

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

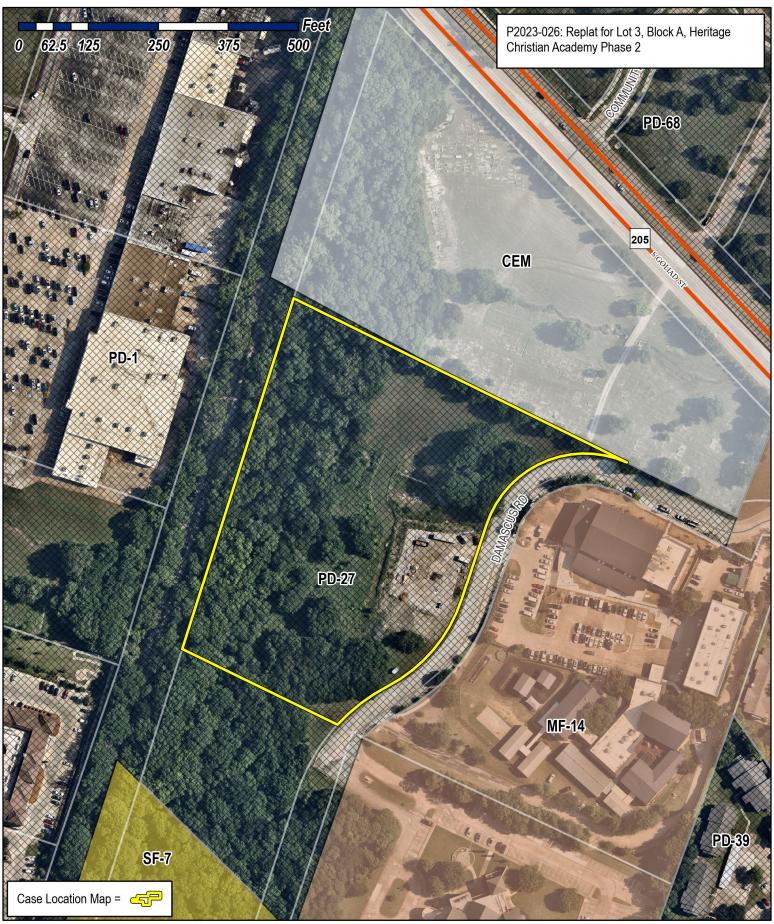
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Pochwall Tayas 75087

| SIAM USE UNLY | |
|-----------------------------------|-----|
| 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:

| | Nochwall, Texas 75007 | CHY | ENGINEER: | | | ded a lem |
|--|--|---|---|--|--|---------------------------------|
| PLEASE CHECK THE | APPROPRIATE BOX BELOW TO INDICATE THE TYPE O | F DEVELOPMENT RE | QUEST [SELECT | ONLY ONE BO | X] | |
| PLATTING APPLICATION MASTER PLAT PRELIMINARY FINAL PLAT (\$300. AMENDING OF PLAT REINSTA SITE PLAN APPLI SITE PLAN (\$25 | CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ITEMENT REQUEST (\$100.00) | ZONING APPLIC ZONING CHA SPECIFIC US PD DEVELOR OTHER APPLIC TREE REMO VARIANCE R NOTES: IN DETERMINING T PER ACRE AMOUNT. A \$1,000.00 FEE | CATION FEES: ANGE (\$200.00 + SE PERMIT (\$200 PMENT PLANS (\$ CATION FEES: | \$15.00 ACRE) 10.00 + \$15.00 ACRE) 10.00 + \$15.00 ACRE) 10.00 + \$15.00 ACRE) 10.00 ACRE ACREA LESS THAN ONE ACRE APPLICATION THE APPLICATION | CRE) 182 0 ACRE) † S (\$100.00) 2 GE WHEN MULTIP JE, ROUND UP TO C FEE FOR ANY RE | ONE (1) ACRE. |
| PROPERTY INF | ORMATION [PLEASE PRINT] | | | | | |
| ADDRES | s 1408 S. Goliad St, Rockwall, TX | 75087 | | | | |
| SUBDIVISIO | N Subdivision Code: S3859 | | LOT | 2 | BLOCK | A |
| GENERAL LOCATIO | N Damascus RD, Rockwall, TX | | | | | |
| ZONING. SITE P | LAN AND PLATTING INFORMATION (PLEAS | E PRINT | | | | |
| CURRENT ZONIN | | CURRENT USE | private so | chool | | |
| PROPOSED ZONIN | G PD-27 | PROPOSED USE | private so | chool | | |
| ACREAG | E 6.626 LOTS [CURRENT | 1 | | S [PROPOSED] | 1 | |
| REGARD TO ITS RESULT IN THE | ID PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE. | STAFF'S COMMENTS BY | THE DATE PROV | 'IDED ON THE DI | EVELOPMENT C | EXIBILITY WITH CALENDAR WILL |
| OWNER/APPLIC | CANT/AGENT INFORMATION (PLEASE PRINT/CH | | Annual Company of the said | | E REQUIRED] | |
| □ OWNER | | E APPLICANT | A STATE OF THE PARTY OF THE PARTY. | Contract of the Contract of th | | |
| CONTACT PERSON | Brad Helmer, Ed.D. | CONTACT PERSON | | wman | | |
| ADDRESS | 1408 S. Goliad St. | ADDRESS | 4500 Full | er Dr. #22 | 0 | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | CITY, STATE & ZIP | Irving, Tx | 75038 | | |
| PHONE | 972.772.3003 | PHONE | 972.989. | 2174 | | |
| E-MAIL | bhelmer@hcarockwall.org | E-MAIL | rahowma | n@glenne | engineerir | ng.com |
| EFORE ME. THE UNDE | ICATION [REQUIRED] ERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE TION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE | | LMER | OWNER | () THE UNDER | ISIGNED, WHO |
| | T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, HA 20 | AS BEEN PAID TO THE CIT EE THAT THE CITY OF RO | Y OF ROCKWALL O. OCKWALL (I.E. "CIT" | N THIS THE | | DAY OF |
| SUBMITTED IN CONJUNC | ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS CTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO | S ALSO AUTHORIZED AND OCIATED OR IN RESPONSI | D PERMITTED TO | OR PUBLIC IMPOR | MATSONPRADO V Public, State | -BAESA |
| GIVEN UNDER MY HANI | D AND SEAL OF OFFICE ON THIS THE HAT DAY OF AL | 16UST 202 | 2 | OF THE N | m. Expires 06 otary ID 1311 | 71630 |
| | OWNER'S SIGNATURE | | | -1114. | | |



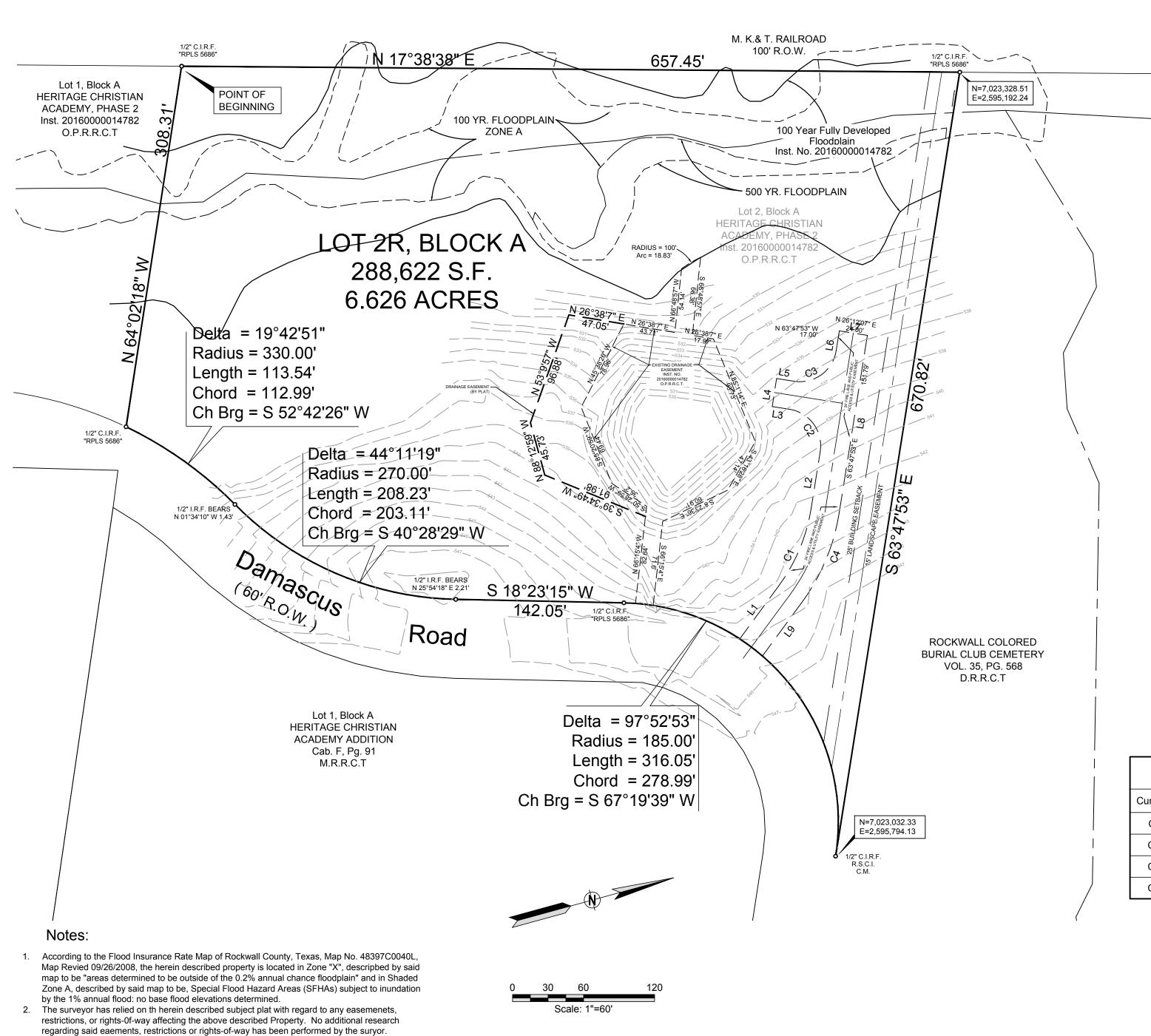


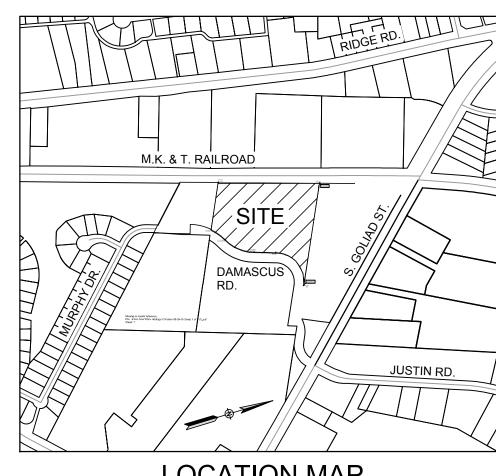
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

(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.







LOCATION MAP SCALE: NTS

| Pa | Parcel Line Table | | | |
|--------|-------------------|---------------|--|--|
| Line # | Length | Direction | | |
| L1 | 55.36 | N36° 23' 52"W | | |
| L2 | 48.79 | S63° 47' 53"E | | |
| L3 | 15.00 | S26° 12' 07"W | | |
| L4 | 24.00 | S63° 47' 53"E | | |
| L5 | 15.00 | S26° 12' 07"W | | |
| L6 | 17.00 | S63° 47' 53"E | | |
| L7 | 24.00 | N26° 12' 07"E | | |
| L8 | 151.79 | S63° 47' 53"E | | |
| L9 | 55.64 | N36° 23' 52"W | | |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 71.97 | 150.50 | 27°24'01" | N50° 05' 52"W | 71.29 |
| C2 | 48.69 | 31.00 | 90°00'00" | S71° 12' 07"W | 43.84 |
| С3 | 48.69 | 31.00 | 90°00'00" | N18° 47' 53"W | 43.84 |
| C4 | 83.45 | 174.50 | 27°24'01" | N50° 05' 52"W | 82.66 |

3. Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabined F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.

4. 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, assuance or guarantee that any building within such plat shal be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy an availability for wter for personal use and fire protection within such plan, as required under Ordinance 83.54.

5. The property Owner shall maintain, repari, and replace all detention systems.

OWNER: HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087

GLENN ENGINEERING CORP. IRVING, TEXAS 75038

ENGINEER:

4500 FULLER DRIVE, SUITE 220 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.

SURVEYOR: CENTRO RESOURCES

1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 (817) 354-1445 CONTACT: LARRY TURMAN FINAL PLAT

HERITAGE CHRISTIAN ACADEMY PHASE 2 LOT 2R, BLOCK A

BEING A REPLAT OF HERITAGE CHRISTIAN ACADEMY, PHASE 2 LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23 Case No. PXX Sheet 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

WHEREAS, HERITAGE CHRISTIAN ACACEMY is the owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the B.J.T. Lewis Survey, Abstract No. 224 and being all of Lot 2, of HERITAGE CHRISTIAN ACADEMY PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Instrument No. 20160000014782, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most westerly corner of said Lot 2, same being the most northerly corner of Lot 3, Block A, of said HERITAGE CHRISTIAN ACADEMY PHASE 2, said corner also being in the southeasterly monumented line of the M.K. & T. Railroad (100' right-of-way);

THENCE North 17°38'38" East, along said southeasterly monumented line of the M. K. & T. Railroad, same being the northwesterly line of said Lot 1, a distance of 657.45' to a ½" iron road with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Lot 2, same being the most westerly corner of the Rockwall Colored Burial Club Cemetery, as recorded in Volume 35, Page 568, of the Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 63°47'53" East, along the northeasterly line of said Lot 2, a distance of 670.82' to a ½" iron rod with a plastic cap stamped "R.S.C.I." found for the most easterly corner of said Lot 2, same being the northerly monumented line of Damascus Road, said corner also being in a curve to the left, having a radius of 185.00', a central angle of 97°52'53", and a chord which bears, South 67°19'39" West, a chord distance of 278.99';

Thence along said curve to the left, a northwesterly direction, an arc length of 316.05' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5786" found at the end of said curve;

THENCE South 18°23'15" West, along the northwesterly monumented line of Damascus Road, a distance of 142.05' to a point for corner from which a ½" iron rod found bears North 25°54'18" East, a distance of 2.21', said point for corner being at the beginning of a curve to the right, having a radius of 270.00', a central angle of 44°11'19", and a chord which bears South 40°28'29" West, a chord distance of 203.11';

Thence along said curve to the right, in a southwesterly direction, an arc length of 208.23' to a point for corner from which a ½" iron rod found bears North 01°34'10" West, a distance of 1.43', said point for corner being at the beginning of a curve to the left, having a radius of 330.00', a central angle of 19°42'51", and a chord which bears South 52°42'26" West, a chord distance of 112.99';

Thence along said curve to the left, in a southwesterly direction, an arc length of 113.54' to a ½" iron rod with a yellow plastic cap stamped "RPLS 5686 which is the most southeasterly corner of said Lot said point being in the westerly line of Damascus Road;

THENCE North 64°02'18" West, along the southerly line of said Lot 2 a distance of 308.31 feet to the POINT OF BEGINNING and containing 6.626 acres of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

HEDITACE CUDICTIANI ACADEMAY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 2R, BLOCK A, HERITAGE CHRISTIAN ACADEMY, PHASE 2, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (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;

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 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 (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 I (we) may have as a result of the dedication of exactions made herein.

| HERITAGE CHRISTIAN ACADEMIT | |
|---|---|
| STATE OF TEXAS COUNTY OF ROCKWALL | |
| Before me, the undersigned authority, on this day personally appearedsubscribed to the foregoing instrument, and acknowledged to me that he executed the same for | known to me to be the persons whose name is the purpose and consideration therein stated. |

GENERAL NOTES

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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

Larry Turman, Registered Professional Land Surveyor No. 1740

RECOMMENDED FOR FINAL APPROVAL

Planning & 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 _______, 2023.

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.

SURVEYOR:

SUITE 217

(817) 354-1445

CENTRO RESOURCES

1475 HERITAGE PARKWAY

MANSFIELD, TEXAS 76063

CONTACT: LARRY TURMAN

WITNESS OUR HANDS, this ______ day of ______, 2023.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

ENGINEER:

IRVING. TEXAS 75038

TBPE FIRM NO. F-303

(469) 472-9192 FAX

(972) 717-5151

GLENN ENGINEERING CORP.

CONTACT: MIKE GLENN, P.E.

4500 FULLER DRIVE, SUITE 220

FINAL PLAT

HERITAGE CHRISTIAN ACADEMY PHASE 2 LOT 2R, BLOCK A

BEING A REPLAT OF HERITAGE CHRISTIAN ACADEMY, PHASE 2 LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

Sheet 2 of 2

08-14-23 Case No. PXX

Given upon my hand and seal of office this _____day of ______, 2023.

OWNER:

HERITAGE CHRISTIAN ACADEMY

1408 S. GOLIAD STREET

ROCKWALL, TEXAS 75087