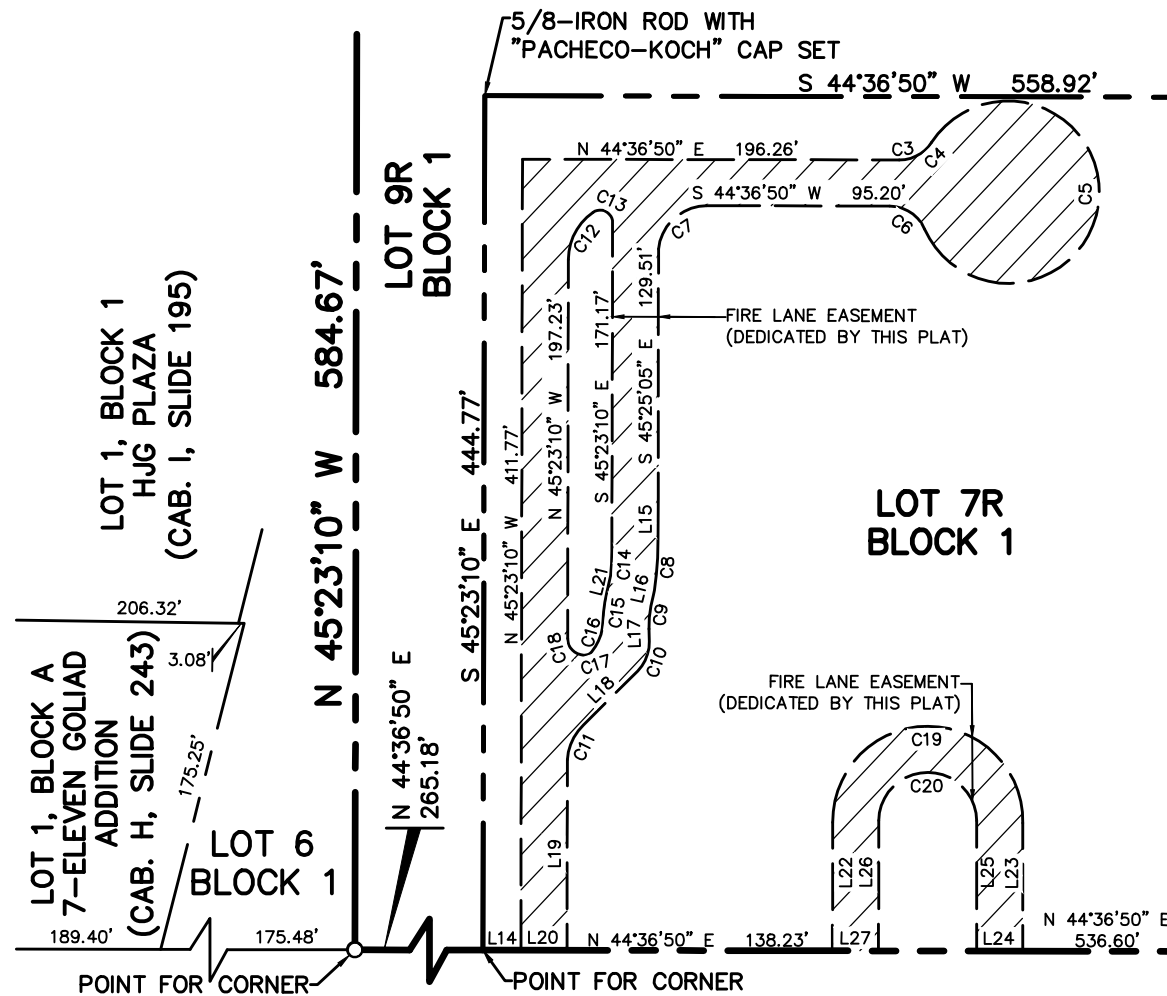
**2 15' WATER MAIN EASEMENT ABANDONMENT**

1" = 100'



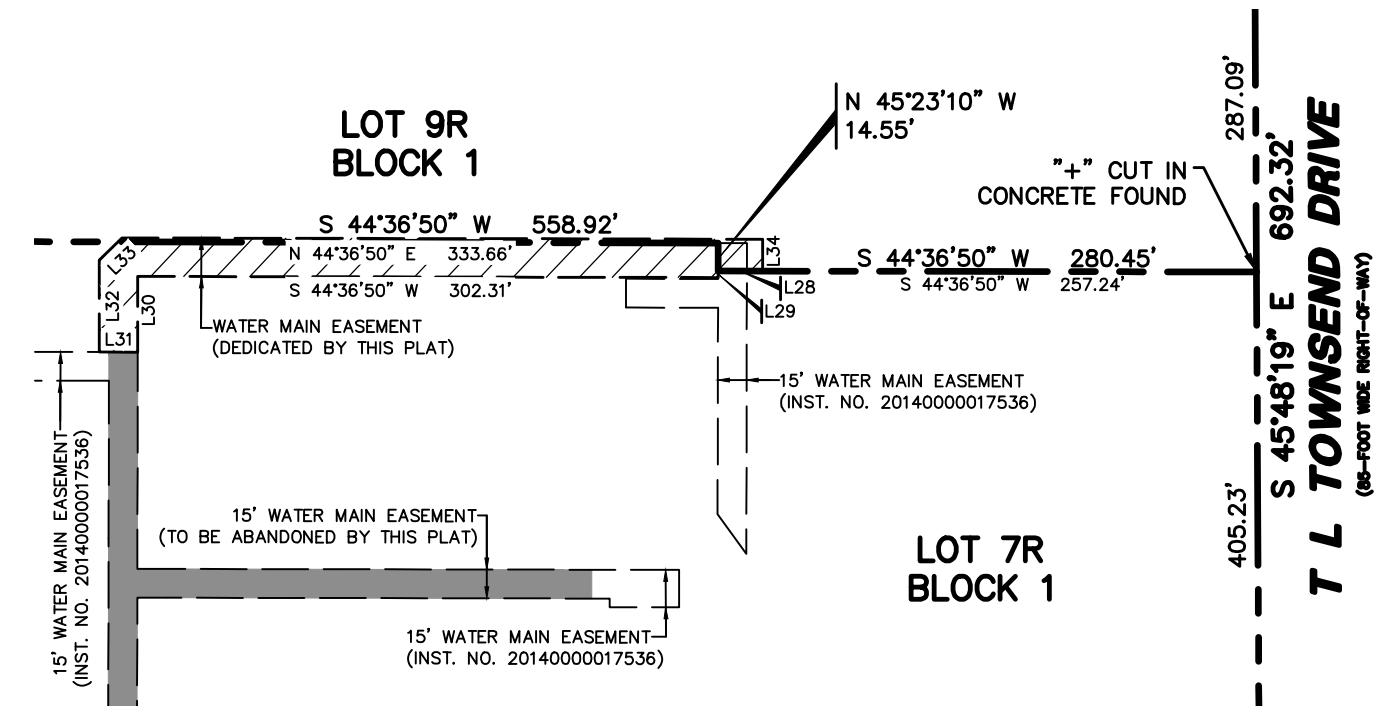
**3 15' SANITARY SEWER EASEMENT ABANDONMENT**

1" = 100'



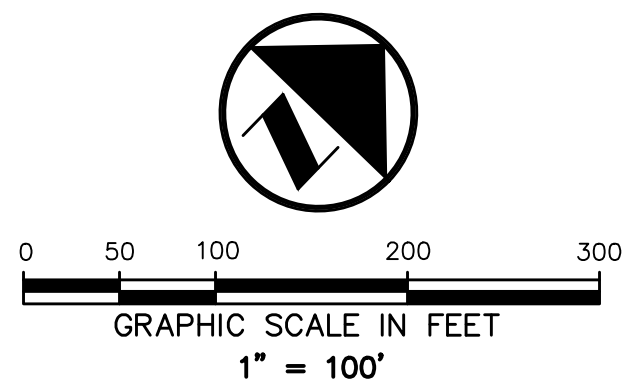
**4 FIRE LANE EASEMENT DEDICATION**

1" = 100'



**5 WATER MAIN EASEMENT DEDICATION**

1" = 100'



**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT DEDICATED BY THIS PLAT
- EASEMENT TO BE ABANDONED BY THIS PLAT

SHEET 3 OF 3  
REPLAT

**LOTS 7R, & 9R, BLOCK 1,  
FIRST UNITED  
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,  
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK  
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND  
FIRST UNITED METHODIST CHURCH ADDITION  
2 LOTS, BEING 17.821 ACRES  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2022-\_\_\_\_\_

**SURVEYOR/ENGINEER:**  
PACHECO KOCH, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

**OWNER:**  
FIRST UNITED METHODIST ROCKWALL  
1200 E. YELLOW JACKET LANE  
ROCKWALL, TX 75087  
PH: 972-771-5500  
CONTACT: DR. JOE POOL

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY GEB/LMG		TX REG. ENGINEERING FIRM F-469	
CHECKED BY LMG		TX REG. SURVEYING FIRM LS-10008000	
SCALE 1"=100'		DATE APRIL 2022	
JOB NUMBER 2199-18.283			

North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'  
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'  
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'  
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'  
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'  
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'  
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'  
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'  
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'  
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03' Area: 776289.35 Sq. Ft. / 17.821 ACRES  
Error Closure: 0.0071 Course: N71° 10' 30"W  
Error North: 0.00228 East: -0.00668

Precision 1: 511414.08