



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-010 P&Z DATE _____ CC DATE _____ 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 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 checked="" type="checkbox"/> RECIEPT
<input checked="" 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.

P2018-010

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

[Signature]

CITY ENGINEER:

[Signature]

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 950 Sids Road

Subdivision Rayburn Country Addition

Lot 4,5

Block

A

General Location Sids Road between Mimms Rd and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Heavy Commercial (HC) District

Current Use Commercial

Proposed Zoning Not Applicable (N/A)

Proposed Use Commercial

Acreage

20.415

Lots [Current]

2

Lots [Proposed]

2

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 Rayburn Country Electric Cooperative

Applicant Engineering Concepts & Design

Contact Person David Naylor

Contact Person Bill Thomas

Address 950 Sids Road

Address 201 Windco Circle

City, State & Zip Rockwall, tx 75087

City, State & Zip Wylie, TX 75098

Phone 4694022118

Phone 9729418403

E-Mail dnaylor@rayburnelectric.com

E-Mail bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

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

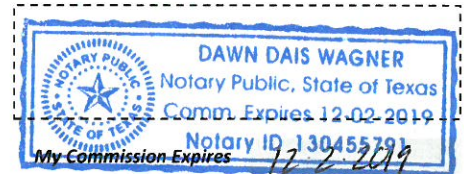
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 700.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 24 day of April, 20 18. 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 24 day of April, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature]
Dawn Dais Wagner





**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: 5/14/2018

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, 05/25/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/29/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/29/2018 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: P2018-010
Project Name: 950 Sids Road
Project Type: PLAT
Applicant Name: ENGINEERING CONCEPTS & DESIGN
Owner Name: RAYBURN COUNTRY ELECTRIC CORP
Project Description:



RECEIPT

Project Number: P2018-010
Job Address: 950 SIDS RD
ROCKWALL, TX 75032

Receipt Number: B79557

Printed: 2/27/2019 9:43 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 708.30

Total Fees Paid:

\$ 708.30

Date Paid: 5/17/2018 12:00:00AM

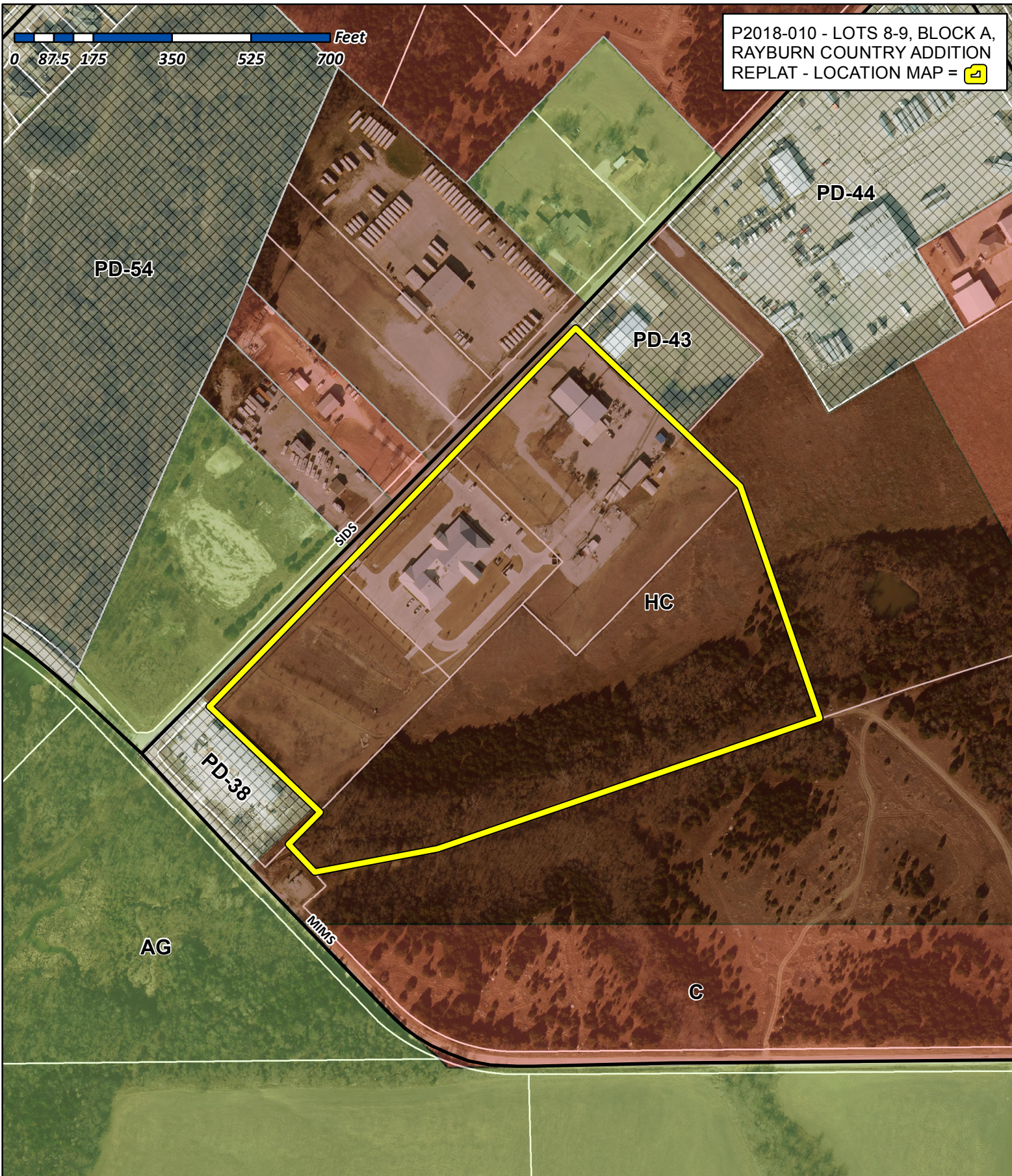
Paid By: RAYBURN COUNTY ELECTRIC

Pay Method: CHECK 41902

Received By: LM



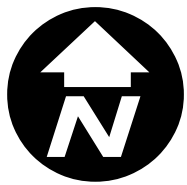
P2018-010 - LOTS 8-9, BLOCK A,
RAYBURN COUNTRY ADDITION
REPLAT - LOCATION MAP =



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.



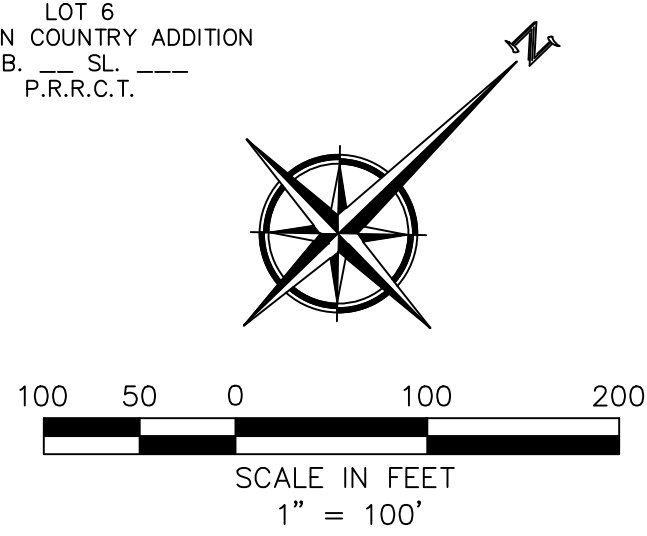
JOHN D. McFARLAND SURVEY
A-145



VICINITY MAP
N.T.S.

LEGEND

- IRSC 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- SPC STATE PLANE COORDINATES
- W.L.E. WATER LINE EASEMENT
- V.E. VISIBILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.U.E. FIRELANE & UTILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



REPLAT
RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

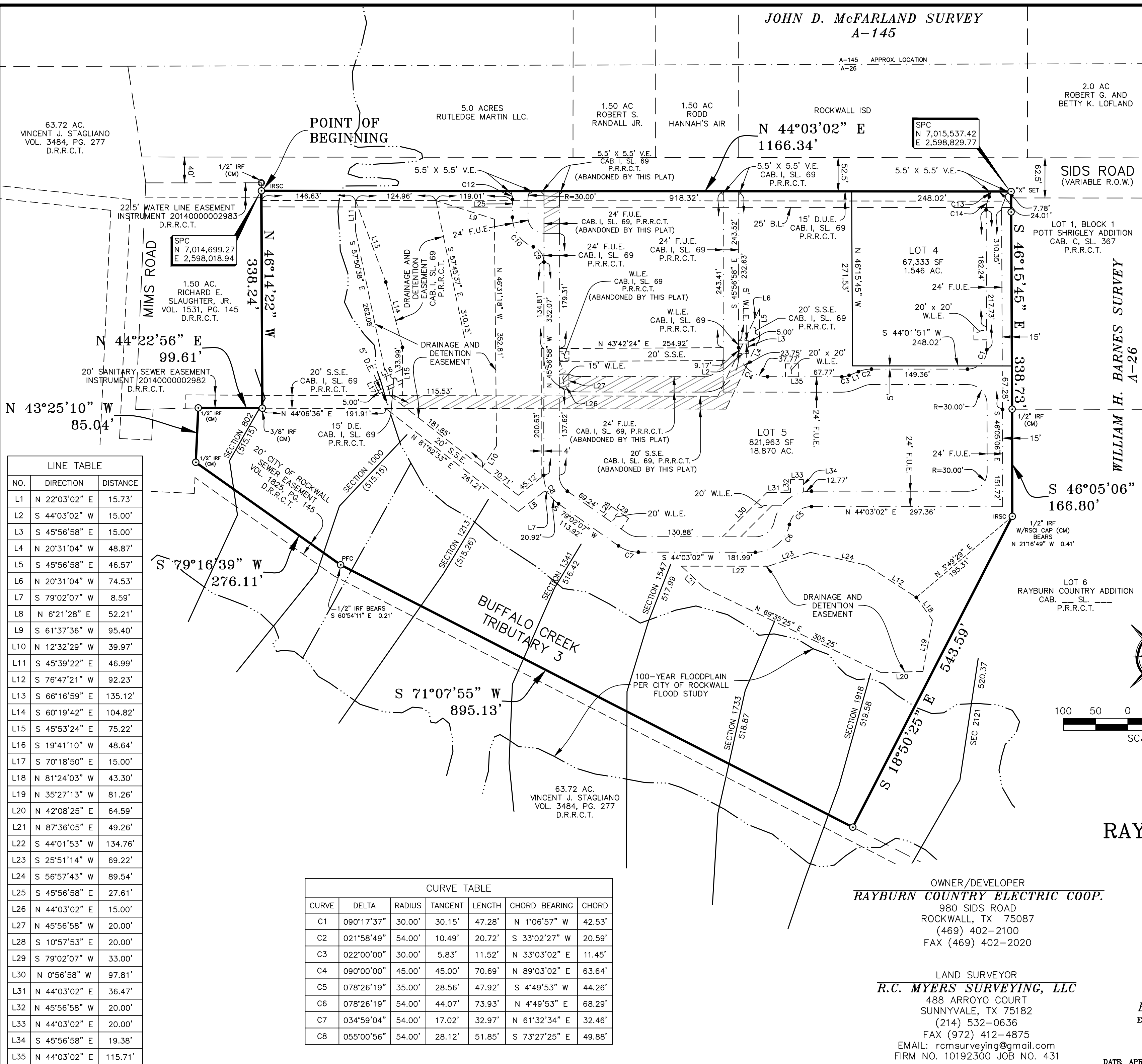
BEING
20.415 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 22°03'02" E	15.73'
L2	S 44°03'02" W	15.00'
L3	S 45°56'58" E	15.00'
L4	N 20°31'04" W	48.87'
L5	S 45°56'58" E	46.57'
L6	N 20°31'04" W	74.53'
L7	S 79°02'07" W	8.59'
L8	N 6°21'28" E	52.21'
L9	S 61°37'36" W	95.40'
L10	N 12°32'29" W	39.97'
L11	S 45°39'22" E	46.99'
L12	S 76°47'21" W	92.23'
L13	S 66°16'59" E	135.12'
L14	S 60°19'42" E	104.82'
L15	S 45°53'24" E	75.22'
L16	S 19°41'10" W	48.64'
L17	S 70°18'50" E	15.00'
L18	N 81°24'03" W	43.30'
L19	N 35°27'13" W	81.26'
L20	N 42°08'25" E	64.59'
L21	N 87°36'05" E	49.26'
L22	S 44°01'53" W	134.76'
L23	S 25°51'14" W	69.22'
L24	S 56°57'43" W	89.54'
L25	S 45°56'58" E	27.61'
L26	N 44°03'02" E	15.00'
L27	N 45°56'58" W	20.00'
L28	S 10°57'53" E	20.00'
L29	S 79°02'07" W	33.00'
L30	N 0°56'58" W	97.81'
L31	N 44°03'02" E	36.47'
L32	N 45°56'58" W	20.00'
L33	N 44°03'02" E	20.00'
L34	S 45°56'58" E	19.38'
L35	N 44°03'02" E	115.71'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°17'37"	30.00'	30.15'	47.28'	N 1°06'57" W	42.53'
C2	021°58'49"	54.00'	10.49'	20.72'	S 33°02'27" W	20.59'
C3	022°00'00"	30.00'	5.83'	11.52'	N 33°03'02" E	11.45'
C4	090°00'00"	45.00'	45.00'	70.69'	N 89°03'02" E	63.64'
C5	078°26'19"	35.00'	28.56'	47.92'	S 4°49'53" W	44.26'
C6	078°26'19"	54.00'	44.07'	73.93'	N 4°49'53" E	68.29'
C7	034°59'04"	54.00'	17.02'	32.97'	N 61°32'34" E	32.46'
C8	055°00'56"	54.00'	28.12'	51.85'	S 73°27'25" E	49.88'



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 20.415 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 4 and Lot 5, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet ____, Slide ____, Plat Records, Rockwall County, Texas, said 20.415 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northerly west corner of Lot 5 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right-of-way line of Sids Road, a 52.5 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 4 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 4 and said Lot 5, a total distance of 338.73 feet to a 1/2-inch iron rod found at the south corner of said Shrigley Addition and the southerly west corner of Lot 6 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 06 seconds East, with the common boundary of said Lot 5 and said Lot 6, a distance of 166.80 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for a common corner thereof, from which a 1/2-inch iron rod with cap stamped "RSCI" found for reference bears North 21 degrees 16 minutes 49 seconds West, a distance of 0.41 feet;

THENCE South 18 degrees 50 minutes 25 seconds East, continuing with the common boundary of said Lot 5 and said Lot 6, a distance of 543.59 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the common south corner thereof, said corner being in the north boundary line of a 63.72 acre tract of land described in deed to Vincent J. Staglianilo, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said Lot 5 and said 63.72 acre tract, the following courses:

South 71 degrees 07 minutes 55 seconds West, a distance of 895.13 feet to a point for corner from which a 1/2-inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2-inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2-inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the southerly most western corner of said Lot 5 ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said Lot 5, a distance of 99.61 feet to a 3/8-inch iron rod found for the east corner of said 1.50 acre tract and an ell corner of said Lot 5;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 5, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 889,296 square feet or 20.415 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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 RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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. I (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; I (we), my (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.

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

BY: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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 under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

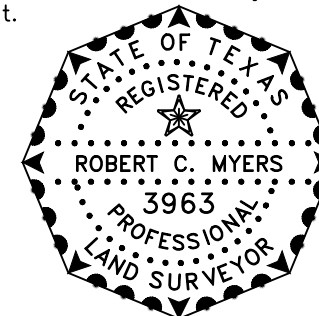
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

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. This replat is released on March 23, 2018 for review by the City of Rockwall and other parties for comments and progression to an approved replat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2015

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 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 _____

GENERAL NOTES:

- 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 8354.
- Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
- The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
- Property owner is responsible for on-site drainage, maintenance, repair and replacement.
- The purpose of this replat is to add additional easements and to remove all or parts of easements necessary after the relocation of improvements.

REPLAT

RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

BEING

20.415 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

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

AGENDA DATE: 05/29/2018

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **P2018-010**; *Lots 8-9, Block A, Rayburn Country Addition*

SUMMARY:

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat two (2) parcels of land [*i.e. Lots 8 & 9, Block A, Rayburn Country Addition*] for the purpose of abandoning and dedicating certain easements on Lots 4 & 5, Block A, Rayburn Country Addition, and establishing the necessary fire lane, utility (e.g. water, sanitary sewer), public access, and drainage easements for the development of the site.
- On December 4, 2017, the City Council approved a replat for Lots 4-7, Block A, Rayburn Country Addition.
- 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 chooses to approve the *replat* for *Lots 8-9, Block A, Rayburn Country 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 *replat* 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

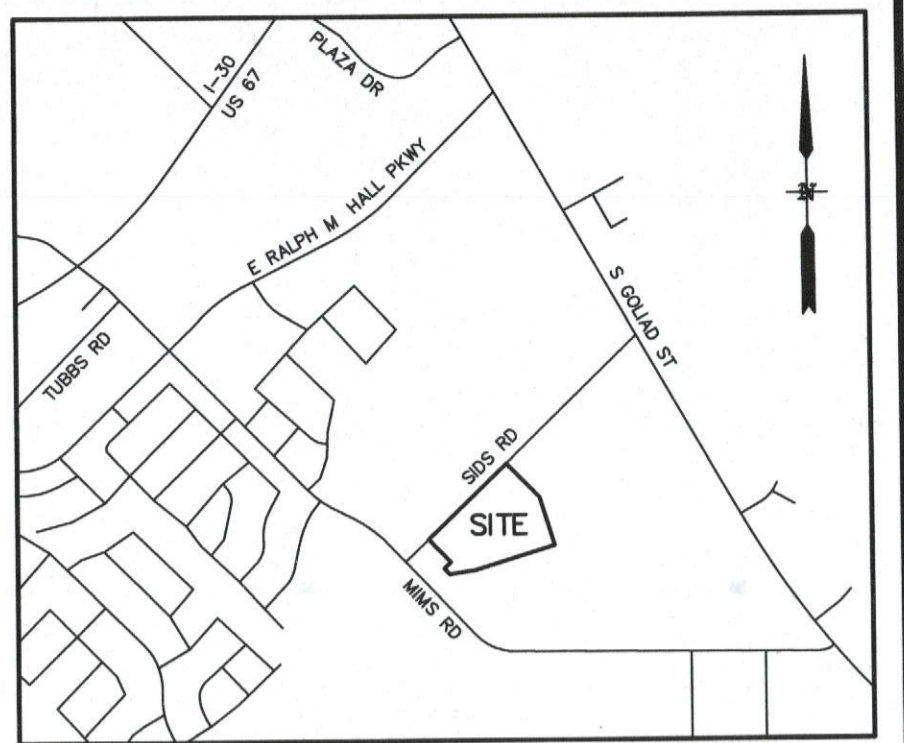


Project Number P2018-010	Owner RAYBURN COUNTRY ELECTRIC CORP	Applied 5/11/2018	LM
Project Name 950 Sids Road	Applicant ENGINEERING CONCEPTS & DESIGN	Approved	
Type PLAT		Closed	
Subtype REPLAT		Expired	
Status Staff Review		Status	
 Site Address 950 SIDS RD		City, State Zip ROCKWALL, TX 75032	
		Zoning	
Subdivision RAYBURN COUNTRY ADDITION	Tract 2	Block A	Lot No 2
			Parcel No 4733-000A-0002-00-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/11/2018	5/18/2018	5/16/2018	5	APPROVED	
ENGINEERING (5/17/2018 11:30 AM SH) Update the Floodplane elevations per the Flood Study dated 4-24-2018	Sarah Hager	5/11/2018	5/18/2018	5/17/2018	6	COMMENTS	
FIRE	Ariana Hargrove	5/11/2018	5/18/2018	5/18/2018	7	APPROVED	
GIS	Lance Singleton	5/11/2018	5/18/2018				
PLANNING	David Gonzales	5/11/2018	5/18/2018	5/17/2018	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial(HC) District, generally located northeast of the intersection of Mims Road and Sids Road and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 05.17.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 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. P2018-010" on the lower right corner on all pages of the revised final plat submittal 3. Relabel lot numbers on plat from 'Lot 4 to Lot 8' and 'Lot 5 to Lot 9'. 4. Provide Cab/Slide for Lot 6 5. Relabel Firelane easements at 24-ft Firelane, Public Access, and Utility Easement (24' F.P.A.U.E) as appropriate. 6. Notary certificate not necessary when plat is stamped by Surveyor. 						
<p>7. Change Title Block to read: Final Plat Lots 8 & 9, Block A, Rayburn Country Addition Being a Replat of Lots 4 & 5, Block A, Rayburn Country Addition being 20.415-acres Situated in the William H. Barnes Survey, Abstract No. 26 City of Rockwall, Rockwall County, Texas</p>						
<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: May 29, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p>						
<p>City Council - Action: Monday, June 4, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]</p>						

JOHN D. McFARLAND SURVEY
A-145



VICINITY MAP
N.T.S.

LEGEND

- IRSC 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- SPC STATE PLANE COORDINATES
- W.L.E. WATER LINE EASEMENT
- V.E. VISIBILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.U.E. FIRELANE & UTILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

SPC
N 7,014,699.27
E 2,598,018.94

1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

2.0 AC
ROBERT G. AND
BETTY K. LOFLAND

SIDS ROAD
(VARIABLE R.O.W.)

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

WILLIAM H. BARNES SURVEY
A-26

LOT 6
RAYBURN COUNTRY ADDITION
CAB. SL. P.R.R.C.T.

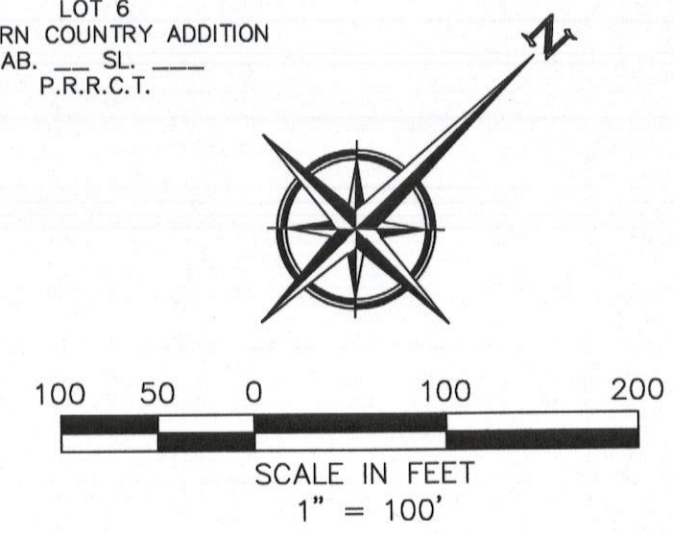
LINE TABLE

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L33	N 44°03'02" E	20.00'
L34	S 45°56'58" E	19.38'
L35	N 44°03'02" E	115.71'

Update floodplane elevations per the Flood Study dated April 24, 2018

CURVE TABLE

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C4	090°00'00"	45.00'	45.00'	70.69'	N 89°03'02" E	63.64'
C5	078°26'19"	35.00'	28.56'	47.92'	S 4°49'53" W	44.26'
C6	078°26'19"	54.00'	44.07'	73.93'	N 4°49'53" E	68.29'
C7	034°59'04"	54.00'	17.02'	32.97'	N 61°32'34" E	32.46'
C8	055°00'56"	54.00'	28.12'	51.85'	S 73°27'25" E	49.88'



P 2018-010

RECEIVED
MAY 14 2018

RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

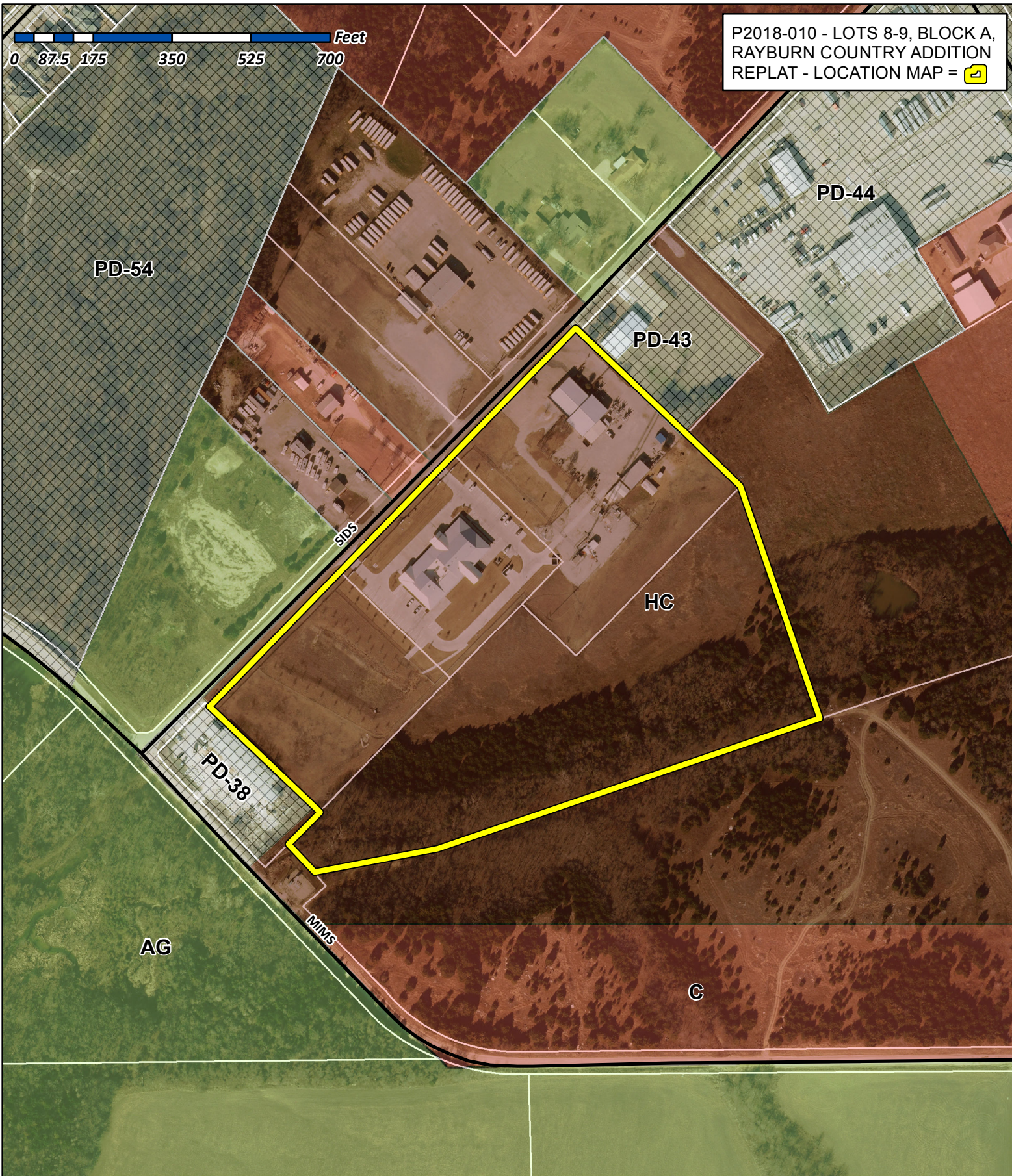
OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

BEING
20.415 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



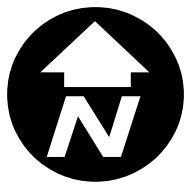
P2018-010 - LOTS 8-9, BLOCK A,
RAYBURN COUNTRY ADDITION
REPLAT - LOCATION MAP =



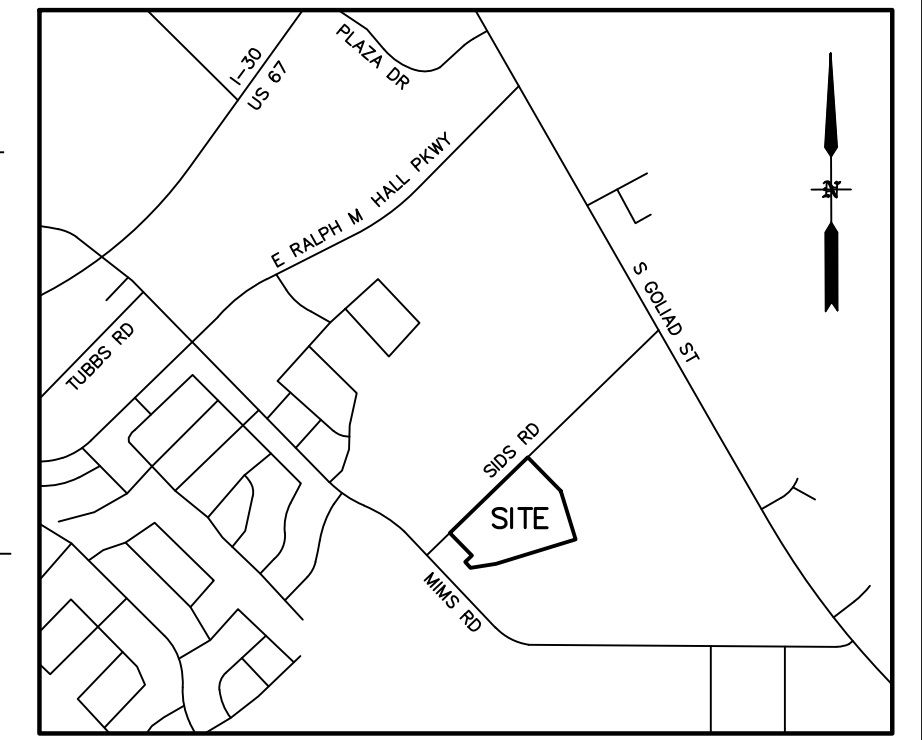
City of Rockwall

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.



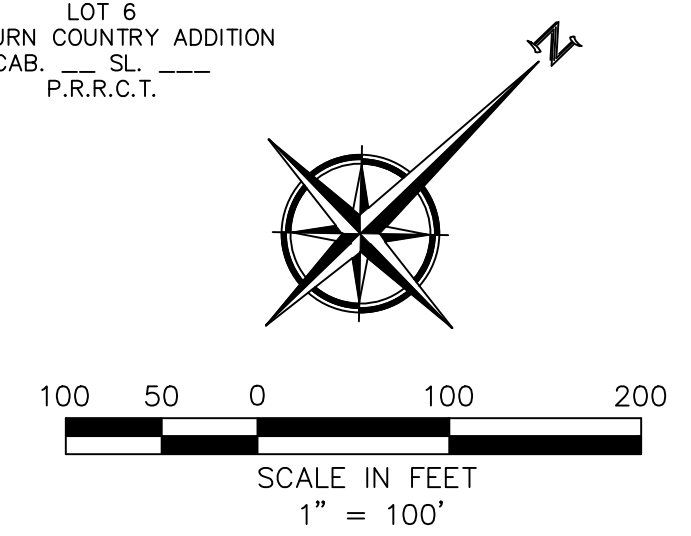
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- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



REPLAT
RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
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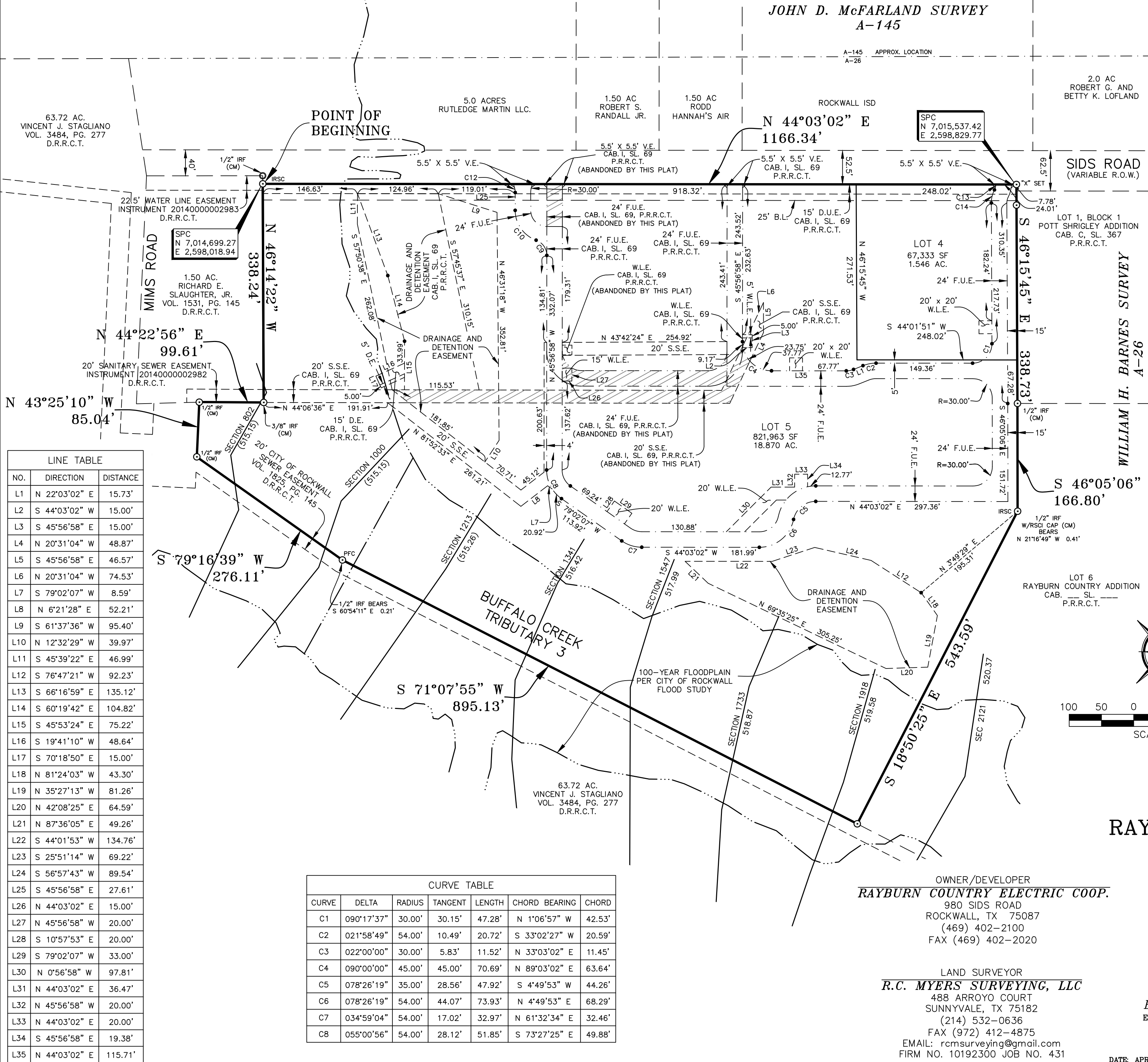
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STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 20.415 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 4 and Lot 5, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet ____, Slide ____, Plat Records, Rockwall County, Texas, said 20.415 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northerly west corner of Lot 5 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right-of-way line of Sids Road, a 52.5 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 4 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 4 and said Lot 5, a total distance of 338.73 feet to a 1/2-inch iron rod found at the south corner of said Shrigley Addition and the southerly west corner of Lot 6 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 06 seconds East, with the common boundary of said Lot 5 and said Lot 6, a distance of 166.80 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for a common corner thereof, from which a 1/2-inch iron rod with cap stamped "RSCI" found for reference bears North 21 degrees 16 minutes 49 seconds West, a distance of 0.41 feet;

THENCE South 18 degrees 50 minutes 25 seconds East, continuing with the common boundary of said Lot 5 and said Lot 6, a distance of 543.59 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the common south corner thereof, said corner being in the north boundary line of a 63.72 acre tract of land described in deed to Vincent J. Staglianilo, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said Lot 5 and said 63.72 acre tract, the following courses:

South 71 degrees 07 minutes 55 seconds West, a distance of 895.13 feet to a point for corner from which a 1/2-inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2-inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2-inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the southerly most western corner of said Lot 5 ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said Lot 5, a distance of 99.61 feet to a 3/8-inch iron rod found for the east corner of said 1.50 acre tract and an ell corner of said Lot 5;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 5, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 889,296 square feet or 20.415 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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 RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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. I (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; I (we), my (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.

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

BY: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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 under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

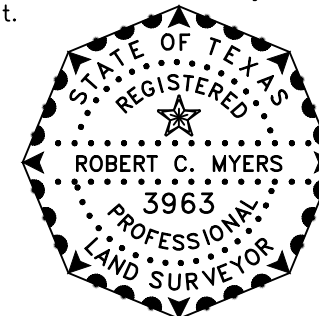
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

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. This replat is released on March 23, 2018 for review by the City of Rockwall and other parties for comments and progression to an approved replat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2015

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 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

GENERAL NOTES:

- 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 8354.
- Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
- The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
- Property owner is responsible for on-site drainage, maintenance, repair and replacement.
- The purpose of this replat is to add additional easements and to remove all or parts of easements necessary after the relocation of improvements.

REPLAT

RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

BEING

20.415 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431

**CITY OF ROCKWALL
CITY COUNCIL MEMO**

AGENDA DATE: 06/04/2018

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **P2018-010**; *Lots 8-9, Block A, Rayburn Country Addition*

SUMMARY:

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval a replat for Lots 8 & 9, Block A, Rayburn Country Addition being a 20.415-acre tract of land identified as Lots 4 & 5, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat two (2) parcels of land [*i.e. Lots 8 & 9, Block A, Rayburn Country Addition*] for the purpose of abandoning and dedicating certain easements on Lots 4 & 5, Block A, Rayburn Country Addition, and establishing the necessary fire lane, utility (e.g. water, sanitary sewer), public access, and drainage easements for the development of the site.
- On December 4, 2017, the City Council approved a replat for Lots 4-7, Block A, Rayburn Country Addition.
- 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 chooses to approve the *replat* for *Lots 8-9, Block A, Rayburn Country Addition*, staff would recommend the following conditions:

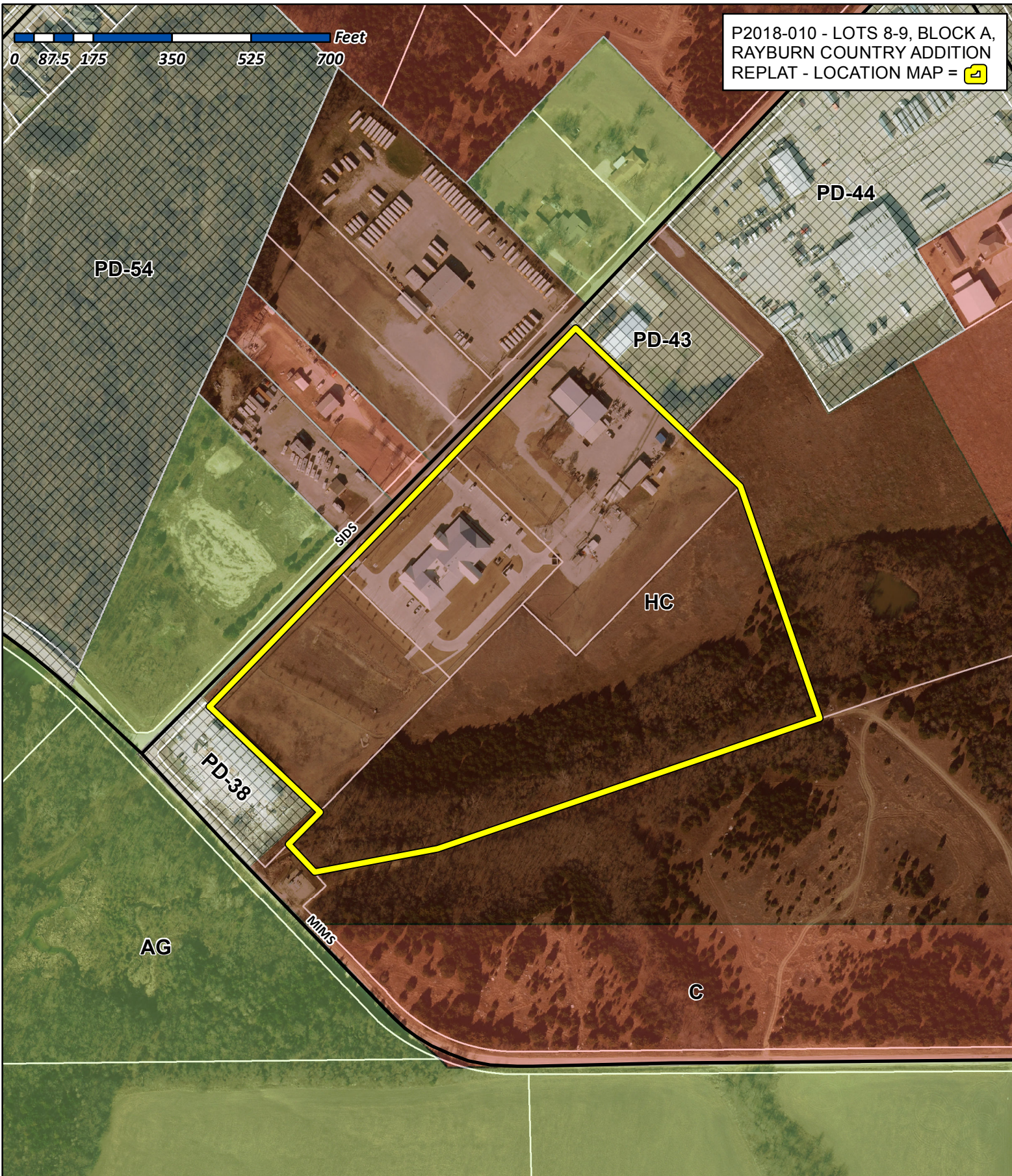
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building 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:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.



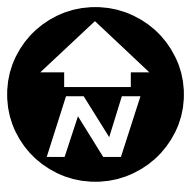
P2018-010 - LOTS 8-9, BLOCK A,
RAYBURN COUNTRY ADDITION
REPLAT - LOCATION MAP =



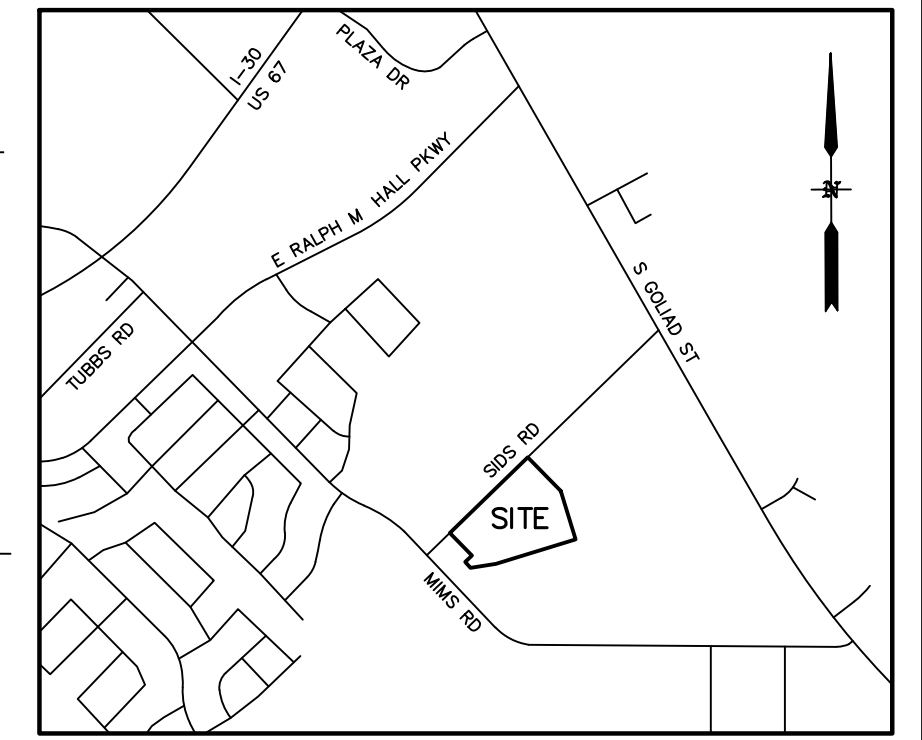
City of Rockwall

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.



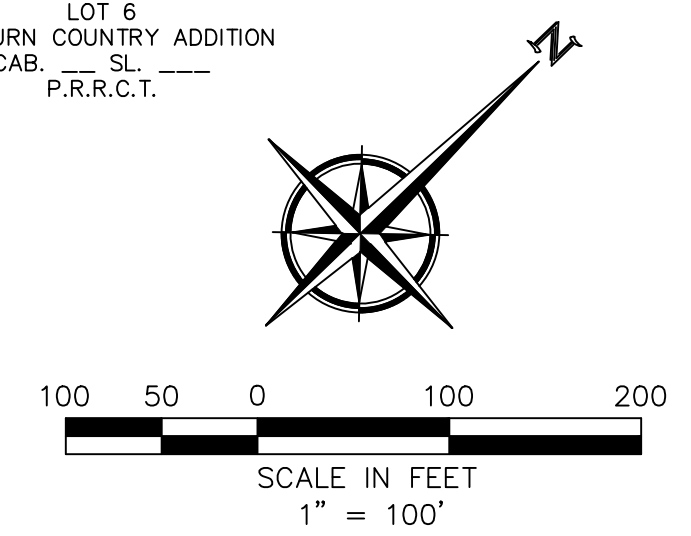
JOHN D. McFARLAND SURVEY
A-145



VICINITY MAP
N.T.S.

LEGEND

- IRSC 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- SPC STATE PLANE COORDINATES
- W.L.E. WATER LINE EASEMENT
- V.E. VISIBILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.U.E. FIRELANE & UTILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



REPLAT
RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
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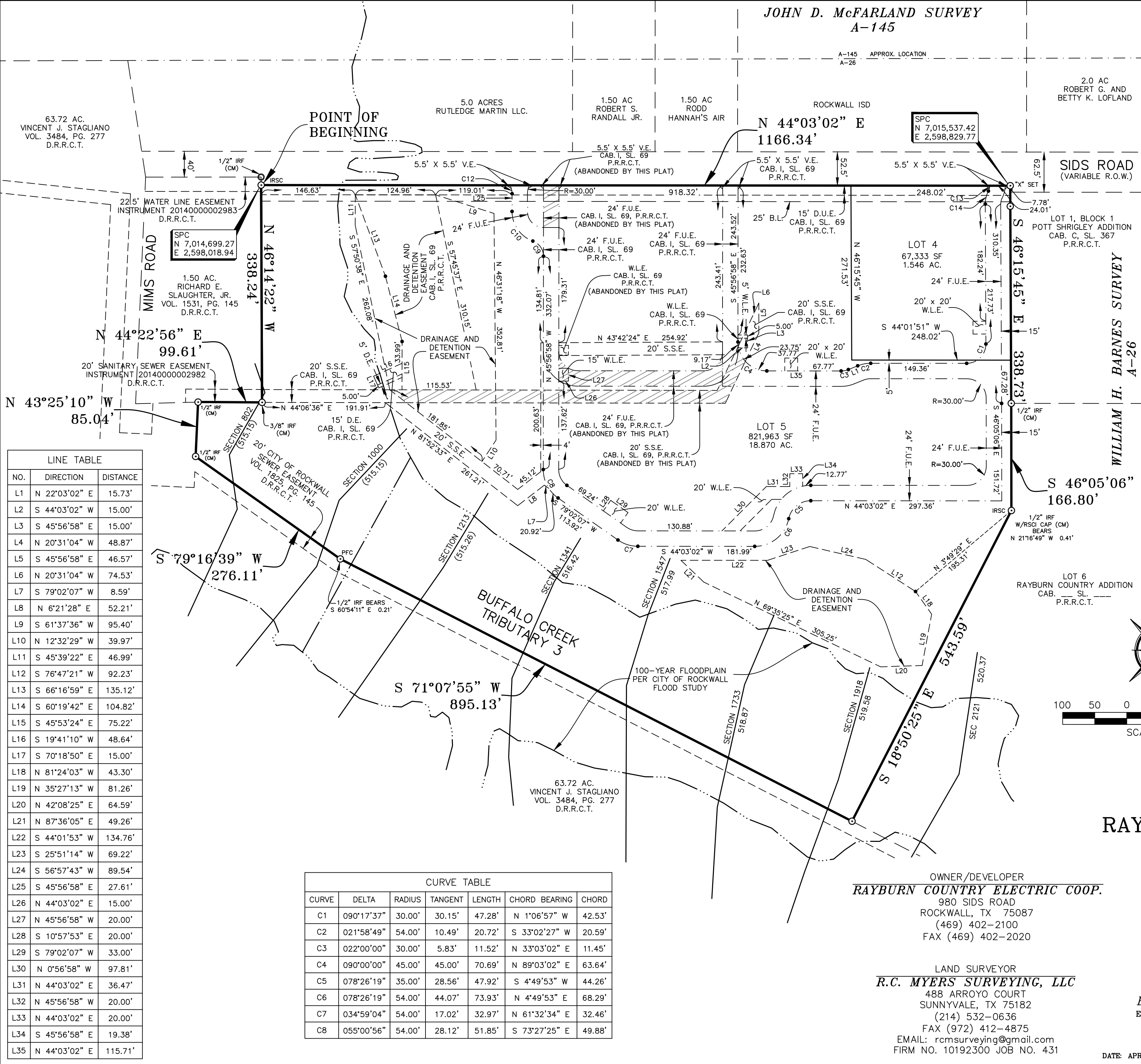
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LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 22°03'02" E	15.73'
L2	S 44°03'02" W	15.00'
L3	S 45°56'58" E	15.00'
L4	N 20°31'04" W	48.87'
L5	S 45°56'58" E	46.57'
L6	N 20°31'04" W	74.53'
L7	S 79°02'07" W	8.59'
L8	N 6°21'28" E	52.21'
L9	S 61°37'36" W	95.40'
L10	N 12°32'29" W	39.97'
L11	S 45°39'22" E	46.99'
L12	S 76°47'21" W	92.23'
L13	S 66°16'59" E	135.12'
L14	S 60°19'42" E	104.82'
L15	S 45°53'24" E	75.22'
L16	S 19°41'10" W	48.64'
L17	S 70°18'50" E	15.00'
L18	N 81°24'03" W	43.30'
L19	N 35°27'13" W	81.26'
L20	N 42°08'25" E	64.59'
L21	N 87°36'05" E	49.26'
L22	S 44°01'53" W	134.76'
L23	S 25°51'14" W	69.22'
L24	S 56°57'43" W	89.54'
L25	S 45°56'58" E	27.61'
L26	N 44°03'02" E	15.00'
L27	N 45°56'58" W	20.00'
L28	S 10°57'53" E	20.00'
L29	S 79°02'07" W	33.00'
L30	N 0°56'58" W	97.81'
L31	N 44°03'02" E	36.47'
L32	N 45°56'58" W	20.00'
L33	N 44°03'02" E	20.00'
L34	S 45°56'58" E	19.38'
L35	N 44°03'02" E	115.71'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°17'37"	30.00'	30.15'	47.28'	N 1°06'57" W	42.53'
C2	021°58'49"	54.00'	10.49'	20.72'	S 33°02'27" W	20.59'
C3	022°00'00"	30.00'	5.83'	11.52'	N 33°03'02" E	11.45'
C4	090°00'00"	45.00'	45.00'	70.69'	N 89°03'02" E	63.64'
C5	078°26'19"	35.00'	28.56'	47.92'	S 4°49'53" W	44.26'
C6	078°26'19"	54.00'	44.07'	73.93'	N 4°49'53" E	68.29'
C7	034°59'04"	54.00'	17.02'	32.97'	N 61°32'34" E	32.46'
C8	055°00'56"	54.00'	28.12'	51.85'	S 73°27'25" E	49.88'



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 20.415 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 4 and Lot 5, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet ____, Slide ____, Plat Records, Rockwall County, Texas, said 20.415 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northerly west corner of Lot 5 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right-of-way line of Sids Road, a 52.5 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 4 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 4 and said Lot 5, a total distance of 338.73 feet to a 1/2-inch iron rod found at the south corner of said Shrigley Addition and the southerly west corner of Lot 6 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 06 seconds East, with the common boundary of said Lot 5 and said Lot 6, a distance of 166.80 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for a common corner thereof, from which a 1/2-inch iron rod with cap stamped "RSCI" found for reference bears North 21 degrees 16 minutes 49 seconds West, a distance of 0.41 feet;

THENCE South 18 degrees 50 minutes 25 seconds East, continuing with the common boundary of said Lot 5 and said Lot 6, a distance of 543.59 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the common south corner thereof, said corner being in the north boundary line of a 63.72 acre tract of land described in deed to Vincent J. Staglianilo, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said Lot 5 and said 63.72 acre tract, the following courses:

South 71 degrees 07 minutes 55 seconds West, a distance of 895.13 feet to a a point for corner from which a 1/2-inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2-inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2-inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the southerly most western corner of said Lot 5 ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said Lot 5, a distance of 99.61 feet to a 3/8-inch iron rod found for the east corner of said 1.50 acre tract and an ell corner of said Lot 5;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 5, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 889,296 square feet or 20.415 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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 RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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. I (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; I (we), my (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.

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

BY: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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 under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

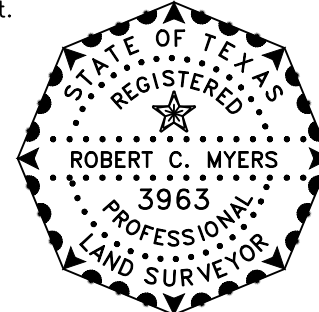
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

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. This replat is released on March 23, 2018 for review by the City of Rockwall and other parties for comments and progression to an approved replat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2015

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 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 _____

GENERAL NOTES:

- 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 8354.
- Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
- The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
- Property owner is responsible for on-site drainage, maintenance, repair and replacement.
- The purpose of this replat is to add additional easements and to remove all or parts of easements necessary after the relocation of improvements.

REPLAT

RAYBURN COUNTRY ADDITION
LOTS 4-5, BLOCK A

BEING

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EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 431



June 25, 2018

ATTN: BILL THOMAS
ENGINEERING CONCEPTS & DESIGN
201 WINDCO CIRCLE,
Wylie, TX 75098

RE: REPLAT PLAT (P2018-010), 950 Sids Road

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 06/04/2018. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.

CITY COUNCIL:

On June 4, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.

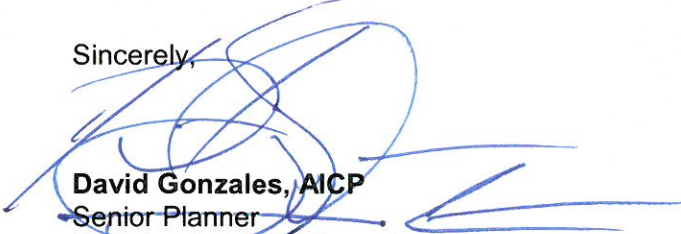
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX