



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 1408 S. Goliad St. Rockwall TX 75087

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Damarcus Rd. and S. Goliad

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

CURRENT ZONING MF-14 CURRENT USE Private School

PROPOSED ZONING No Change PROPOSED USE No Change

ACREAGE 6.641 LOTS [CURRENT] 1 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]

<input checked="" type="checkbox"/> OWNER	<u>Heritage Christian Academy</u>	<input checked="" type="checkbox"/> APPLICANT	<u>same</u>
CONTACT PERSON	<u>Brad Helmer</u>	CONTACT PERSON	
ADDRESS	<u>1408 S. Goliad St.</u>	ADDRESS	
	<u>R</u>		
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>972 772 3003</u>	PHONE	
E-MAIL	<u>bhelmer@hca.rockwall.org</u>	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

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

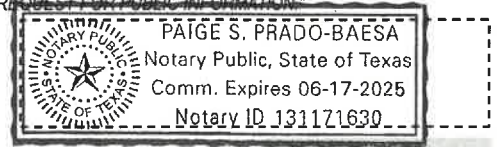
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 582.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2023. BY SIGNING THIS APPLICATION, 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 18th DAY OF August, 2023

OWNER'S SIGNATURE

Bradley C. Helmer  
Paige S. Prado-Baesa

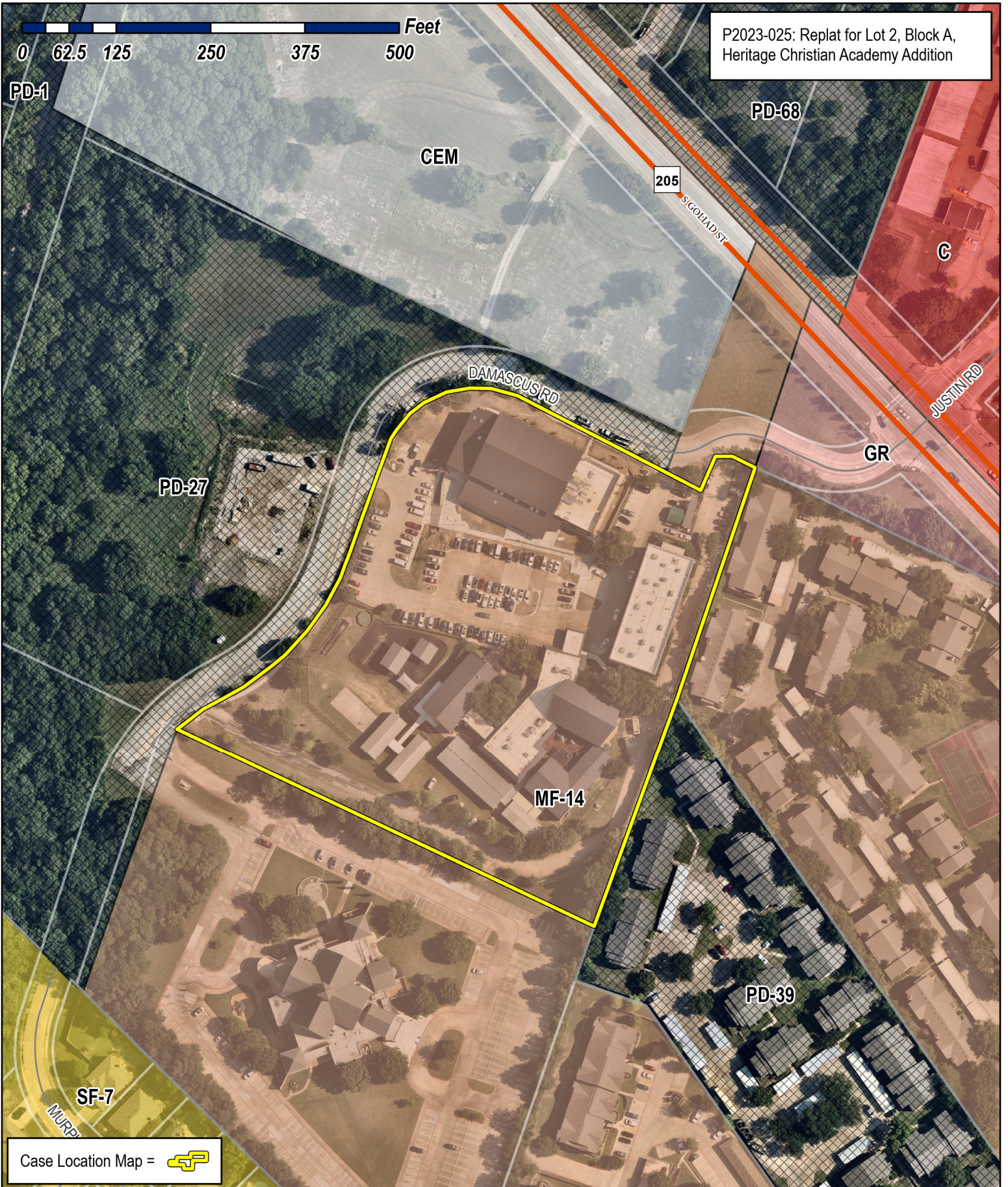
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

06-17-2025





P2023-025: Replat for Lot 2, Block A, Heritage Christian Academy Addition

Case Location Map = 



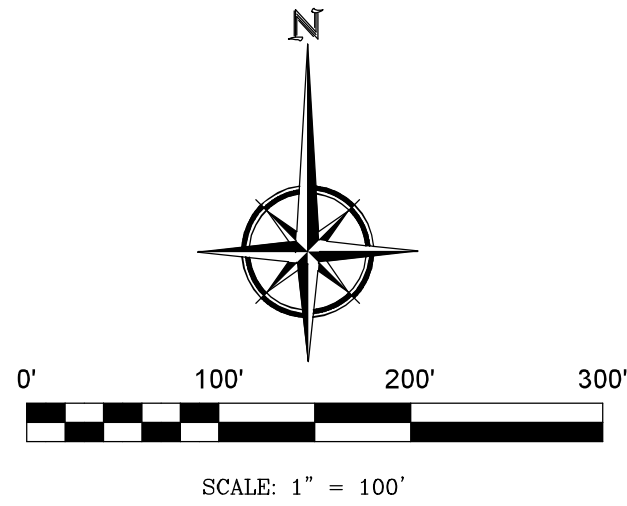
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.







**GENERAL NOTES:**

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of Rockwall GPS Control Monuments No. COR-6 and COR-11. NAD-83, Texas North Central Zone.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0040L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

**PURPOSE STATEMENT:**

The purpose of this Replat is to abandon the fire lane easement on Lot 1, Block A of Heritage Christian Academy Addition and dedicate new easements.

**MONUMENT NOTE:**

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

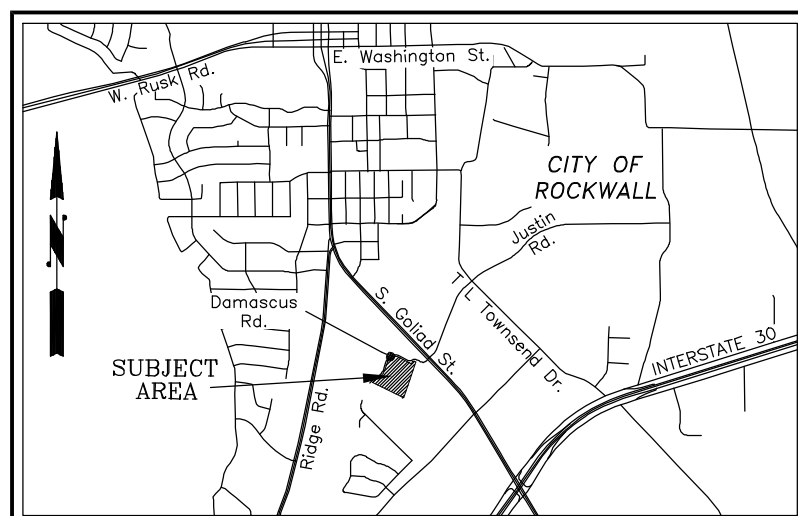
**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 18°24'23" E	142.04'
L2	S 64°04'21" E	268.34'
L3	N 20°16'31" E	47.24'
L4	N 18°24'23" E	142.04'
L5	N 20°16'31" E	55.84'
L6	S 63°45'31" E	3.29'
L7	S 71°24'18" E	53.13'
L8	S 18°35'42" W	115.88'
L9	S 76°10'34" E	70.24'
L10	N 82°03'48" E	59.85'
L11	N 21°58'25" E	73.03'
L12	N 24°29'16" E	42.51'
L13	N 26°02'53" E	79.37'
L14	S 26°02'53" W	79.37'
L15	S 24°30'28" W	40.80'
L16	S 21°58'25" W	70.37'
L17	S 82°03'48" W	59.85'
L18	N 76°10'34" W	146.78'
L19	N 18°35'42" E	66.88'
L20	N 71°24'18" W	4.05'

**CURVE TABLE:**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°48'15"	270.00'	74.48'	N 54°41'03" E	74.24'
C2	44°11'21"	330.00'	254.51'	N 40°29'31" E	248.25'
C3	97°31'15"	125.00'	212.76'	N 67°10'01" E	187.99'
C4	26°02'39"	126.70'	57.59'	S 76°46'50" E	57.10'
C5	13°33'54"	245.00'	58.00'	N 55°48'16" E	57.87'
C6	44°10'17"	355.13'	273.78'	N 40°29'32" E	267.05'
C7	97°31'16"	100.00'	170.21'	N 67°10'01" E	150.39'
C8	16°26'41"	101.70'	29.19'	S 71°58'51" E	29.09'
C9	94°46'16"	25.00'	41.35'	S 28°47'26" E	36.80'
C10	21°45'38"	30.00'	11.39'	S 87°03'23" E	11.33'
C11	29°05'37"	45.00'	22.85'	S 83°23'23" E	22.61'
C12	86°06'56"	20.00'	30.06'	N 68°05'57" E	27.31'
C13	91°15'06"	44.00'	70.08'	S 65°31'52" W	62.90'
C14	29°05'37"	21.00'	10.66'	N 83°23'23" W	10.55'
C15	21°45'38"	54.00'	20.51'	N 87°03'23" W	20.39'
C16	94°46'16"	49.00'	81.05'	N 28°47'26" W	72.12'
C17	90°00'00"	25.00'	39.27'	N 26°24'18" W	35.36'

**VICINITY MAP**  
Not To Scale



**ABBREVIATIONS**

- Cab. = Cabinet
- Sl. = Slide
- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- FAUE = Firelane, Access & Utility Easement
- F.E. = Fire Lane Easement
- P.S.E. = Pedestrian & Sidewalk Easement
- ESMNT. = Easement
- CM = Controlling Monument
- IRF = Iron Rod Pound
- IRS = 1/2" Iron Set with red plastic cap, stamped "RPLS 4701"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"

**OWNER**

HERITAGE CHRISTIAN ACADEMY  
Contact: Brad Helmer  
1408 S. Goliath Street  
Rockwall, Texas 75087  
972-772-3003

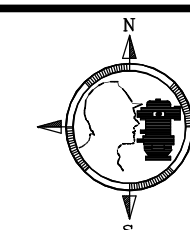
**SURVEYOR**

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

**REPLAT**

**HERITAGE CHRISTIAN ACADEMY ADDITION**  
**LOT 1R, BLOCK A**  
Being a Replat of  
Heritage Christian Academy Addition  
Lot 1, Block A  
being one (1) lot on 6.641-Acres  
situated in the  
Burwell J.T. Lewis Survey, Abstract No. 255  
City of Rockwall, Rockwall County, Texas

Case No. \_\_\_\_\_



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	08/18/2023	1" = 100'	2020037	2020037-RP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HERITAGE CHRISTIAN ACADEMY is the owner of that certain tract of land, situated in the City of Rockwall, in the Burwell J.T. Lewis Survey, Abstract No. 255 of Rockwall County, Texas and being Lot 1, Block A of Heritage Christian Academy Addition, an addition to the City of Rockwall, according to the Final Plat thereof, recorded in Cabinet F, Slide 91, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being described in a deed to Heritage Christian Academy, recorded in Volume 2387, Page 231, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of Damascus Road (60' wide public right-of-way at this point), for the most northerly northeast corner of the above described Lot 1, Block A and same being the northwest corner of Pebblebrook Apartments, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet A, Slide 319, P.R.R.C.T.;

THENCE: South 18 deg. 44 min. 25 sec. West, departing from said Damascus Road, along the common line of said Lot 1, Block A and said Pebblebrook Apartments, a distance of 317.69 feet to a 1/2 inch iron rod found for the southwest corner of said Pebblebrook Apartments and same being the northwest corner of Lot 1R of Canyon Ridge-Canyon Ranch Addition, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Slide 385-388, P.R.R.C.T.;

THENCE: South 18 deg. 17 min. 47 sec. West, along the common line of said Lot 1, Block A and said Lot 1R, a distance of 335.44 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block A and same being the northeast corner of Lot 1, Block A of Our Lady Of The Lake Catholic Church, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet B, Slide 217, P.R.R.C.T.;

THENCE: North 64 deg. 01 min. 10 sec. West, along the common line of said Heritage Christian Academy Addition and said Our Lady Of The Lake Catholic Church, a distance of 607.15 feet to a 1/2 inch iron rod found on the southeasterly right-of-way line of the above mentioned Damascus Road, for the northwest corner of said Our Lady Of The Lake Catholic Church addition and the southwest corner of said Lot 1, Block A of Heritage Christian Academy Addition and said point being in a non-tangent curve to the right, having a radius of 270.00 feet, a central angle of 15 deg. 48 min. 10 sec. and a chord that bears North 54 deg. 41 min. 06 sec. East - 74.23 feet;

THENCE: Along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 74.47 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the point of reverse curve to the left, having a radius of 330.00 feet, a central angle of 44 deg. 11 min. 21 sec. and a chord that bears North 40 deg. 29 min. 31 sec. East - 248.25 feet;

THENCE: Continuing along Damascus Road and with said curve to the left, an arc distance of 254.51 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 18 deg. 24 min. 23 sec. East, continuing along the easterly right-of-way line of said Damascus Road, a distance of 142.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 125.00 feet, a central angle of 97 deg. 31 min. 15 sec. and a chord that bears North 67 deg. 10 min. 01 sec. East - 187.99 feet;

THENCE: Continuing along the southeasterly right-of-way line of said Damascus Road and with said curve to the right, an arc distance of 212.76 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 64 deg. 04 min. 21 sec. East, continuing along said Damascus Road, a distance of 268.34 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1, Block A;

THENCE: North 20 deg. 16 min. 31 sec. East, continuing along said Damascus Road, a distance of 47.24 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the most northerly northwest corner of said Lot 1, Block A and said point being in a non-tangent curve to the right, having a radius of 126.70 feet, a central angle of 26 deg. 02 min. 39 sec. and a chord that bears South 76 deg. 46 min. 50 sec. East - 57.10 feet;

THENCE: Continuing along the common line of said Lot 1, Block A and said Damascus Road, an arc distance of 57.59 feet to the POINT OF BEGINNING and containing 289,064 square feet or 6.636 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WE, the undersigned owners of the land shown on this plat, and designated herein as the HERITAGE CHRISTIAN ACADEMY ADDITION, LOT 1R, BLOCK A, 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 the HERITAGE CHRISTIAN ACADEMY ADDITION 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 suchthat 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.
7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

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, 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.

BRAD HELMER, Head of School
Heritage Christian Academy

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared BRAD HELMER, 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:

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, 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.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE RINGLEY, 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:

Planning and Zoning Commission, Chairman 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 \_\_\_\_\_, 2022.

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

OWNER
HERITAGE CHRISTIAN ACADEMY
Contact: Brad Helmer
1408 S. Goliad Street
Rockwall, Texas 75087
972-772-3003

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

REPLAT
HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
Being a Replat of
Heritage Christian Academy Addition
Lot 1, Block A
being one (1) lot on 6.641-Acres
situated in the
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City of Rockwall, Rockwall County, Texas

Case No. \_\_\_\_\_

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Values include Mark Staab, 08/18/2023, N.T.S., 2020037, 2020037-RP.DWG, 2 of 2.