

LOCATION MAP  
SCALE: NTS

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
L10	69.27	S42° 55' 25"E

Parcel Line Table		
Line #	Length	Direction
L11	61.45	S36° 22' 45"W
L12	61.96	S17° 57' 54"W
L13	80.22	S18° 21' 59"E
L14	125.33	S39° 36' 53"W
L15	57.77	S45° 38' 52"W
L16	12.08	S20° 30' 18"W
L17	17.31	S18° 58' 26"E
L18	30.87	S11° 11' 47"E
L19	57.73	S12° 06' 11"W
L20	56.47	S11° 10' 32"E

Parcel Line Table		
Line #	Length	Direction
L21	28.63	S26° 37' 33"E
L22	43.56	S32° 22' 14"E
L23	63.05	S42° 11' 53"W
L24	19.00	S20° 40' 42"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
C3	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
C5	18.81	100.00	10°46'46"	S13° 55' 14"E	18.79

Notes:

- According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revied 09/26/2008, the herein described property is located in Zone "X", described by said map to be "areas determined to be outside of the 0.2% annual chance floodplain" and in Shaded Zone A, described by said map to be, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood: no base flood elevations determined.
- The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the southwesterly line of Lot 1, Block A, HERITAGE 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.
- 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee than any building within such subdivision plat be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- The Basis for coordinates on this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withhholding utilities and building permits.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

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

ENGINEER:  
GLENN ENGINEERING CORP.  
4500 FULLER DRIVE, SUITE 220  
IRVING, TEXAS 75038  
TBPE FIRM NO. F-303  
(972) 717-5151  
(469) 472-9192 FAX  
CONTACT: MIKE GLENN, P.E.

SURVEYOR:  
LARRY TURMAN, RPLS #1740  
4903 WEST WEDGEFIELD ROAD  
GRANBURY, TEXAS 76049  
10194928  
(817) 798-4039  
CONTACT: LARRY TURMAN

FINAL PLAT  
  
**LOT 3, BLOCK A  
HERITAGE CHRISTIAN ACADEMY  
PHASE 2 ADDITION**

BEING A REPLAT OF  
LOT 2, BLOCK A  
HERITAGE CHRISTIAN ACADEMY  
PHASE 2 ADDITION  
BEING  
1 LOT  
6.626 ACRES OR 288,622 SF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

WHEREAS, HERITAGE CHRISTIAN ACADEMY 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 rod 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 §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 3, 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 HERITAGE CHRISTIAN ACADEMY 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.

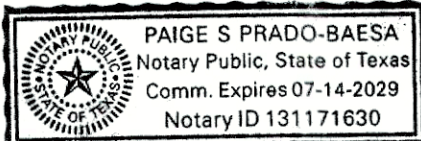
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

HERITAGE CHRISTIAN 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 persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Given upon my hand and seal of office this 18TH day of August, 2025

GENERAL NOTES

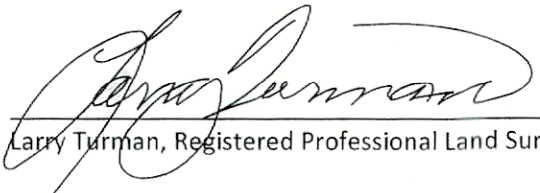
General Notes:

- 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, Larry Turman, 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.


  
Larry Turman, Registered Professional Land Surveyor No. 1740




APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall on the 5 day of September, 2025.

  
MAYOR OF THE CITY OF ROCKWALL

  
PLANNING AND ZONING COMMISSION CHAIRMAN

  
CITY ENGINEER

  
CITY SECRETARY



THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000015629 PLAT  
08/28/2025 11:32:10 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk  
Rockwall County, TX





OWNER:

HERITAGE CHRISTIAN ACADEMY  
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ROCKWALL, TEXAS 75087

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LOT 3 , BLOCK A  
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PHASE 2 ADDITION

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05-14-25 Rev.  
11/27/23

Case No. P2023-026

Sheet 2 of 2