



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-009 P&Z DATE 4/24/18 CC DATE 05/07/18 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



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 (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2040 Kristy Ln

Subdivision Bodin Industrial

Lot

7

Block

A

General Location South of I-30 and East of TL Townsend Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial (LI) District

Current Use Undeveloped

Proposed Zoning Light Industrial (LI) District

Proposed Use Warehouse

Acreage 2.029

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant Eric L. Davis Engineering, Inc

Contact Person

Contact Person Mitchell Lenamond, P.E.

Address

Address 120 East Main St

City, State & Zip

City, State & Zip Forney, TX 75126

Phone

Phone 9725640592

E-Mail

E-Mail ml@eldengineering.com

NOTARY VERIFICATION [REQUIRED]

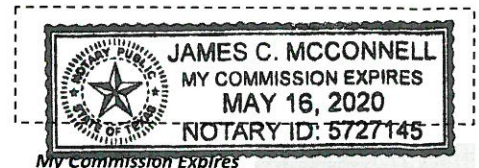
Before me, the undersigned authority, on this day personally appeared Mitchell Lenamond [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. 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 13 day of April, 2018.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas





RECEIPT

Project Number: P2018-009

Job Address: KRISTY LN
ROCKWALL, TX 75032

Receipt Number: B78691

Printed: 4/16/2018 12:57 pm

Fee Description	Account Number	Fee Amount
-----------------	----------------	------------

PLATTING

01-4280

\$ 340.58

Total Fees Paid:

\$ 340.58

Date Paid: 4/16/2018 12:00:00AM

Paid By: Redman Ventures, LLC

Pay Method: CHECK 2102

Received By: KB



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

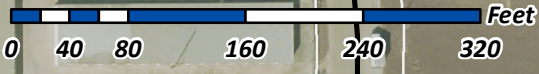
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 04/20/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-009
Project Name: Lot 7, Block A, Bodin Industrial Addition
Project Type: PLAT
Applicant Name: Mitchell Lenamond, P.E.
Owner Name: HAWN, HOLDINGS LC
Project Description:



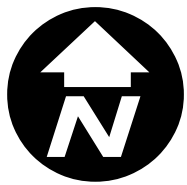
P2018-009 - LOT 7, BLOCK A, BODIN INDUSTRIAL ADDITION
FINAL PLAT - LOCATION MAP =

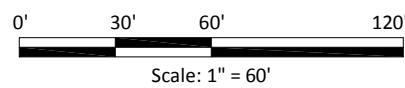
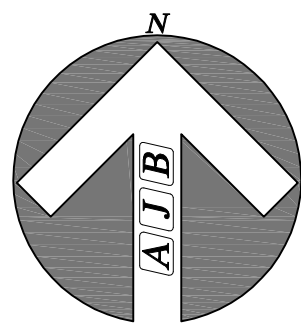


City of Rockwall

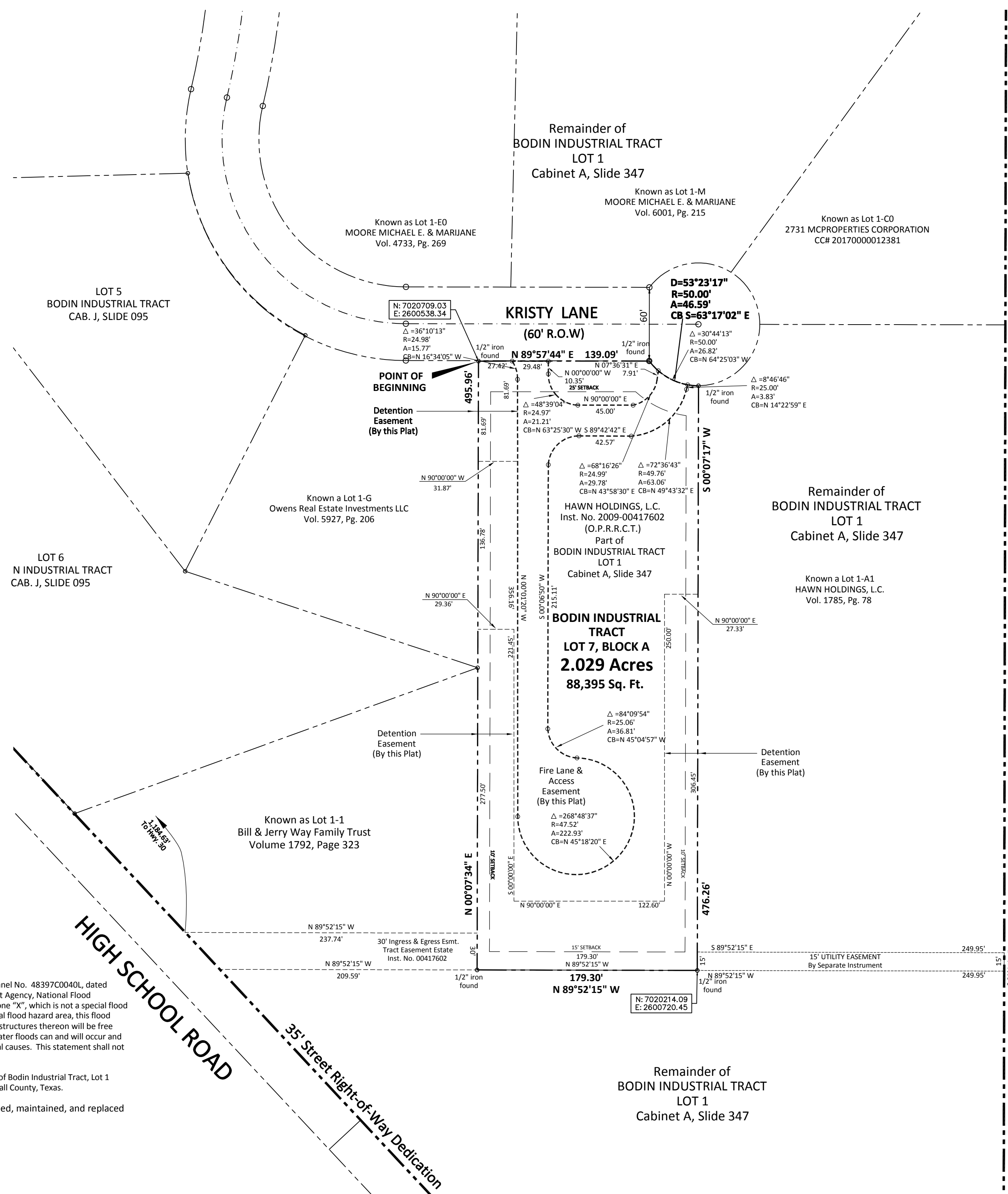
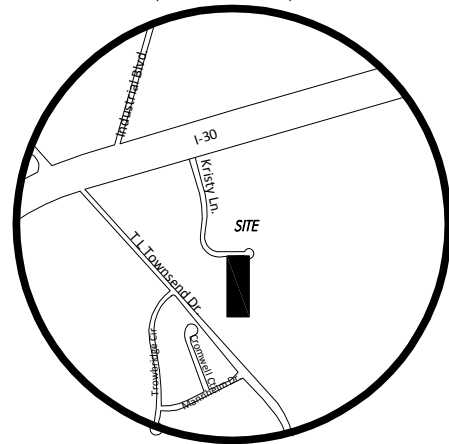
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087	Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126
--	--

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
of: 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPS REG#10118200

N:\MALL FILES\JOVWERS REAL ESTATE\JOVWERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, 4/12/2018 1:32:05 PM, Nitro PDF Creator (Reader 3)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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:

- No buildings or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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, my (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.

HAWN HOLDING, L.C.

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018

Notary Public in and for the State of Texas

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'
Date: November 17, 2017
Technician: Spradling
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: BODIN INDUSTRIAL LOT 7
Job. No. 636-001
GF No. _____

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 2
Of: 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPS REG#10118200

Northing	Easting	Bearing	Distance
6999728.354	2656511.395		
		N 89°57'44" E	139.090
6999728.446	2656650.485		
Radius: 50.000	Chord: 44.923	Degree: 114°35'30" Dir: Left	
Length: 46.590	Delta: 53°23'17"	Tangent: 25.141	
Chord BRG: S 63°17'02" E Rad-In: N 53°24'36" E Rad-Out: N 00°01'19" E			
Radius Point: 6999758.250,2656690.631			
6999708.250	2656690.612		
		S 00°07'17" W	476.260
6999231.991	2656689.603		
		N 89°52'15" W	179.300
6999232.395	2656510.304		
		N 00°07'34" E	495.960
6999728.354	2656511.395		

Closure Error Distance> 0.00000

Total Distance> 1337.200

Polyline Area: 88394.8 sq ft, 2.03 acres

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 04/24/2018

APPLICANT: Mitchell Lenamond, PE *on behalf of Eric L. Davis Engineering, Inc.*

AGENDA ITEM: **P2018-009**; *Lot 7, Block A, Bodin Industrial Addition*

SUMMARY:

Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat Lot 1B, Block A, of the Bodin Industrial Addition for the purpose of constructing an approximate 11,300 SF office/warehouse facility, and to add the necessary fire lane and utility easements for this development. The property is a 2.029-acre parcel of land and will be identified as Lot 7, Block A, Bodin Industrial Addition. The site is addressed as 2040 Kristy Lane and zoned Light Industrial (LI) District.
- A site plan (*i.e.* SP2017-026) for the office/warehouse facility was approved on October 2, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to recommend approval of the *replat* for Lot 7, Block A, Bodin Industrial Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

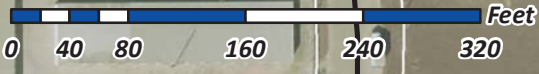
City of Rockwall Project Plan Review History



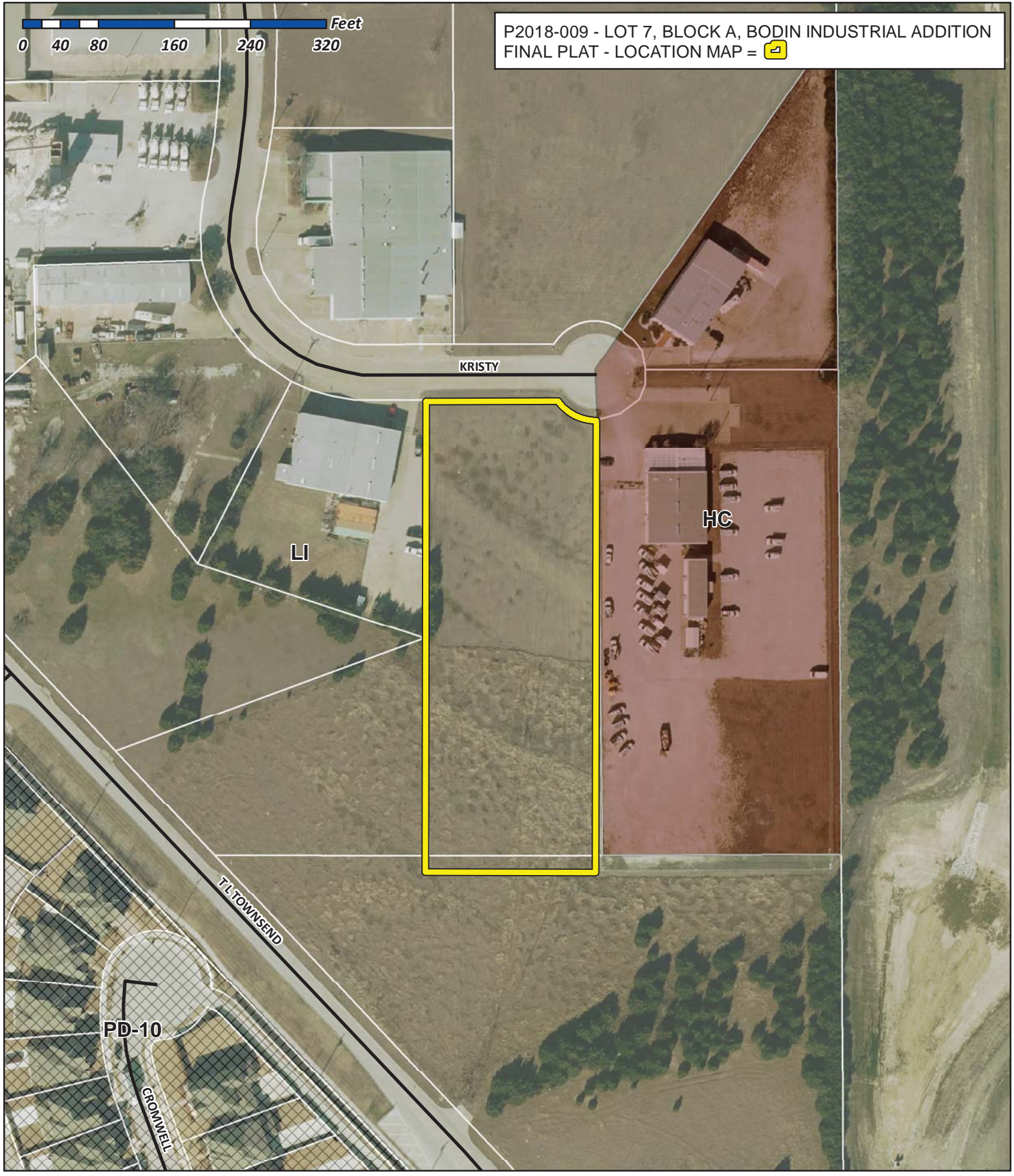
Project Number P2018-009	Owner HAWN, HOLDINGS LC	Applied 4/13/2018	KB
Project Name Lot 7, Block A, Bodin Industrial Addition	Applicant Mitchell Lenamond, P.E.	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address 2040 KRISTY LN		City, State Zip ROCKWALL, TX 75032	
 Subdivision BODIN INDUSTRIAL		Tract TR 1-B	Block NULL
		Lot No TR 1-B	Parcel No 3130-0000-0001-B0-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
ENGINEERING (4/17/2018 11:12 AM SH) 4% engineering inspection fees. Impact fees due at building permit. All easements are minimum of 20'. Include all drainage easements. 72' easement in parking area and easement along the east property line. See mark ups.	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
GIS	Lance Singleton	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING	David Gonzales	4/13/2018	4/20/2018	4/18/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 04.18.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 1, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments as indicated on the Project Plan Review document. 2. Provide a label indicating "Case No. P2018-009" on the lower right corner on all pages of the revised final plat submittal 3. Remove 'side setback' delineation and label from the plat. 4. Relabel all access easements as "Public Access Easement" as appropriate (e.g. 24-ft Firelane, Public Access and Utility Easement). 5. Are both entrances firelane access? If so, label appropriately. 6. Provide hatch and delineate and label detension easement(s). <p>Although this is on the consent agenda, staff recommends the applicant be present for the following meeting dates as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Work Session: April 24, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p> <p>City Council - Action: Monday, May 7, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]</p>						



P2018-009 - LOT 7, BLOCK A, BODIN INDUSTRIAL ADDITION
FINAL PLAT - LOCATION MAP =

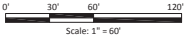
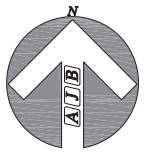


City of Rockwall

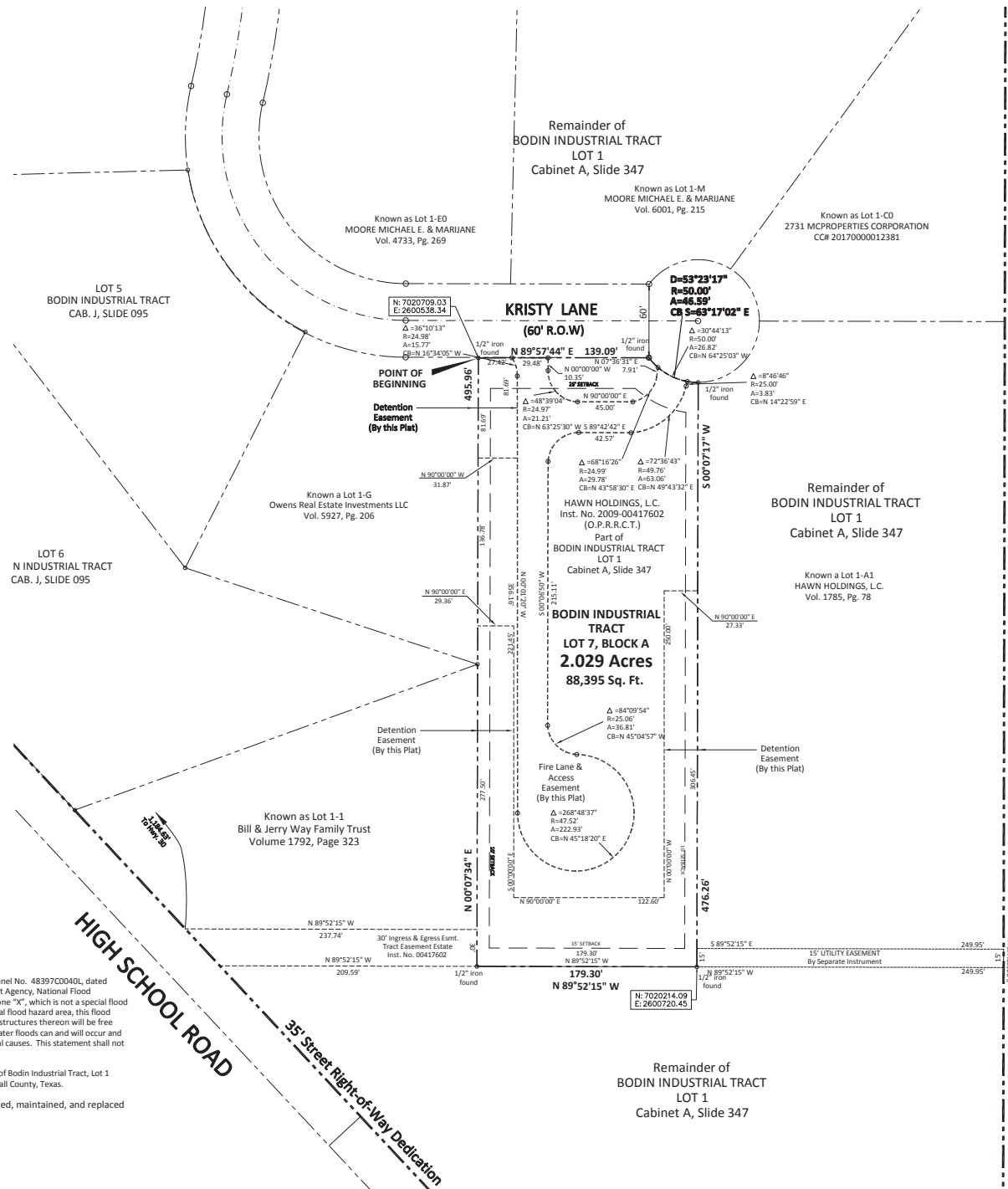
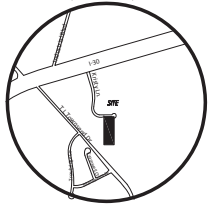
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)



NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Coyer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GE No.

301 N. Alamo Rd. • Rockwall, Texas 75087
9721 722-0225, www.abedfordgroup.com ab@abedfordgroup.com

Sheet: 1 of 2

Bedford Group, Inc.
Registered Professional Land Surveyors
TSPS REG10118200

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397CD040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Retention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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:

- No buildings or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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, my (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.

HAWN HOLDING, L.C.

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018

Notary Public in and for the State of Texas

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 ROCKWALL, TEXAS 75087 120 EAST MAIN STREET FORNEY, TEXAS 75126

Scale: 1" = 60'
Date: November 17, 2017
Technician: Spradling
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: BODIN INDUSTRIAL LOT 7
Job No. 636-001
GF No. _____

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

Sheet:
2
Of: 2



TSPS REG#10118200

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 05/07/2018

APPLICANT: Mitchell Lenamond, PE *on behalf of Eric L. Davis Engineering, Inc.*

AGENDA ITEM: **P2018-009**; *Lot 7, Block A, Bodin Industrial Addition*

SUMMARY:

Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat Lot 1B, Block A, of the Bodin Industrial Addition for the purpose of constructing an approximate 11,300 SF office/warehouse facility, and to add the necessary fire lane and utility easements for this development. The property is a 2.029-acre parcel of land and will be identified as Lot 7, Block A, Bodin Industrial Addition. The site is addressed as 2040 Kristy Lane and zoned Light Industrial (LI) District.
- A site plan (*i.e.* SP2017-026) for the office/warehouse facility was approved on October 2, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

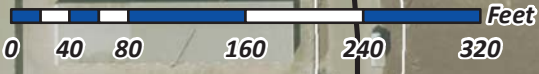
If the Planning and Zoning Commission and City Council choose to recommend approval of the *replat* for *Lot 7, Block A, Bodin Industrial Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

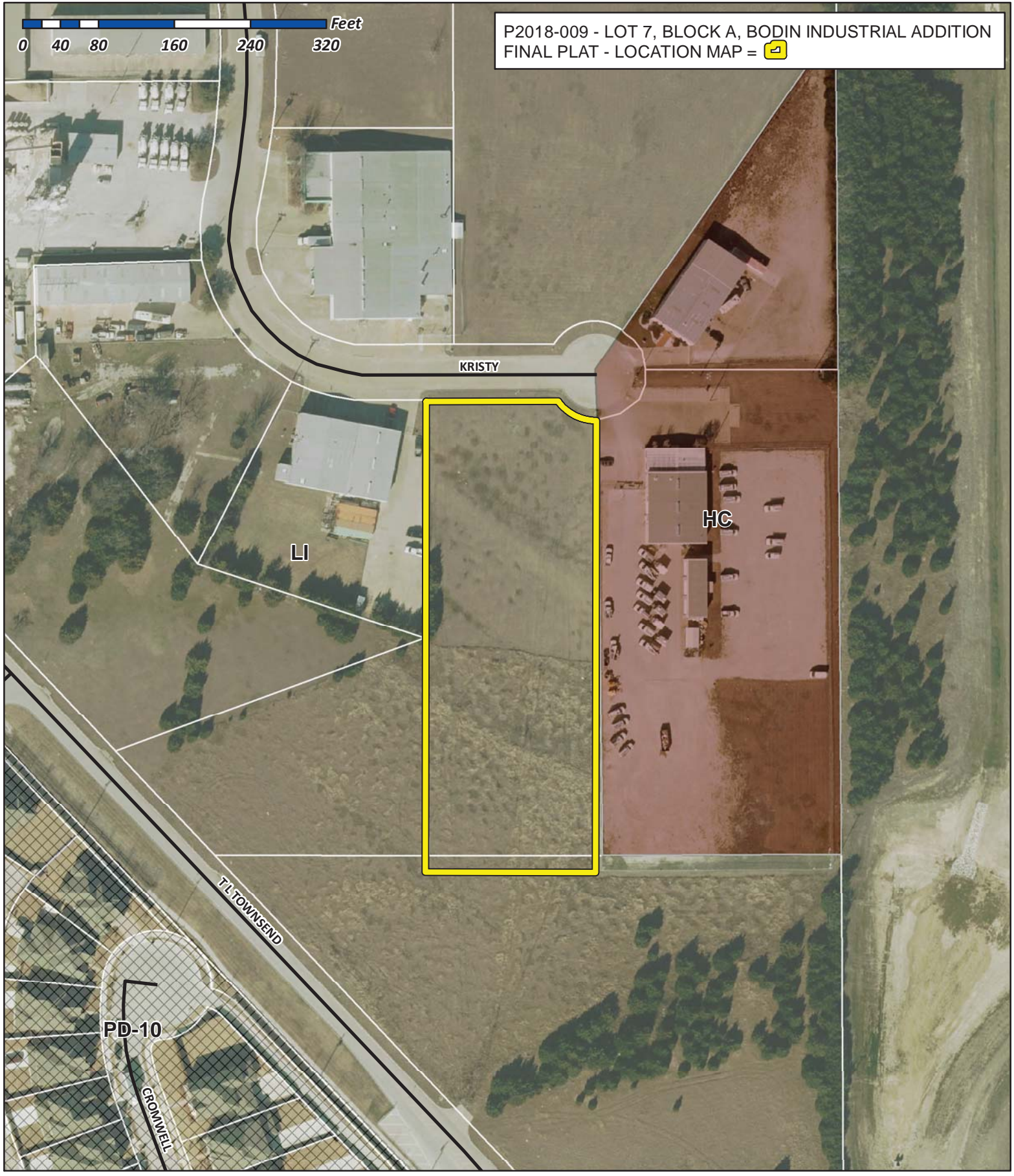
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 24, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Trowbridge absent.



P2018-009 - LOT 7, BLOCK A, BODIN INDUSTRIAL ADDITION
FINAL PLAT - LOCATION MAP =

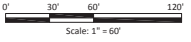
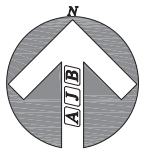


City of Rockwall

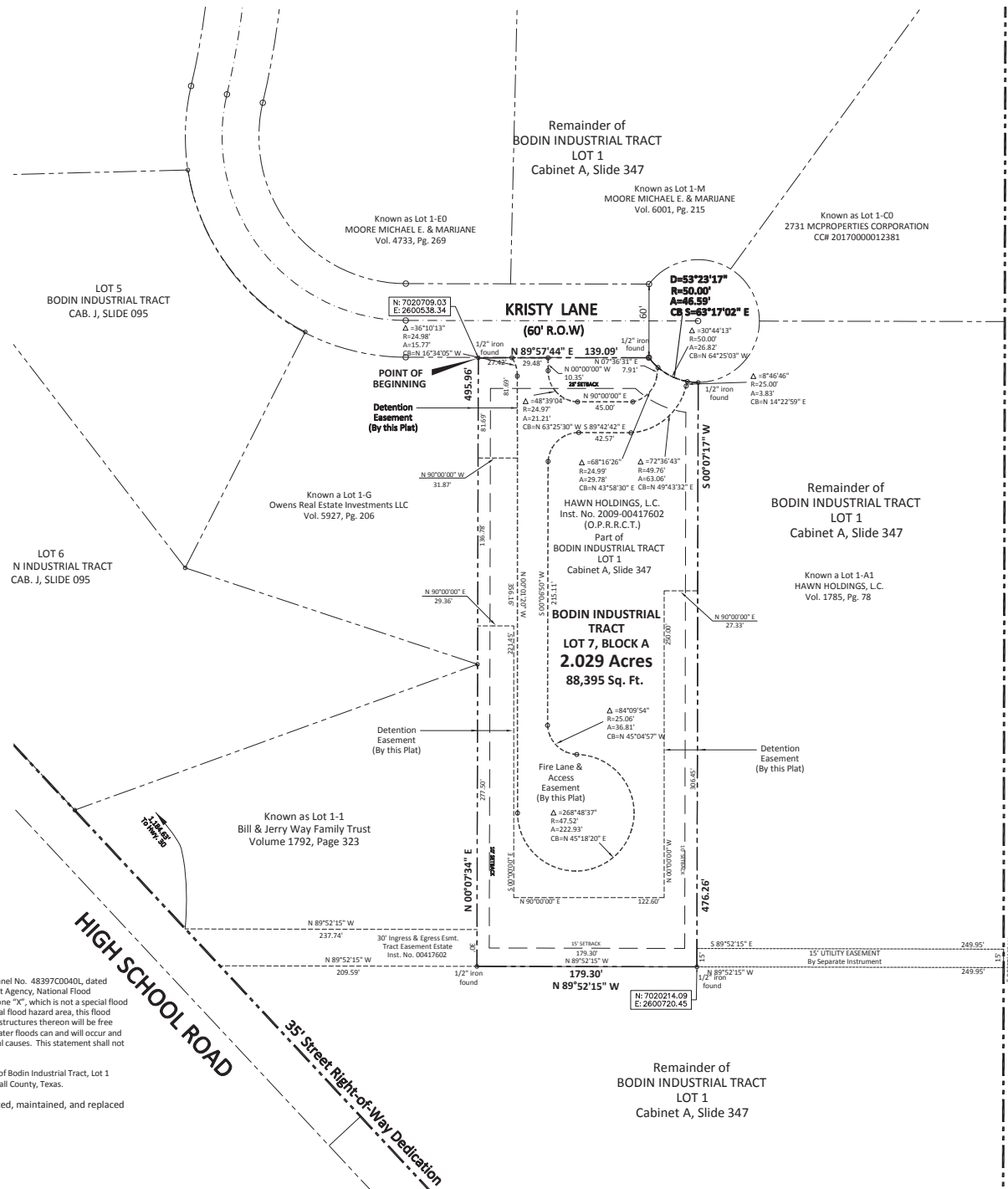
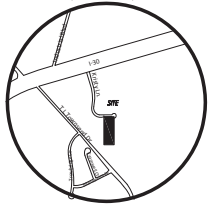
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





Vicinity Map
(Not to Scale)



NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cray/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GE No.

301 N. Alamo Rd. • Rockwall, Texas 75087
9721 722 0025, www.abedfordgroup.com ab@abedfordgroup.com

Sheet: 1 of 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TXS REG101 18200

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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."

Austin J. Bedford
Registered Professional Land Surveyor No. 41132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397CD040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Retention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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:

- No buildings or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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, my (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.

HAWN HOLDING, L.C.

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018

Notary Public in and for the State of Texas

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 ROCKWALL, TEXAS 75087 120 EAST MAIN STREET FORNEY, TEXAS 75126

Scale: 1" = 60'
Date: November 17, 2017
Technician: Spradling
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: BODIN INDUSTRIAL LOT 7
Job No. 636-001
GF No. _____

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

Sheet:
2
Of: 2



TSPS REG#10118200

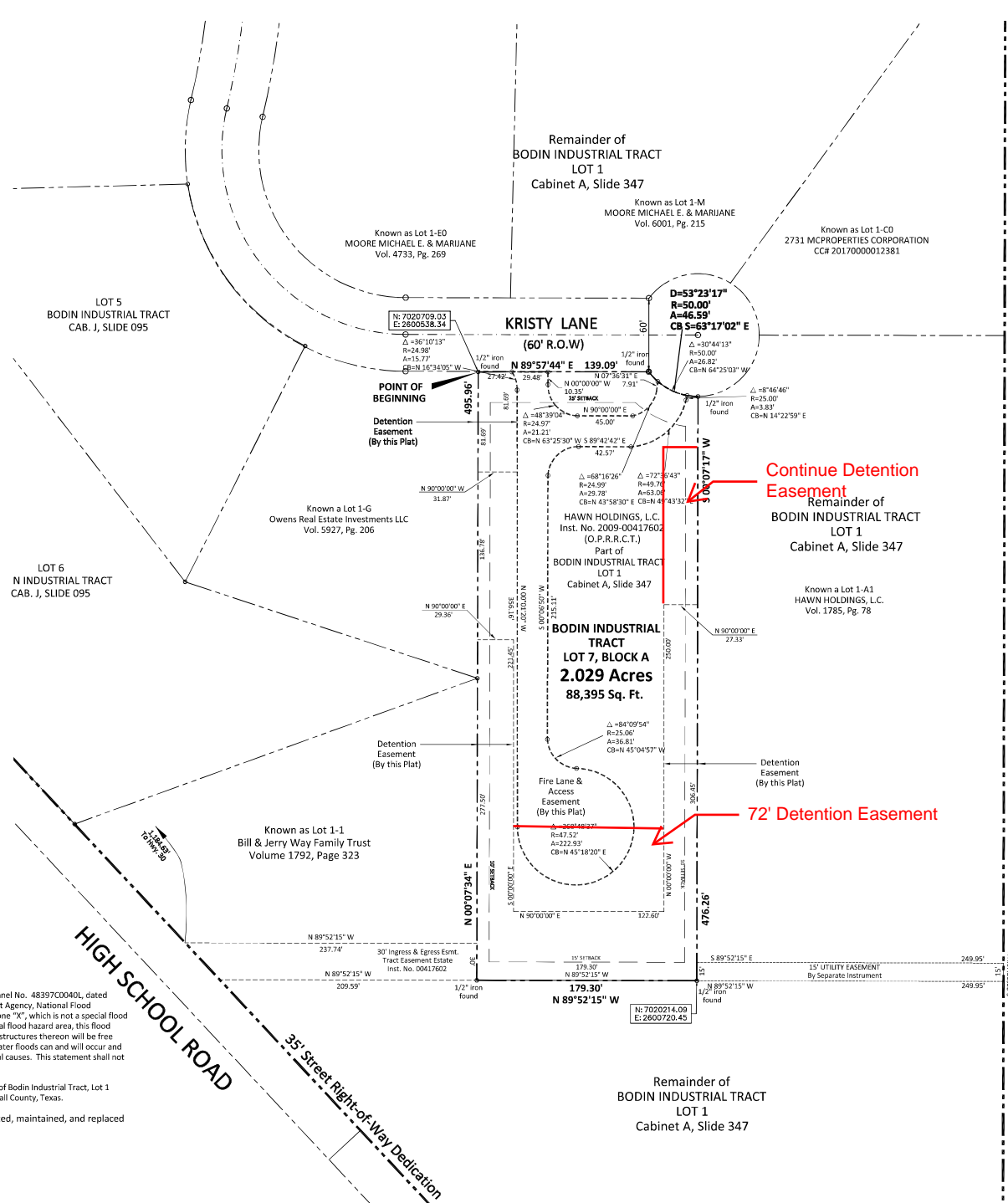
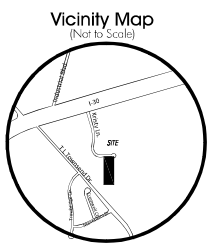
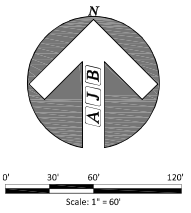
City of Rockwall Project Plan Review History



Project Number P2018-009	Owner HAWN, HOLDINGS LC	Applied 4/13/2018	KB
Project Name Lot 7, Block A, Bodin Industrial Addition	Applicant Mitchell Lenamond, P.E.	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address 2040 KRISTY LN		City, State Zip ROCKWALL, TX 75032	
 Subdivision BODIN INDUSTRIAL		Tract TR 1-B	Block NULL
		Lot No TR 1-B	Parcel No 3130-0000-0001-B0-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
ENGINEERING (4/17/2018 11:12 AM SH) 4% engineering inspection fees. Impact fees due at building permit. All easements are minimum of 20'. Include all drainage easements. 72' easement in parking area and easement along the east property line. See mark ups.	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
GIS	Lance Singleton	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING	David Gonzales	4/13/2018	4/20/2018	4/18/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Mitchell Lenamond, PE on behalf of Eric L. Davis Engineering, Inc. for the approval of a replat for Lot 7, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 1B, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 04.18.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 1, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments as indicated on the Project Plan Review document. 2. Provide a label indicating "Case No. P2018-009" on the lower right corner on all pages of the revised final plat submittal 3. Remove 'side setback' delineation and label from the plat. 4. Relabel all access easements as "Public Access Easement" as appropriate (e.g. 24-ft Firelane, Public Access and Utility Easement). 5. Are both entrances firelane access? If so, label appropriately. 6. Provide hatch and delineate and label detension easement(s). <p>Although this is on the consent agenda, staff recommends the applicant be present for the following meeting dates as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Work Session: April 24, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p> <p>City Council - Action: Monday, May 7, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]</p>						



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087	Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORENEY, TEXAS 75126
Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.L.C.: Cretel/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No.: 636-001
	GT No.:

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.sibedfordgroup.com • ajo@sibedfordgroup.com

Sheet
1
of 2

Bedford Group, Inc.
Registered Professional Land Surveyors

T8195 REG-10118200

N:\ALL FILES\OWNERS REAL ESTATE\OWNERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, 4/12/2018 1:32:05 PM, Nitro PDF Creator (Reader: 3)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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 final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Retention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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:

- No buildings or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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, my (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.

HAWN HOLDING, L.C.

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018

Notary Public in and for the State of Texas

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

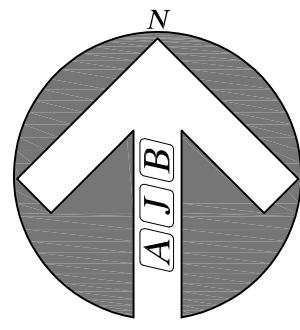
Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1668 ROCKWALL, TEXAS 75087 100 EAST MAIN STREET FORANET, TEXAS 75126

Scale: 1" = 60'
Date: November 17, 2017
Technician: Spradling
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Croy/Spradling
File: BODIN INDUSTRIAL LOT7
Job No. 636-001
GE No. _____

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 732-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

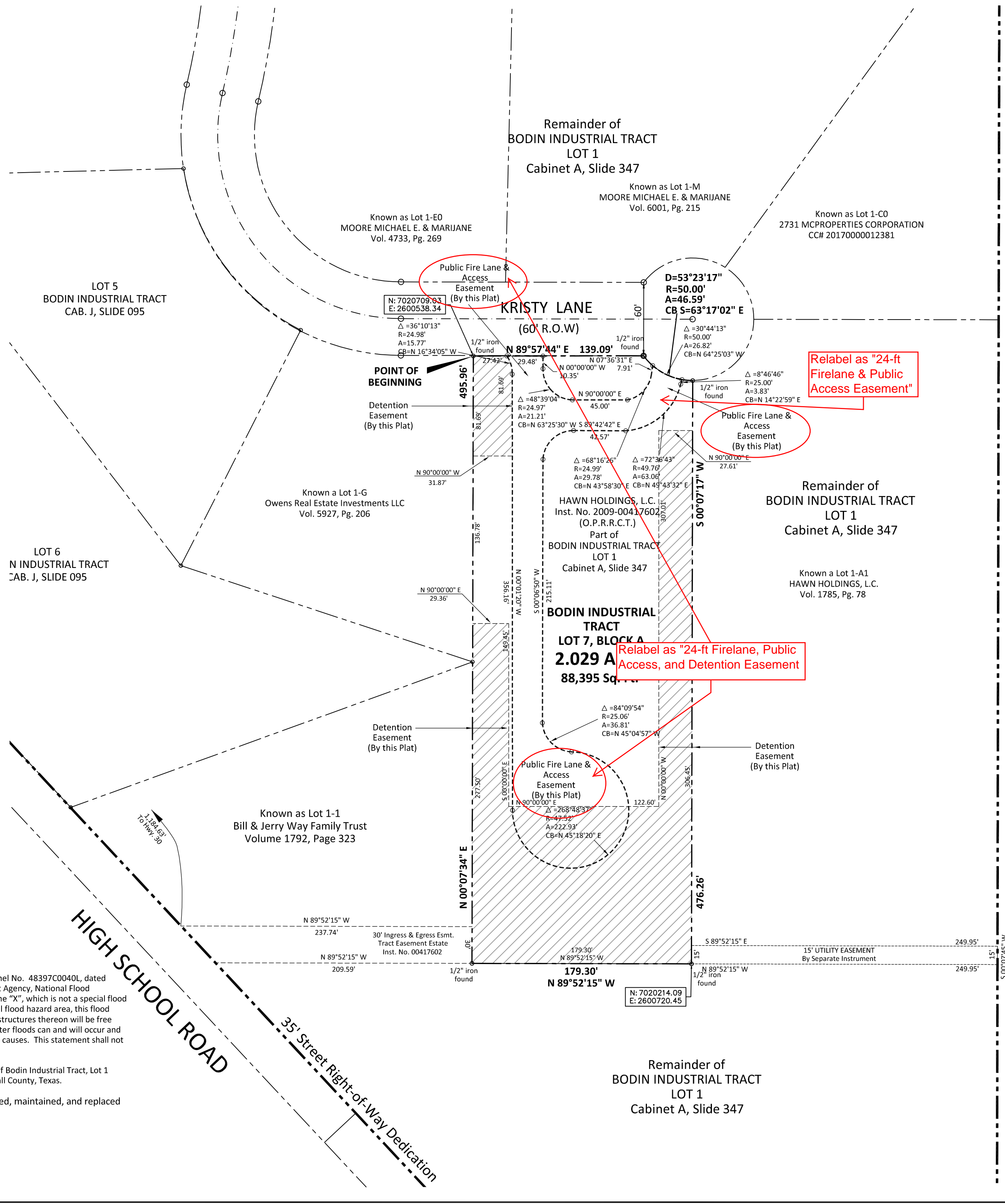
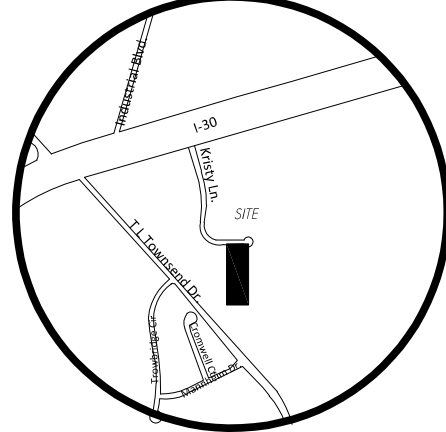
Sheet:
2
Of: 2





0' 30' 60' 120'
Scale: 1" = 60'

Vicinity Map
(Not to Scale)



Relabel as "24-ft Firelane & Public Access Easement"

Relabel as "24-ft Firelane, Public Access, and Detention Easement"

NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

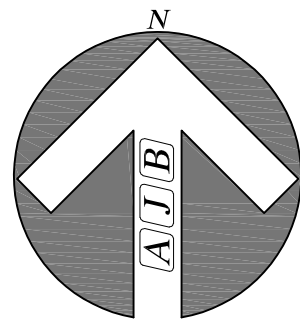
301 N. Alamo Rd., Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



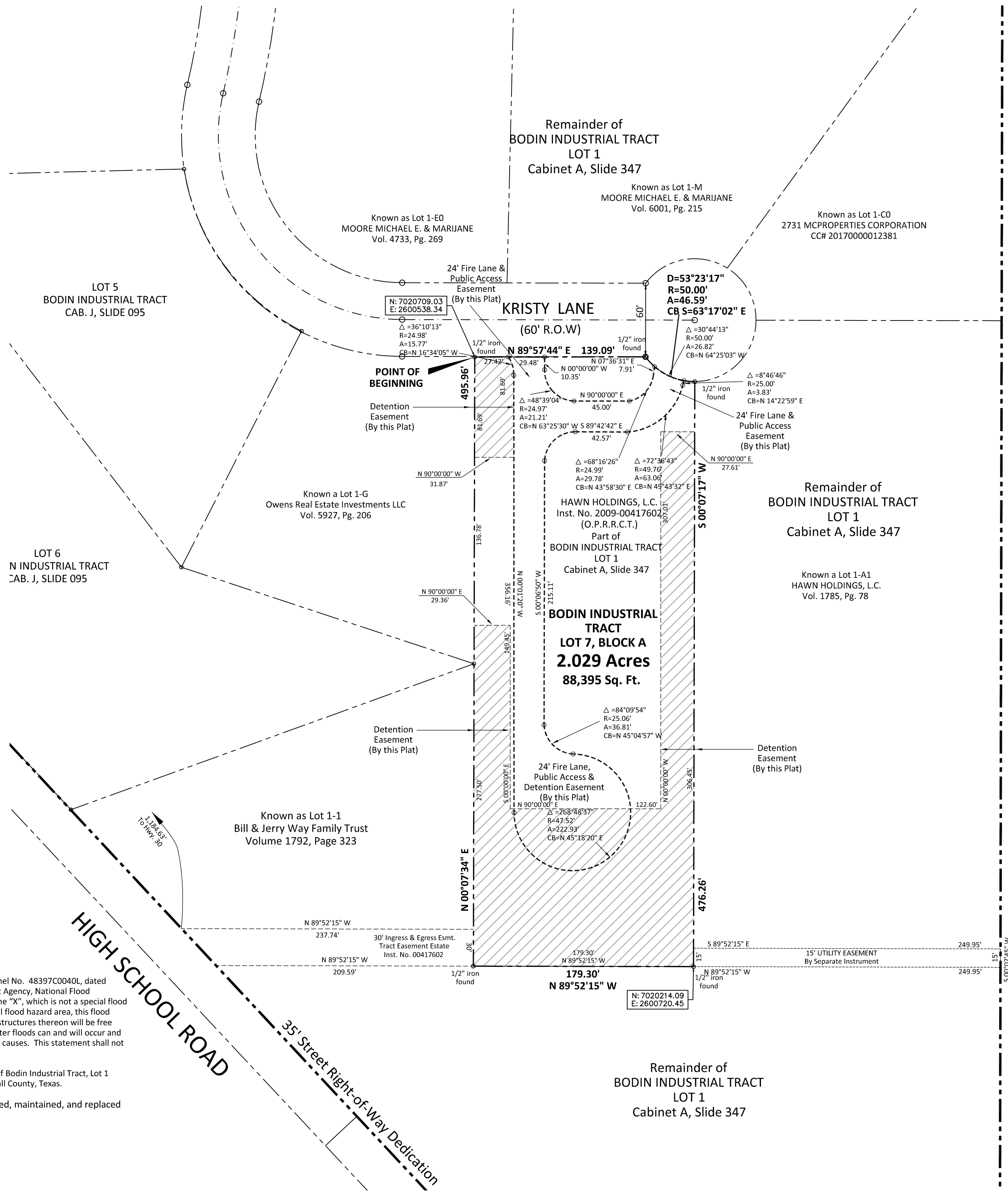
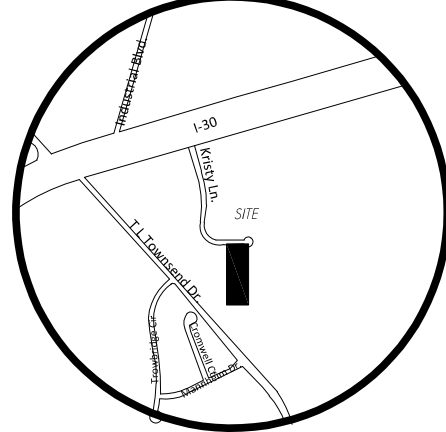
TBPLS REG#10118200
Case No. P2018-009

N:\ALL FILES\VIEWERS REAL ESTATE\VIEWERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, REPLAT, 5/7/2018 10:45:23 AM



0' 30' 60' 120'
Scale: 1" = 60'

Vicinity Map
(Not to Scale)



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087
Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126

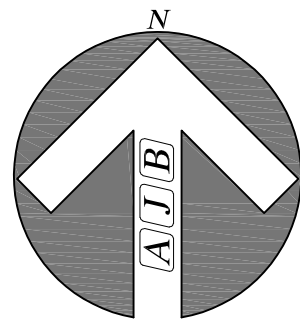
Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
1
Of: 2

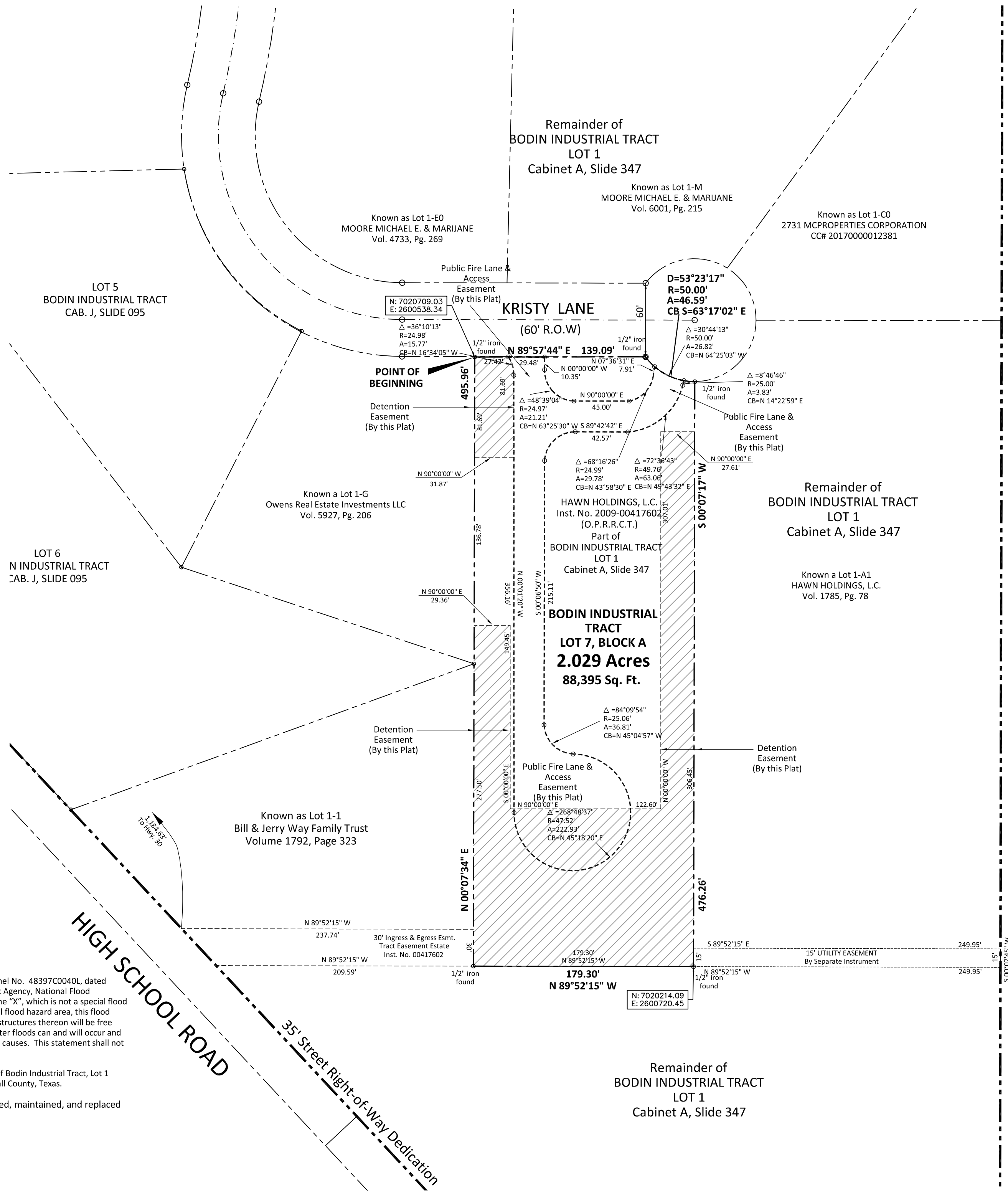
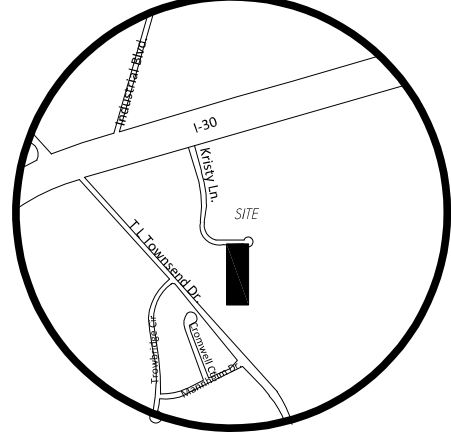


N:\ALL FILES\VIEWERS REAL ESTATE\VIEWERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, REPLAT, 5/7/2018 12:15:09 PM



0' 30' 60' 120'
Scale: 1" = 60'

Vicinity Map
(Not to Scale)



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



N:\ALL FILES\VIEWERS REAL ESTATE\VIEWERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, REPLAT, 5/17/2018 10:45:23 AM

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.

3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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 or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;

7. The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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, my (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.

HAWN HOLDING, L.C.

Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2018

Notary Public in and for the State of Texas

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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087
Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126

Scale: 1" = 60'
Date: November 17, 2017
Technician: Spradling
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: BODIN INDUSTRIAL LOT 7
Job. No. 636-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
2
Of: 2

