



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-014 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 type="checkbox"/> RECIEPT
<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 checked="" type="checkbox"/> PLAT FILED DATE <u>8/3/2018</u>
<input type="checkbox"/> CABINET # <u>J</u>
<input type="checkbox"/> SLIDE # <u>379-380</u>
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.

P2018-014

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 \$320.26
- 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 776 East I-30 Frontage Road Rockwall, TX 75087

Subdivision Wal-Mart Supercenter Addition

Lot 5R

Block A

General Location Wal-Mart Supercenter Outparcel

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C (Commercial)/IH 30 Overlay District

Current Use Fuel Station

Proposed Zoning C (Commercial)/IH 30 Overlay District

Proposed Use Fuel Station

Acreage 1.013 Ac

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 Murphy Oil USA, Inc.

Applicant

Contact Person Bassam Ziada

Contact Person

Address 200 Peach Street

Address

City, State & Zip El Dorado, AR 71730

City, State & Zip

Phone 870-677-0481

Phone

E-Mail Bassam.Ziada@murphyusa.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

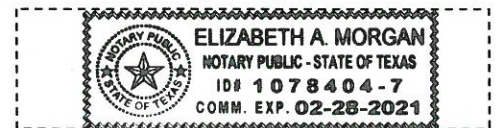
Before me, the undersigned authority, on this day personally appeared Bassam Ziada [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ \$320.26, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of May, 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 17 day of May, 20 18.

Owner's/Applicant's Signature

Bassam Ziada



Notary Public in and for the State of Texas

Elizabeth A Morgan

My Commission Expires

02-28-21



**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: 5/17/2018

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: P2018-016
Project Name:
Project Type: PLAT
Applicant Name: [APPLICANT]
Owner Name: MURPHY, OIL USA INC
Project Description:



RECEIPT

Project Number: P2018-016

Job Address: 776 E I30

ROCKWALL, TX 75087

Receipt Number: B79563

Printed: 5/17/2018 10:35 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 320.26

Total Fees Paid:

\$ 320.26

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

Paid By: GREENBERG FARROW

Pay Method: CHECK 1297

Received By: LM

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

AGENDA DATE: 05/29/2018

APPLICANT: Bassam Ziada

AGENDA ITEM: **P2018-016**; *Replat for Lot 7, Block A, Wal-Mart Supercenter Addition*

SUMMARY:

Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

COMMENTS:

- The objective of this request is to replat Lot 5, Block A, Wal-Mart Supercenter Addition -- *being a 1.0131-acre parcel of land identified as Lot 7, Block A, Wal-Mart Supercenter Addition* -- for the purpose of abandoning an existing 15-ft water-line easement, dedicating firelane and public access easements.
- The subject property is zoned Commercial (C) District, is located within the IH-30 OV, and is addressed as 776 E. IH-30. A site plan [*i.e. SP2017-016*] was approved for a retail store with gasoline sales on June 19, 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 listed in the *Recommendations* 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 & Zoning Commission and City Council choose to approve the replat for *Lot 7, Block A, Wal-Mart Supercenter Addition*, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 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 P2018-016	Owner MURPHY, OIL USA INC	Applied 5/17/2018	LM
Project Name Establish Easements	Applicant	Approved	
Type PLAT		Closed	
Subtype REPLAT		Expired	
Status Staff Review		Status	
 Site Address 776 E I30		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision WAL-MART SUPER CENTER ADDITION	Tract 5	Block A	Lot No 5
		Parcel No 5226-000A-0005-00-0R	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/17/2018	5/24/2018	5/17/2018		APPROVED	
ENGINEERING	Amy Williams	5/17/2018	5/24/2018	5/17/2018		APPROVED	
FIRE	Ariana Hargrove	5/17/2018	5/24/2018	5/18/2018	1	APPROVED	
GIS	Lance Singleton	5/17/2018	5/24/2018				
PLANNING	David Gonzales	5/17/2018	5/24/2018	5/17/2018		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Bassam Ziada for the approval of a replat for Lot7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, 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. P2018-016" on the lower right corner on all pages of the revised final plat submittal 3. Relabel all access easements as "Public Access Easement" as appropriate (e.g. 24-ft Firelane, Public Access and Utility Easement). 4. Provide a label on the plat -- in light gray -- with "old Lot info" (i.e. Lot 5, Block A, Walmart Super Center Addition) 5. Change Title Block to read: Final Plat Lot 7, Block A, Walmart Supercenter Addition Being a Replat of Lot 5, Block A, Walmart Supercenter Addition Being a 1.031-Acre Tract of Land located in the...Rockwall County, Texas <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>						

**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

OWNER:
WAL-MART REAL ESTATE
BUSINESS TRUST
VOL. 1653, PG. 144,
D.R.R.C.T.

**LOT 3B, BLOCK A
WAL-MART ADDITION**
CAB. D, PG. 223 & 224,
P.R.R.C.T.

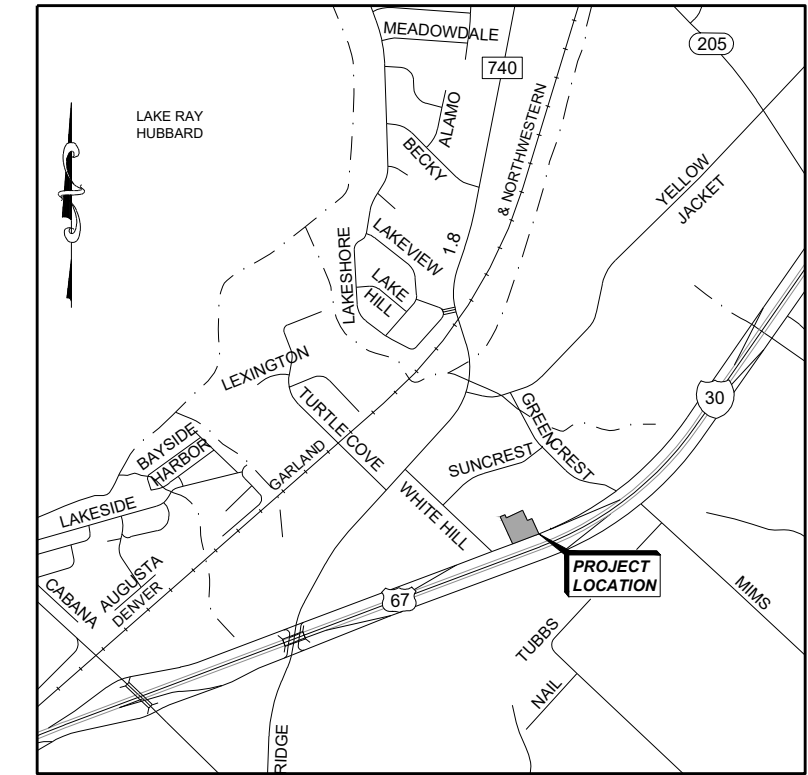
OWNER:
SAVED PROPERTY
MANAGEMENT, LLC
R.C.C.I. NO. 2015-17309,
O.P.R.C.C.T.

**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

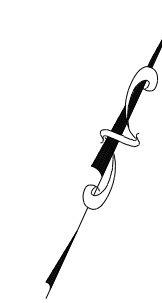
*** LEGEND ***

- CIRF IRON ROD FOUND WITH CAP
- CIRS 5/8" IRON ROD WITH CAP
STAMPED "SPOONER" SET
- XCF "X" CUT IN CONCRETE FOUND
- XCS "X" CUT IN CONCRETE SET
- (CM) CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- R.C.C.I. NO. ROCKWALL COUNTY CLERK'S
INSTRUMENT NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL
COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,
ROCKWALL COUNTY, TEXAS
- L = 5.00' ARC LENGTH OF 5.00'
- CHB CHORD BEARING
- CL CHORD LENGTH
- ESMT. EASEMENT
- EX. EXISTING

OWNER:
WAL-MART REAL ESTATE
BUSINESS TRUST
VOL. 1653, PG. 144,
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*** VICINITY MAP ***
(N.T.S.)



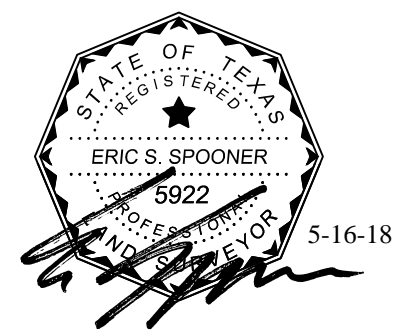
0 10' 20'
GRAPHIC SCALE IN FEET
1" = 20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S70°25'57"W	21.08'
L2	N65°19'46"E	42.27'
L3	S24°40'28"E	29.88'
L4	N65°22'09"E	41.16'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	3,665.14'	63.97'	N69°55'57"E	63.97'
C2	20.00'	39.92'	S32°30'54"W	33.62'
C3	15.00'	29.94'	S32°32'17"W	25.21'
C4	20.00'	22.91'	S57°29'06"E	21.68'

**POINT OF
BEGINNING**
XCF (CM)

INTERSTATE HIGHWAY 30
(CALLED 300' WIDE RIGHT-OF-WAY)



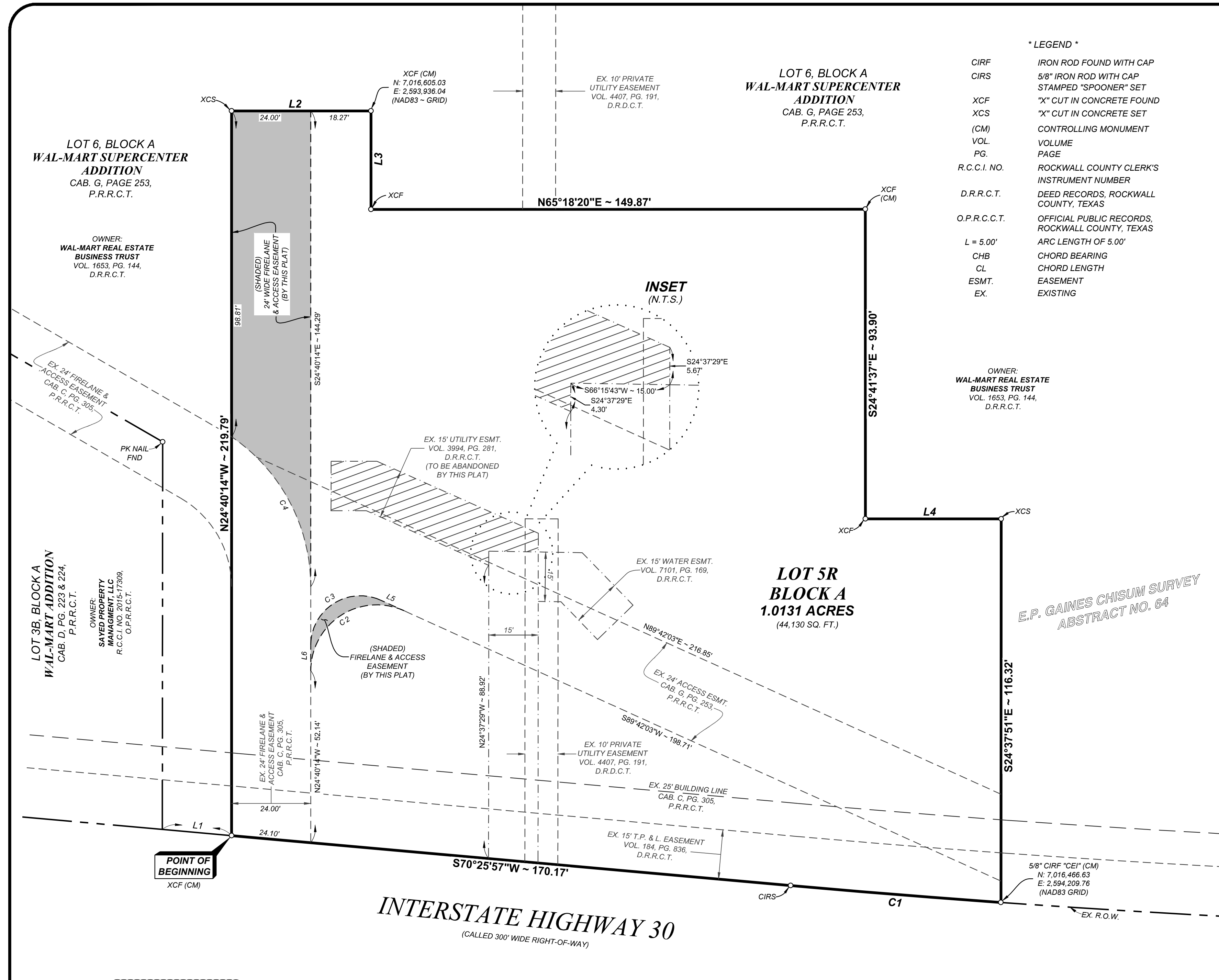
REPLAT
**LOT 5R, BLOCK A
WAL-MART
SUPERCENTER ADDITION**
BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY,
ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131
ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER
ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE
PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS,
ROCKWALL COUNTY, TEXAS.
1 LOT ~ 1.0131 ACRES
MAY ~ 2018

**NOTE: SEE SHEET 2 OF 2 FOR
OWNER'S CERTIFICATE,
OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE,
CITY SIGNATURE BLOCK, AND
GENERAL NOTES.**


OWNER
**MURPHY
USA**
200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

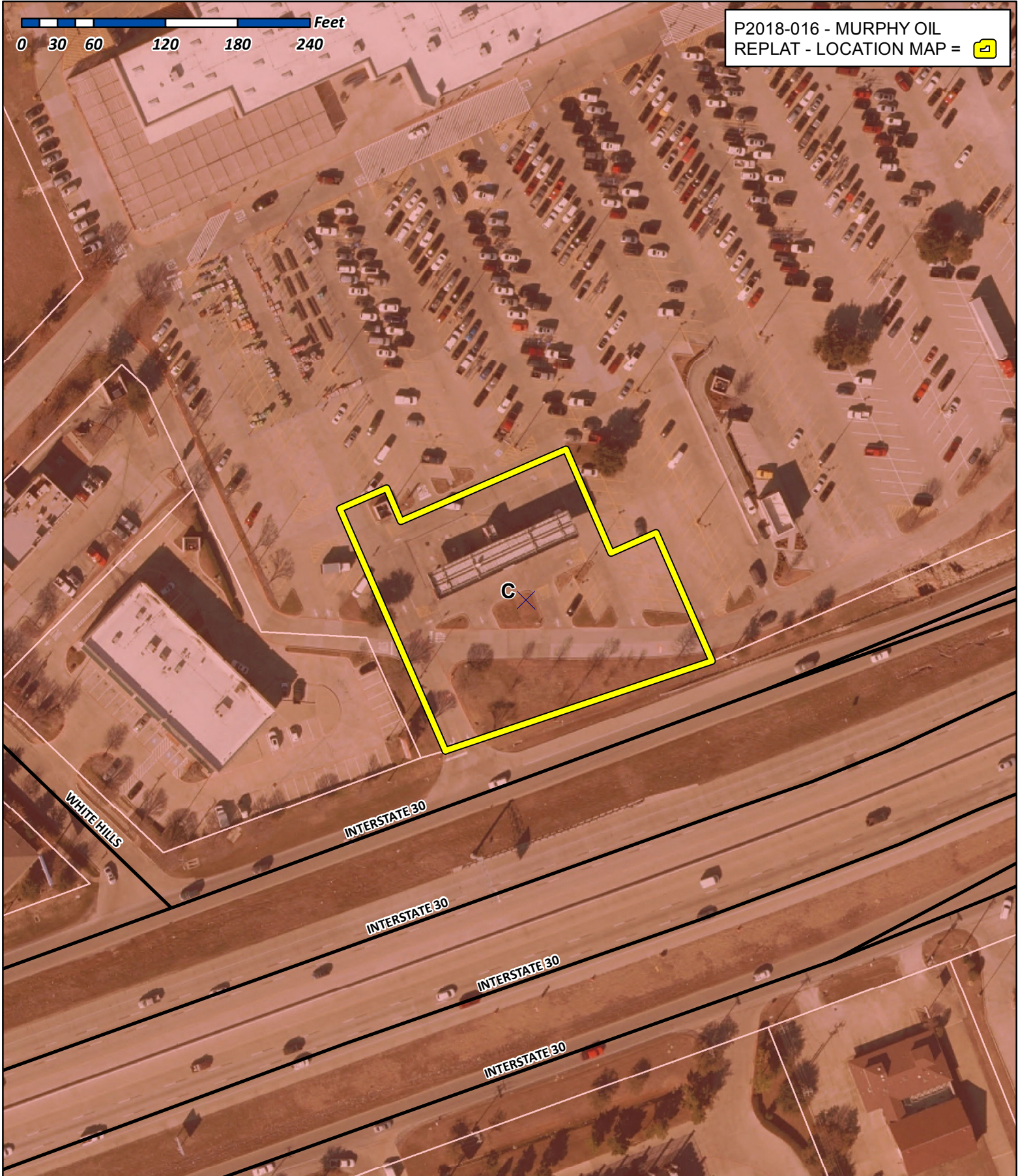
ENGINEER/APPLICANT
GreenbergFarrow
6520 STAGE ROAD, STE. 108
MEMPHIS, TN 38134
(404) 601-4000 ext 7480
ATTN: POV CHIN
JOB NO. 20150471

SURVEYOR:
**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056



0 30 60 120 180 240 Feet

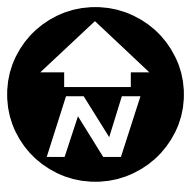
P2018-016 - MURPHY OIL
REPLAT - LOCATION MAP = 



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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ADDITION**
CAB. G, PAGE 253,
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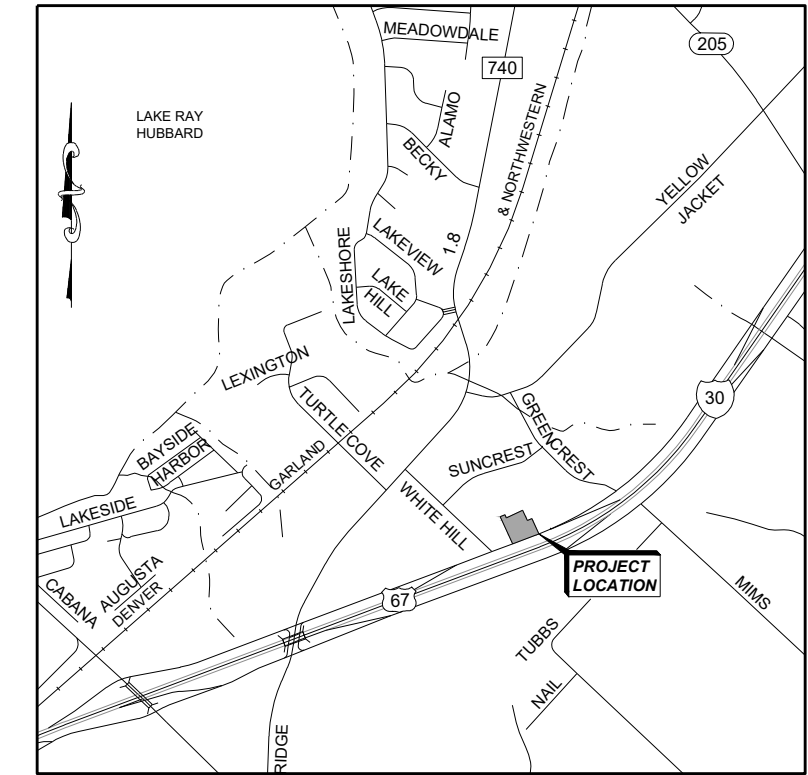
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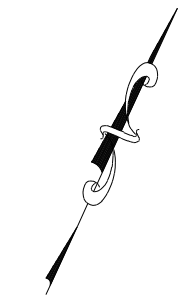
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- CL CHORD LENGTH
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VOL. 1653, PG. 144,
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*** VICINITY MAP ***
(N.T.S.)



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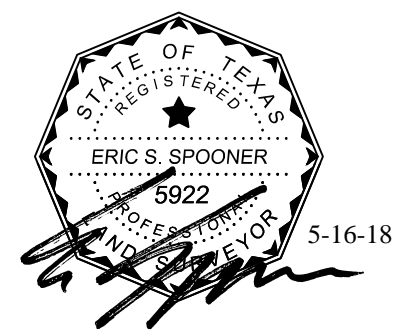
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BEGINNING**
XCF (CM)

INTERSTATE HIGHWAY 30
(CALLED 300' WIDE RIGHT-OF-WAY)

*E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64*



REPLAT
**LOT 5R, BLOCK A
WAL-MART
SUPERCENTER ADDITION**

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OWNER

200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

ENGINEER/APPLICANT

6520 STAGE ROAD, STE. 108
MEMPHIS, TN 38134
(404) 601-4000 ext 7480
ATTN: POV CHIN
JOB NO. 20150471

SURVEYOR:

REGISTERED PROFESSIONAL LAND SURVEYORS
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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS MURPHY OIL USA, INC., is the sole owner of a 1.0131 acre tract of land located in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said 1.0131 acre tract of land being all of LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Page 253, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said 1.0131 acre tract of land also being all of that certain tract of land conveyed to MURPHY OIL USA, INC., by deed thereof filed for record in Instrument No. 2008000398905 Deed Records, Rockwall County, Texas, said 1.0131 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found (Controlling Monument) at the southwest lot corner of said lot 5, same being a southeast lot corner of Lot 6, of said Block A, said "X" cut found also being on the northwest right-of-way line of Interstate Highway No. 35 (being a called 300 feet wide right-of-way), said "X" cut found being North 70°25'27" East, a distance of 21.08 feet from the southeast lot corner of Lot 3B, Block A, Wal-Mart Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 223 and 224, P.R.R.C.T.;

THENCE along the common lot lines of said Lot 5 and 6 the following courses and distances:

- North 24°40'14" West, a distance of 219.79 feet to an "X" cut in concrete set;
North 65°19'46" East, a distance of 42.27 feet to an "X" cut in concrete found (Controlling Monument);
South 24°40'28" East, a distance of 29.88 feet to an "X" cut in concrete found;
North 65°18'20" East, a distance of 149.87 feet to an "X" cut in concrete found (Controlling Monument);
South 24°41'37" East, a distance of 93.90 feet to an "X" cut in concrete found;
North 65°22'09" East, a distance of 41.16 feet to an "X" cut in concrete set;
South 24°37'51" East, a distance of 116.32 feet to a 5/8 inch iron rod with a cap stamped "CEI" found (Controlling Monument) at the southeast lot corner of said Lot 5, same being a south lot corner of said Lot 6, said iron rod found also being on the said existing northwest right-of-way line of Interstate Highway No. 30, and being at the beginning of a non-tangent curve to the right having a radius of 3,665.14 feet;

THENCE along the southeast lot line of said Lot 5 and along the said existing right-of-way line, with said curve to the right, an arc length of 63.97 feet, and across a chord which bears South 69°55'57" West, a chord length of 63.97 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set;

THENCE South 70°25'57" West, continuing along the said lot line and the said right-of-way line, a distance of 170.17 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0131 acres (44,130 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the WAL-MART SUPERCENTER ADDITION 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 express. We further certify that all other parties who have a mortgage or lien interest in the WAL-MART SUPERCENTER ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress, to from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structures 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 const of such improvements, as determined by the city's engineer and/or 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, our successors and assigns hereby waive any claim, damage, or cause action that we may have as a result of the dedication of exactions made herein.

MURPHY OIL USA, INC.

Duly Authorized Agent Date

Printed Name and Title

STATE OF ARKANSAS §

COUNTY OF BENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John Corrigan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

Notary Public, State of Arkansas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground June 25, 2015.

Eric S. Spooner, R.P.L.S. 5-16-18 Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

Notary Public, State of Texas

MURPHY USA logo and address: 200 PEACH STREET, EL DORADO, AR 71730, 870-875-7636, ATTN: JOHN CORRIGAN

GreenbergFarrow logo and address: 6520 STAGE ROAD, STE. 108, MEMPHIS, TN 38134, (404) 601-4000 ext 7480, ATTN: POV CHIN, JOB NO. 20150471

SURVEYOR: SPOONER & ASSOCIATES logo and address: 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039, (817) 685-8448, WWW.SPOONERSURVEYORS.COM, TBPLS FIRM NO. 10054900 S&A 15-056

- 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 or personal use and fire protection within such plat, as required under Ordinance 83-54.
The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,016,549.94 and E: 2,594,041.75, using a combined scale factor of 1.000145957600, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48397C0040 L; map revised September 26, 2008, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This plat was prepared with the benefit of a copy of an Abstractor's Report prepared by Fidelity National Title Group, having a File Number of 20644 / CS4712001756-15 TAK, covering a time frame of 05/21/2008 through 04/17/2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in said Abstractor's Report. No other research for matters of record not listed in said Abstractor's Report was performed by Spooner & Associates, Inc.
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
The property owner of Lot 5R is responsible for the maintenance, repair and replacement of all drainage systems.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this the _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

REPLAT LOT 5R, BLOCK A WAL-MART SUPERCENTER ADDTION

BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131 ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES MAY ~ 2018

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Bassam Ziada

AGENDA ITEM: **P2018-016**; *Replat for Lot 7, Block A, Wal-Mart Supercenter Addition*

SUMMARY:

Consider a request by Bassam Ziada for the approval of a replat for Lot 7, Block A, Wal-Mart Supercenter Addition being a 1.0131-acre tract of land identified as Lot 5, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

COMMENTS:

- The objective of this request is to replat Lot 5, Block A, Wal-Mart Supercenter Addition -- *being a 1.0131-acre parcel of land identified as Lot 7, Block A, Wal-Mart Supercenter Addition* -- for the purpose of abandoning an existing 15-ft water-line easement, dedicating firelane and public access easements.
- The subject property is zoned Commercial (C) District, is located within the IH-30 OV, and is addressed as 776 E. IH-30. A site plan [*i.e.* SP2017-016] was approved for a retail store with gasoline sales on June 19, 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 listed in the *Recommendations* 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 & Zoning Commission and City Council choose to approve the replat for *Lot 7, Block A, Wal-Mart Supercenter Addition*, staff would recommend the following conditions of approval:


- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

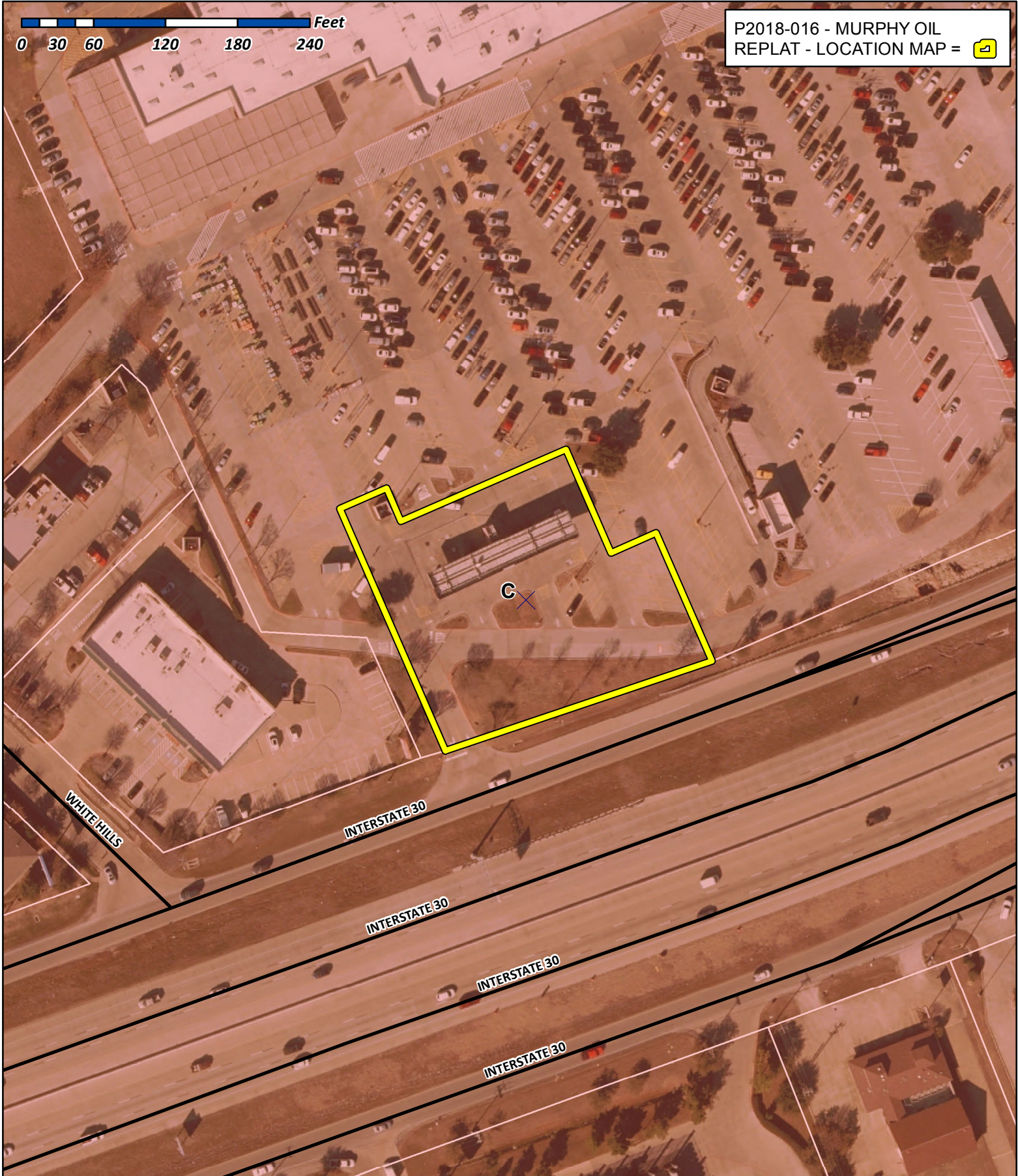
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements 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.

0 30 60 120 180 240 Feet

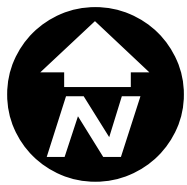
P2018-016 - MURPHY OIL
REPLAT - LOCATION MAP = 



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.



**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

OWNER:
WAL-MART REAL ESTATE
BUSINESS TRUST
VOL. 1653, PG. 144,
D.R.R.C.T.

**LOT 3B, BLOCK A
WAL-MART ADDITION**
CAB. D, PG. 223 & 224,
P.R.R.C.T.

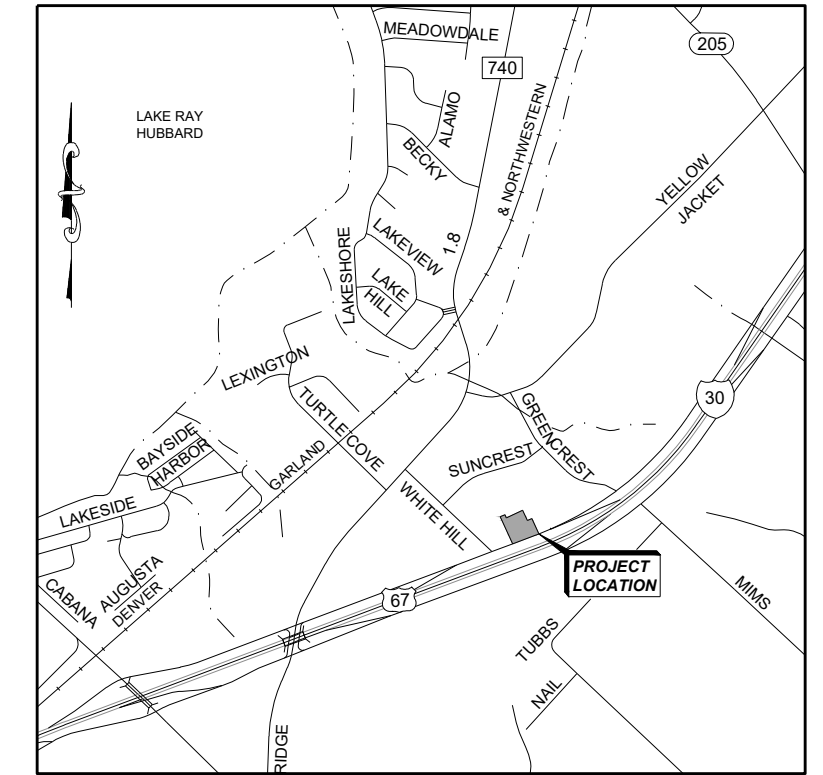
OWNER:
SAVED PROPERTY
MANAGEMENT, LLC
R.C.C.I. NO. 2015-17309,
O.P.R.C.C.T.

**LOT 6, BLOCK A
WAL-MART SUPERCENTER
ADDITION**
CAB. G, PAGE 253,
P.R.R.C.T.

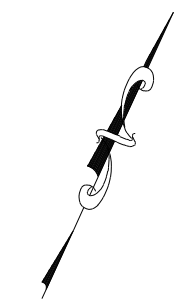
*** LEGEND ***

- CIRF IRON ROD FOUND WITH CAP
- CIRS 5/8" IRON ROD WITH CAP
STAMPED "SPOONER" SET
- XCF "X" CUT IN CONCRETE FOUND
- XCS "X" CUT IN CONCRETE SET
- (CM) CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- R.C.C.I. NO. ROCKWALL COUNTY CLERK'S
INSTRUMENT NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL
COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS,
ROCKWALL COUNTY, TEXAS
- L = 5.00' ARC LENGTH OF 5.00'
- CHB CHORD BEARING
- CL CHORD LENGTH
- ESMT. EASEMENT
- EX. EXISTING

OWNER:
WAL-MART REAL ESTATE
BUSINESS TRUST
VOL. 1653, PG. 144,
D.R.R.C.T.



*** VICINITY MAP ***
(N.T.S.)



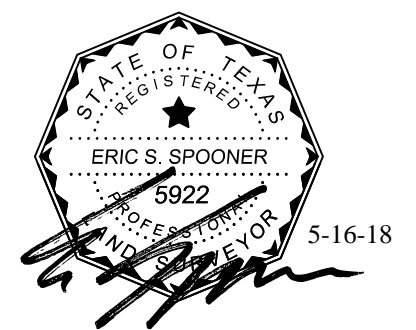
0 10' 20'
GRAPHIC SCALE IN FEET
1" = 20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S70°25'57"W	21.08'
L2	N65°19'46"E	42.27'
L3	S24°40'28"E	29.88'
L4	N65°22'09"E	41.16'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	3,665.14'	63.97'	N69°55'57"E	63.97'
C2	20.00'	39.92'	S32°30'54"W	33.62'
C3	15.00'	29.94'	S32°32'17"W	25.21'
C4	20.00'	22.91'	S57°29'06"E	21.68'

**POINT OF
BEGINNING**
XCF (CM)

INTERSTATE HIGHWAY 30
(CALLED 300' WIDE RIGHT-OF-WAY)



REPLAT
**LOT 5R, BLOCK A
WAL-MART
SUPERCENTER ADDITION**

BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY,
ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131
ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER
ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE
PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS,
ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES
MAY ~ 2018

NOTE: SEE SHEET 2 OF 2 FOR
OWNER'S CERTIFICATE,
OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE,
CITY SIGNATURE BLOCK, AND
GENERAL NOTES.

OWNER

200 PEACH STREET
EL DORADO, AR 71730
870-875-7636
ATTN: JOHN CORRIGAN

ENGINEER/APPLICANT

6520 STAGE ROAD, STE. 108
MEMPHIS, TN 38134
(404) 601-4000 ext 7480
ATTN: POV CHIN
JOB NO. 20150471

SURVEYOR:

**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 15-056

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS MURPHY OIL USA, INC., is the sole owner of a 1.0131 acre tract of land located in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, said 1.0131 acre tract of land being all of LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Page 253, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said 1.0131 acre tract of land also being all of that certain tract of land conveyed to MURPHY OIL USA, INC., by deed thereof filed for record in Instrument No. 2008000398905 Deed Records, Rockwall County, Texas, said 1.0131 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found (Controlling Monument) at the southwest lot corner of said lot 5, same being a southeast lot corner of Lot 6, of said Block A, said "X" cut found also being on the northwest right-of-way line of Interstate Highway No. 35 (being a called 300 feet wide right-of-way), said "X" cut found being North 70°25'27" East, a distance of 21.08 feet from the southeast lot corner of Lot 3B, Block A, Wal-Mart Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Page 223 and 224, P.R.R.C.T.;

THENCE along the common lot lines of said Lot 5 and 6 the following courses and distances:

- North 24°40'14" West, a distance of 219.79 feet to an "X" cut in concrete set;
North 65°19'46" East, a distance of 42.27 feet to an "X" cut in concrete found (Controlling Monument);
South 24°40'28" East, a distance of 29.88 feet to an "X" cut in concrete found;
North 65°18'20" East, a distance of 149.87 feet to an "X" cut in concrete found (Controlling Monument);
South 24°41'37" East, a distance of 93.90 feet to an "X" cut in concrete found;
North 65°22'09" East, a distance of 41.16 feet to an "X" cut in concrete set;
South 24°37'51" East, a distance of 116.32 feet to a 5/8 inch iron rod with a cap stamped "CEI" found (Controlling Monument) at the southeast lot corner of said Lot 5, same being a south lot corner of said Lot 6, said iron rod found also being on the said existing northwest right-of-way line of Interstate Highway No. 30, and being at the beginning of a non-tangent curve to the right having a radius of 3,665.14 feet;

THENCE along the southeast lot line of said Lot 5 and along the said existing right-of-way line, with said curve to the right, an arc length of 63.97 feet, and across a chord which bears South 69°55'57" West, a chord length of 63.97 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set;

THENCE South 70°25'57" West, continuing along the said lot line and the said right-of-way line, a distance of 170.17 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 1.0131 acres (44,130 square feet) of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the WAL-MART SUPERCENTER ADDITION 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 express. We further certify that all other parties who have a mortgage or lien interest in the WAL-MART SUPERCENTER ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress, to from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structures 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 const of such improvements, as determined by the city's engineer and/or 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, our successors and assigns hereby waive any claim, damage, or cause action that we may have as a result of the dedication of exactions made herein.

MURPHY OIL USA, INC.

Duly Authorized Agent Date

Printed Name and Title

STATE OF ARKANSAS §

COUNTY OF BENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John Corrigan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

Notary Public, State of Arkansas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground June 25, 2015.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900
5-16-18 Date



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2018.

Notary Public, State of Texas

MURPHY USA logo and address: 200 PEACH STREET, EL DORADO, AR 71730, 870-875-7636, ATTN: JOHN CORRIGAN

GreenbergFarrow logo and address: 6520 STAGE ROAD, STE. 108, MEMPHIS, TN 38134, (404) 601-4000 ext 7480, ATTN: POV CHIN, JOB NO. 20150471

SURVEYOR: SPOONER & ASSOCIATES logo and address: 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039, (817) 685-8448, WWW.SPOONERSURVEYORS.COM, TBPLS FIRM NO. 10054900 S&A 15-056

- 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 or personal use and fire protection within such plat, as required under Ordinance 83-54.
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According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48397C0040 L; map revised September 26, 2008, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This plat was prepared with the benefit of a copy of an Abstractor's Report prepared by Fidelity National Title Group, having a File Number of 20644 / CS4712001756-15 TAK, covering a time frame of 05/21/2008 through 04/17/2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in said Abstractor's Report. No other research for matters of record not listed in said Abstractor's Report was performed by Spooner & Associates, Inc.
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
The property owner of Lot 5R is responsible for the maintenance, repair and replacement of all drainage systems.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this the _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

REPLAT LOT 5R, BLOCK A WAL-MART SUPERCENTER ADDTION

BEING A 1.0131 ACRE TRACT OF LAND LOCATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 1.0131 ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK A, WAL-MART SUPERCENTER ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET G, PAGE 253, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

1 LOT ~ 1.0131 ACRES MAY ~ 2018



June 25, 2018

ATTN: BASSAM ZIADA
MURPHY, OIL USA INC
200 PEACH STREET,
EL DORADO, AR 71730

RE: REPLAT PLAT (P2018-016), Murphy Oil Establish Easements

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.

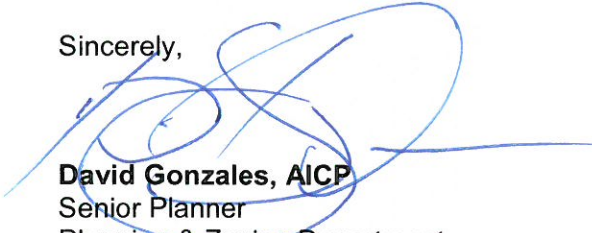
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate 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