



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-020 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 checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2018-020

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 2635 Observation Trail

Subdivision Rockwall Industrial Park

Lot

6&7

Block

D

General Location SE corner of Observation Trail and innovation Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial (LI) District

Current Use Vacant

Proposed Zoning Light Industrial (LI) District

Proposed Use Warehouse

Acreage 15.173

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 Rockwall Economic Development Corporation

Applicant Cross Engineering Consultants, Inc.

Contact Person Matthew Wavering

Contact Person Dwayne Zinn

Address 2610 Observation Trail

Address 131 S. Tennessee St.

City, State & Zip Rockwall, TX 75032

City, State & Zip McKinney, TX 75069

Phone +1 (972) 772-0025

Phone +1 (972) 562-4409

E-Mail mwavering@rockwalledc.com

E-Mail dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

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

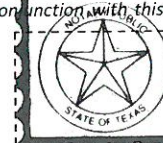
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 603.46, to cover the cost of this application, has been paid to the City of Rockwall on this the 15th 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 15th day of May, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

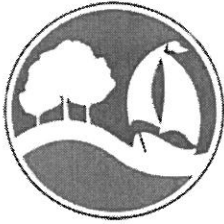
[Signature]
Jane Ellen Lindley



Notary ID # 107872
My Commission Expires
March 4, 2021

My Commission Expires

3-4-2021



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



**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: 6/15/2018

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, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 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: P2018-020
Project Name: Lots 8 & 9 Block D, Rockwall Technology Park
Project Type: PLAT
Applicant Name: CROSS ENGINEERING CONSULTANTS, INC
Owner Name: ROCKWALL ECONOMIC DEVELOPMENT
Project Description:



RECEIPT

Project Number: P2018-020
Job Address: OBSERVATION TRL
ROCKWALL, TX 75032

Receipt Number: B80397
Printed: 6/18/2018 4:00 pm

Fee Description	Account Number	Fee Amount
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PLATTING	01-4280	\$ 603.46
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Total Fees Paid:

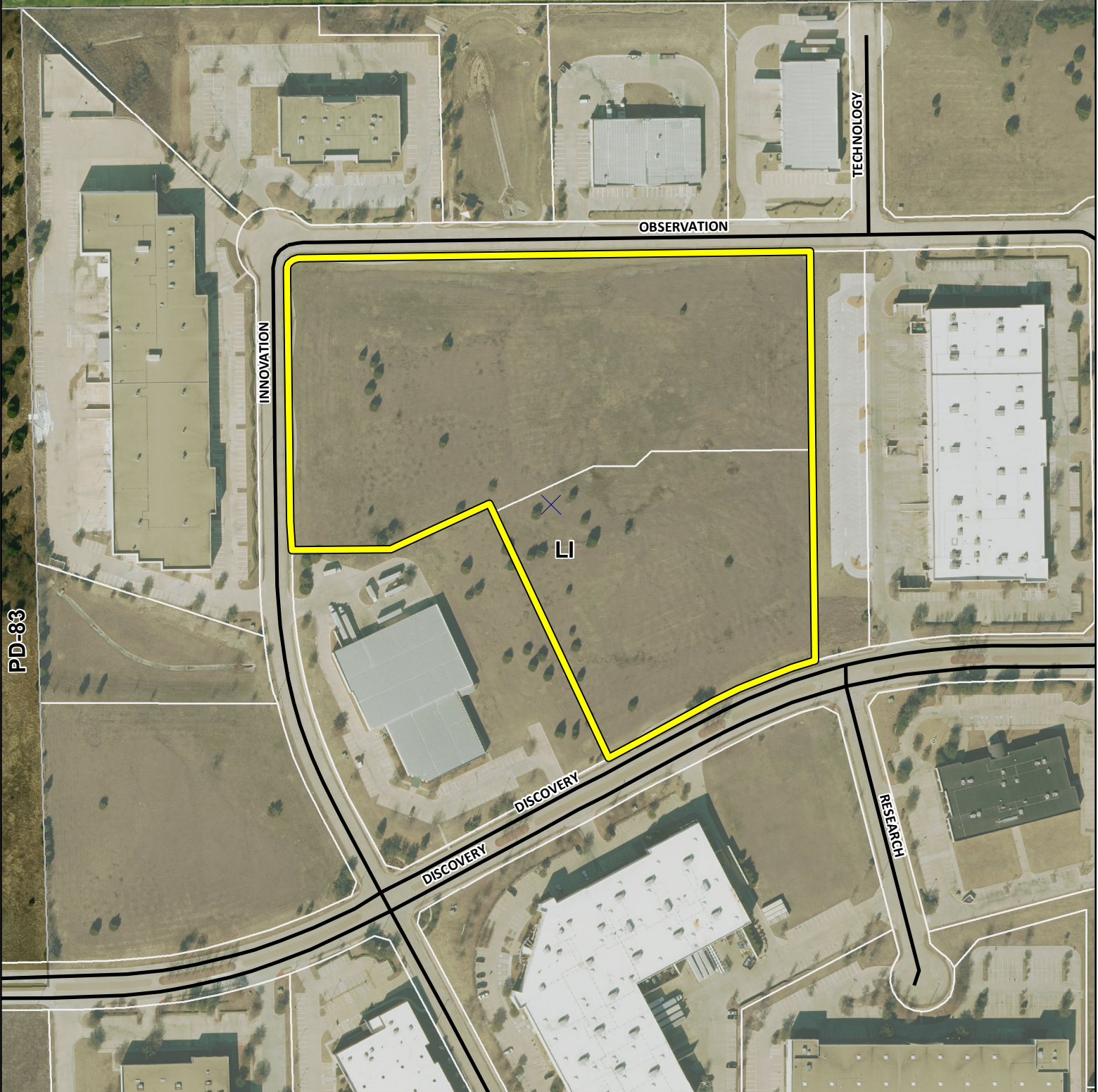
\$ 603.46

Date Paid: 6/18/2018 12:00:00AM
Paid By: CROSS ENGINEERING CONSULTANTS,
Pay Method: CHECK 13683
Received By: LM

0 80 160 320 480 640 Feet

P2018-020 - LOTS 8 & 9, BLOCK D, ROCKWALL TECHNOLOGY PARK
REPLAT - LOCATION MAP = 

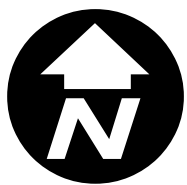
AG

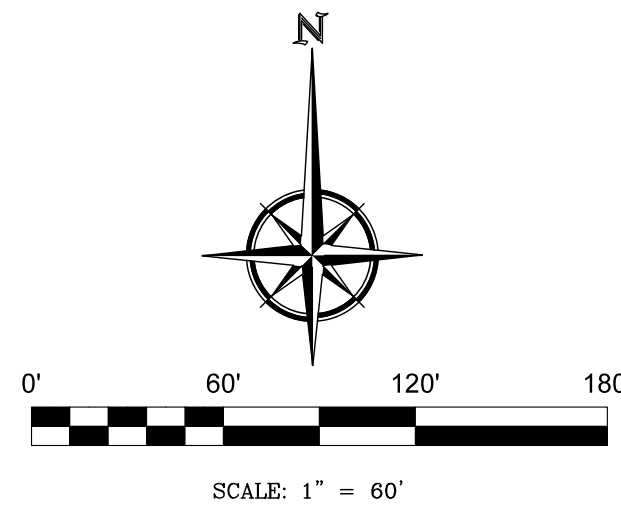


City of Rockwall

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.





AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet 1, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

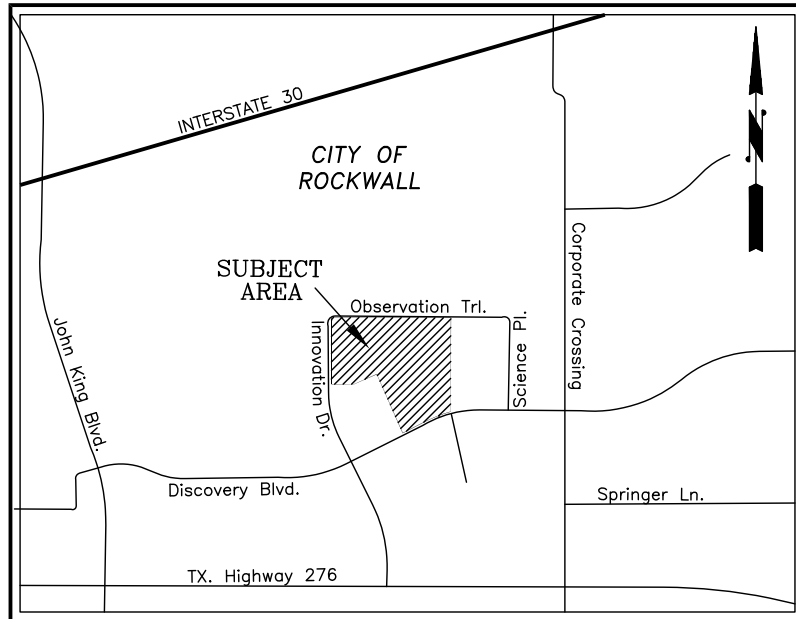
COMPLIANCE NOTE:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

MAINTENANCE NOTE:

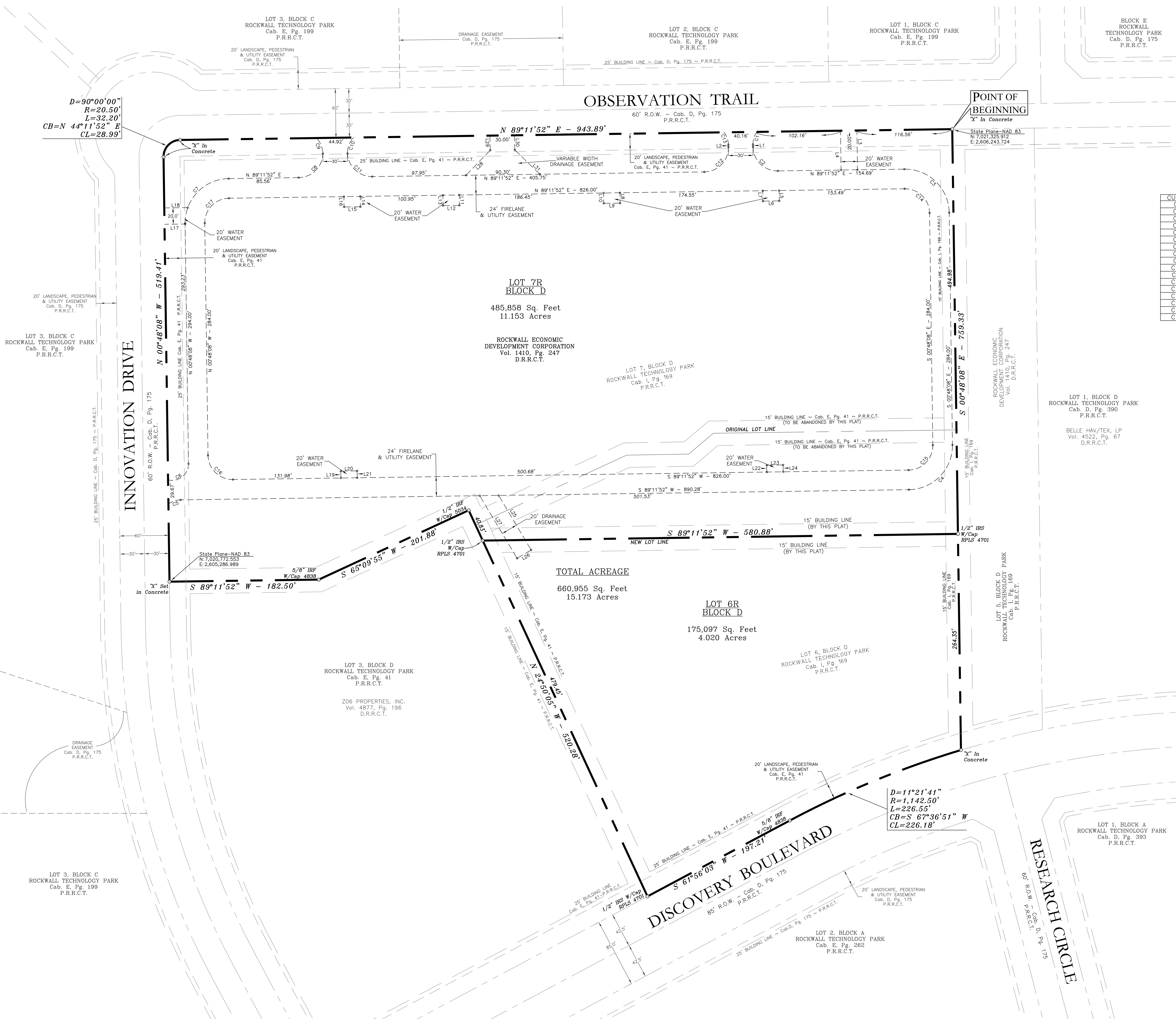
Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Vol. = Volume
- Pg. = Page
- Doc. No. = Document Number
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- CM = Controlling Monument
- IRF = Iron Rod Found



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	36°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" E	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	36°58'38"	25.00'	16.13'	N 19°31'46" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
C15	90°00'00"	30.00'	47.12'	S 44°11'52" W	42.43'
C16	90°00'00"	30.00'	47.12'	N 45°48'08" E	42.43'
C17	90°00'00"	30.00'	47.12'	N 44°11'52" E	42.43'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°02'27" E	2.93'
L2	N 01°02'27" W	2.93'
L3	S 00°48'02" E	48.01'
L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
L7	N 00°48'08" W	12.68'
L8	S 00°48'08" E	12.68'
L9	S 89°11'52" W	20.00'
L10	N 00°48'08" W	12.68'
L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" W	25.21'
L18	N 89°12'05" E	28.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" E	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 00°48'08" E	77.63'
L26	S 89°11'52" W	20.00'
L27	N 30°48'08" W	89.18'
L28	N 44°09'48" E	42.66'
L29	N 00°59'00" W	17.86'
L30	S 00°59'00" E	17.86'
L31	S 45°42'23" E	42.72'

AMENDING PLAT

ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres
being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet 1, Page 169, Plat Records of Rockwall County, Texas, and situated in the
James M. Allen Survey, Abstract No. 2
City of Rockwall
Rockwall County, Texas

OWNER
J R FLEMING INVESTMENTS, LLC
Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stead	03/16/18	1" = 60'	17091	17091-AP.DWG	1 of 2

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WHEREAS, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of that certain tract of land situated in the City of Rockwall, in the James M. Allen Survey, Abstract No. 2 of Rockwall County, Texas and being all of LOT 6 and LOT 7, BLOCK D of ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall, according to the Replat thereof, recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being a part of that original called 146.94 acre tract of land described in a deed to Rockwall Economic Development Corporation, recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an X in a concrete sidewalk, found on the south right-of-way line of Observation Trail (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the northeast corner of the above described Lot 7, Block D and same being the northwest corner of Lot 5, Block D;

THENCE: South 00 deg. 48 min. 08 sec. East, departing from Observation Trail, along the common line of said Lots 5, 6 and 7, Block D, a distance of 759.33 feet to an X in a concrete sidewalk, found on the north right-of-way line of Discovery Boulevard (a 85' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the southeast corner of said Lot 6 and the southwest corner of said Lot 5 and said point being in a non-tangent curve to the left, having a radius of 1,142.50 feet, a central angle of 11 deg. 21 min. 41 sec. and a chord that bears South 67 deg. 36 min. 51 sec. West - 226.18 feet;

THENCE: Along the northern right-of-way line of said Discovery Boulevard and the south line of said Lot 6 and with said curve to the left, an arc distance of 226.55 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for corner at the end of said curve;

THENCE: South 61 deg. 56 min. 03 sec. West, continuing along the common line of said Lot 6 and Discovery Boulevard, a distance of 197.21 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of Lot 6 and the southeast corner of Lot 3, Block D of Rockwall Technology Park, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Page 41, P.R.R.C.T.;

THENCE: North 24 deg. 50 min. 05 sec. West, departing from Discovery Boulevard, along the common line of said Lots 3 and 6, Block D, a distance of 520.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5034", found for the northeast corner of said Lot 3 and an inside ell corner of said Lot 7;

THENCE: South 65 deg. 09 min. 55 sec. West, along the common line of said Lots 3 and 7, Block D, a distance of 201.88 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for an angle corner;

THENCE: South 89 deg. 11 min. 52 sec. West, continuing along said common line, a distance of 182.50 feet to a point to an X in a concrete sidewalk, found on the east right-of-way line of Innovation Drive (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the westerly southwest corner of said Lot 7 and the northwest corner of said Lot 3;

THENCE: North 00 deg. 48 min. 08 sec. West, along the common line of said Innovation Drive and Lot 7, a distance of 519.41 feet to an X found in a concrete sidewalk for corner at the beginning of a curve to the right, having a radius of 20.50 feet, a central angle of 90 deg. 00 min. 00 sec. and a chord that bears North 44 deg. 11 min. 52 sec. East -28.99 feet;

THENCE: Continuing along the common line of said Innovation Drive and Lot 7 and with said curve to the right, an arc distance of 32.20 feet to an X in a concrete sidewalk, found for corner at the end of said curve, on the south right-of-way line of the above mentioned Observation Trail;

THENCE: North 89 deg. 11 min. 52 sec. East, along the common line of said Observation Trail and Lot 7, a distance of 943.89 feet to the POINT OF BEGINNING and containing 660,955 square feet or 15.173 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WE, the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, LOTS 6R & 7R, BLOCK D, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

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

KEN KEETON, President & CEO
Rockwall Economic Development Corporation

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

Before me, the undersigned authority, on this day personally appeared Ken Keeton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2018.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public for and in the State of Texas

My Commission Expires:

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning

City Engineer

OWNER

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
Contact: Ken Keeton
2610 Observation Trail
Rockwall, Texas 75032
972-772-0025

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

AMENDING PLAT

ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres

being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet I, Page 169, Plat Records of Rockwall County, Texas, and situated in the James M. Allen Survey, Abstract No. 2 City of Rockwall Rockwall County, Texas



Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Stead, 03/16/18, N.T.S., 17091, 17091-AP.DWG, 2 of 2

Deed Name: Plat Legal

Starting Coordinates: Northing 7021276.61, Easting 2603463.26

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 00°48'08" E	759.33	LINE					
S 67°36'51" W	226.18	CURVE L	1142.50	226.55	11°21'41"	113.65	
							Rad-In: S 16°42'18" E Rad-Out: S 28°04'00" E
S 61°56'03" W	197.21	LINE					
N 24°50'05" W	520.28	LINE					
S 65°09'55" W	201.88	LINE					
S 89°11'52" W	182.50	LINE					
N 00°48'08" W	519.41	LINE					
N 44°11'52" E	28.99	CURVE R	20.50	32.20	89°59'40"	20.50	
							Rad-In: N 89°12'02" E Rad-Out: S 00°48'18" E
N 89°11'52" E	943.89	LINE					

Ending Coordinates: Northing 7021276.61, Easting 2603463.26

Area: 660954.61 S.F., 15.1734 Acres

Total Perimeter Distance> 3583.25

Closure Error Distance> 0.0006 Error Bearing> N 28°06'11" E

Closure Precision> 1 in 5867335.5

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/26/2018

APPLICANT: Dwayne Zinn of *Cross Engineering Consultants, Inc.*

AGENDA ITEM: **P2018-020**; *Lots 8 & 9, Block D, Rockwall Technology Park Addition*

SUMMARY:

Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat two (2) lots [*i.e. Lots 6 & 7, Block D, Rockwall Technology Park Addition*], creating two (2) separate parcels of land [*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*] for the purpose of constructing an approximately 228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on Lot 9. Additionally, the replat is to relocate the lot lines and add the necessary fire lane and utility easements for the development of both lots. The site is addressed as 2635 Observation Trail and is zoned Light Industrial (LI) District.
- A site plan (*i.e. SP2018-002*) for the warehouse/manufacturing/office facility was approved on February 13, 2018.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the *replat* for *Lots 8 & 9, Block D, Rockwall Technology Park 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



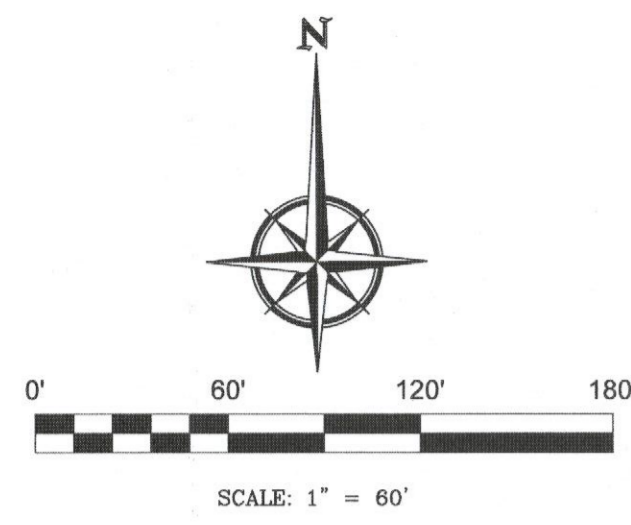
Project Number P2018-020	Owner ROCKWALL ECONOMIC DEVELOPMENT	Applied 6/15/2018 LM
Project Name Lots 8 & 9 Block D, Rockwall Technology	Applicant CROSS ENGINEERING CONSULTANTS, INC	Approved
Type PbAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address OBSERVATION TRL	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

Subdivision ROCKWALL TECHNOLOGY PARK	Tract 7	Block D	Lot No 7	Parcel No 4816-000D-0007-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/15/2018	6/22/2018	6/20/2018	5	APPROVED	
ENGINEERING (6/20/2018 10:35 AM SH) Engineering review is not complete yet, easements might slightly change. Include the Drainage easement in the parking lot near the corner of Innovation Dr. and Observation Trl.	Sarah Hager	6/15/2018	6/22/2018	6/20/2018	5	COMMENTS	See Comments
FIRE	Ariana Hargrove	6/15/2018	6/22/2018	6/21/2018	6	APPROVED	
GIS	Lance Singleton	6/15/2018	6/22/2018	6/21/2018	6	APPROVED	
PLANNING	David Gonzales	6/15/2018	6/22/2018	6/20/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 06.20.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday July 3, 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. P2018-020" on the lower right corner on all pages of the revised final plat submittal 3. Please note that all revised submittals are to be on 18" x 24" sized paper. 4. Relabel Lots from 6R & 7R to Lot 8 & Lot 9. Lots are sequential and is not associated with an 'R' for replat. 5. Label each lot with subdivision name, lot, and block (i.e. Rockwall Technology Park, Lot 8, Block B, & same for Lot 9). 6. Relabel firelane as "24-ft Firelane, Public Access, and Utility Easement. 7. Use standard city signature block -- not administrative approval signature block 8. Notary certificate not necessary when stamped by surveyor. 						
<p>9. Change Title Block to read as follows: Final Plat Rockwall Technology Park Addition Lots 8 & 9, Block D Being a Replat of Rockwall Technology Park Addition Lots 6 & 7, Block D being two (2) lots on 15.173-Acres 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: June 26, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p>						
<p>City Council - Action: Monday, July 2, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]</p>						



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

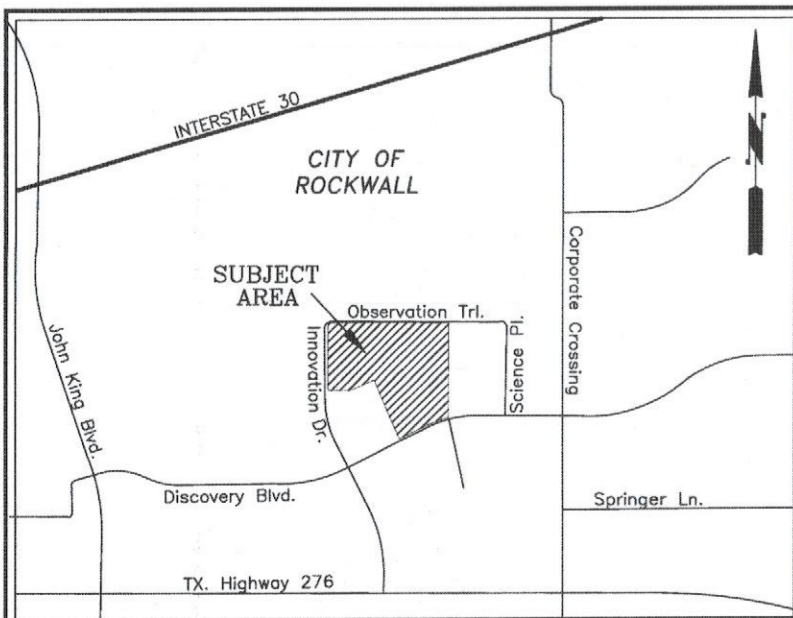
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MAINTENANCE NOTE:

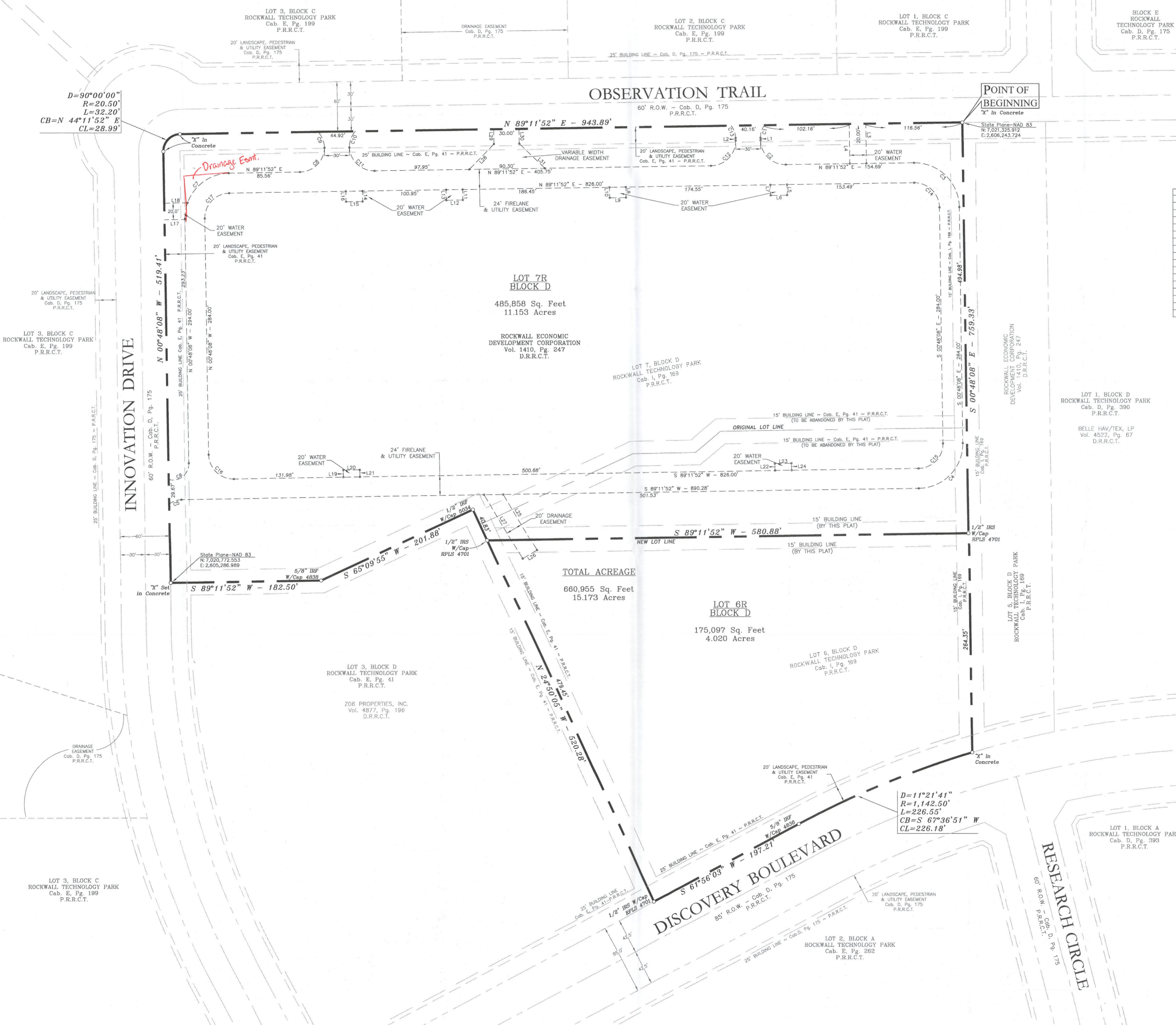
Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

VICINITY MAP
Not To Scale



ABBREVIATIONS

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- Pg. = Page
- Doc. No. = Document Number
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- CM. = Controlling Monument
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CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	35°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" E	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	35°58'36"	25.00'	16.13'	N 19°31'48" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
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L1	S 01°02'27" E	2.93'
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L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
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L9	S 89°11'52" W	20.00'
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L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" W	25.21'
L18	N 89°12'05" E	25.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" W	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 30°48'08" E	77.63'
L26	S 59°11'52" W	20.00'
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AMENDING PLAT
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J R FLEMING INVESTMENTS, LLC
Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

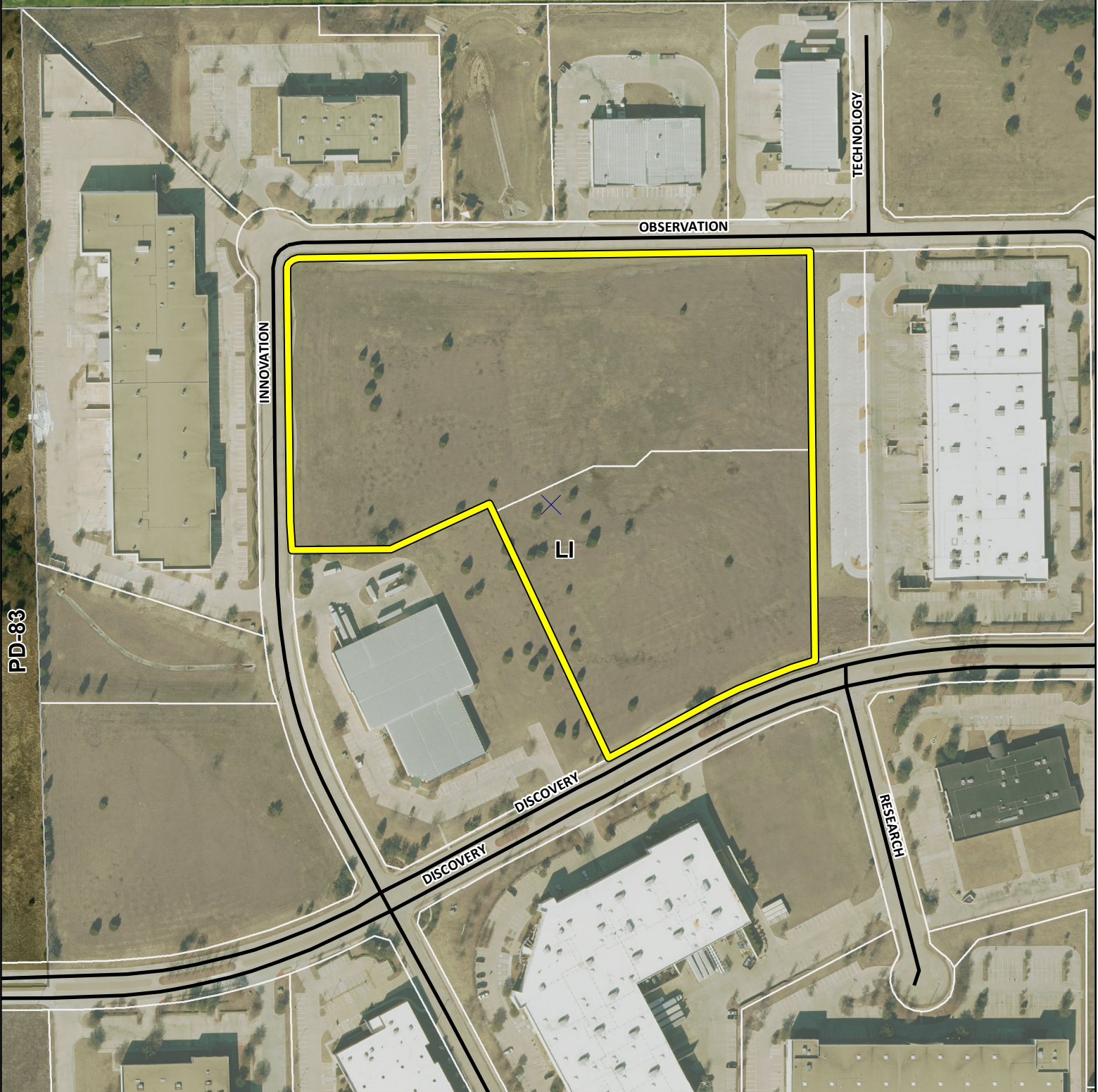
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Stubb	03/16/18	1" = 60'	17091	17091-AP.DWG	1 of 2

0 80 160 320 480 640 Feet

P2018-020 - LOTS 8 & 9, BLOCK D, ROCKWALL TECHNOLOGY PARK
REPLAT - LOCATION MAP = 

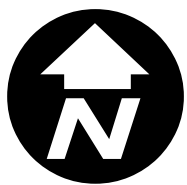
AG

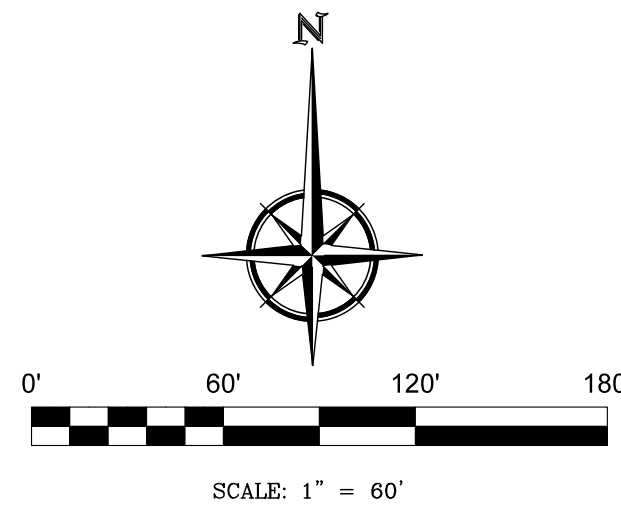


City of Rockwall

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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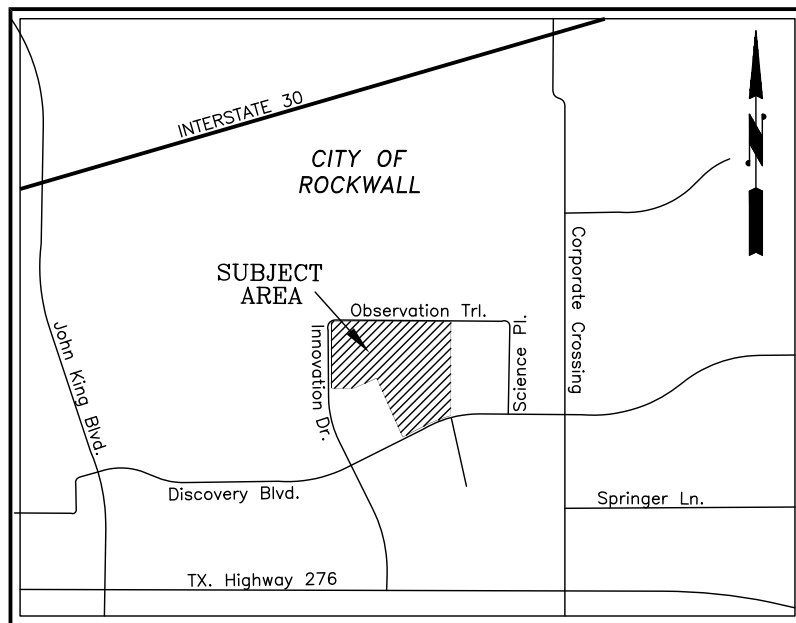
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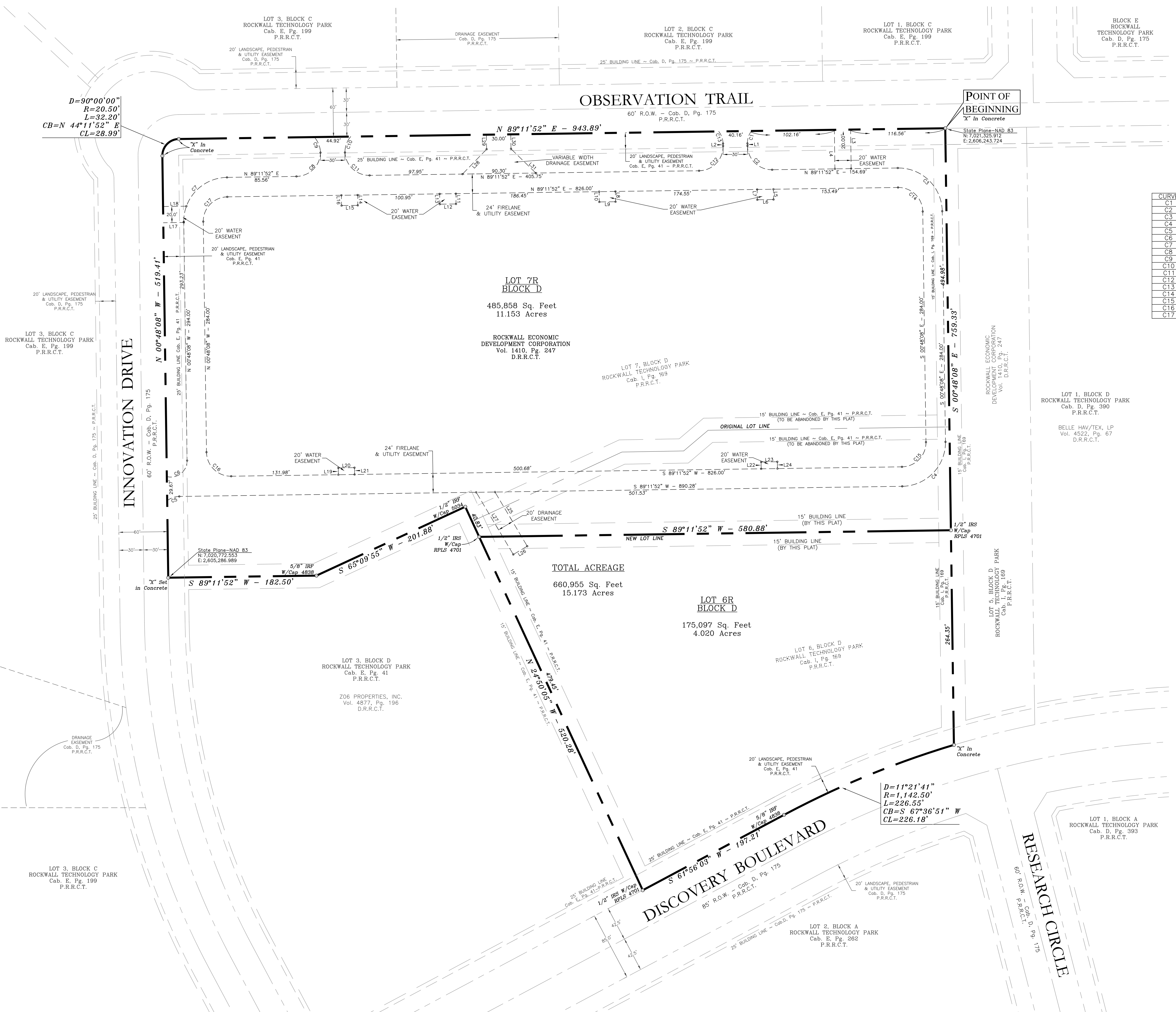
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RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
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STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WHEREAS, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of that certain tract of land situated in the City of Rockwall, in the James M. Allen Survey, Abstract No. 2 of Rockwall County, Texas and being all of LOT 6 and LOT 7, BLOCK D of ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall, according to the Replat thereof, recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being a part of that original called 146.94 acre tract of land described in a deed to Rockwall Economic Development Corporation, recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an X in a concrete sidewalk, found on the south right-of-way line of Observation Trail (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the northeast corner of the above described Lot 7, Block D and same being the northwest corner of Lot 5, Block D;

THENCE: South 00 deg. 48 min. 08 sec. East, departing from Observation Trail, along the common line of said Lots 5, 6 and 7, Block D, a distance of 759.33 feet to an X in a concrete sidewalk, found on the north right-of-way line of Discovery Boulevard (a 85' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the southeast corner of said Lot 6 and the southwest corner of said Lot 5 and said point being in a non-tangent curve to the left, having a radius of 1,142.50 feet, a central angle of 11 deg. 21 min. 41 sec. and a chord that bears South 67 deg. 36 min. 51 sec. West - 226.18 feet;

THENCE: Along the northern right-of-way line of said Discovery Boulevard and the south line of said Lot 6 and with said curve to the left, an arc distance of 226.55 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for corner at the end of said curve;

THENCE: South 61 deg. 56 min. 03 sec. West, continuing along the common line of said Lot 6 and Discovery Boulevard, a distance of 197.21 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of Lot 6 and the southeast corner of Lot 3, Block D of Rockwall Technology Park, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Page 41, P.R.R.C.T.;

THENCE: North 24 deg. 50 min. 05 sec. West, departing from Discovery Boulevard, along the common line of said Lots 3 and 6, Block D, a distance of 520.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5034", found for the northeast corner of said Lot 3 and an inside ell corner of said Lot 7;

THENCE: South 65 deg. 09 min. 55 sec. West, along the common line of said Lots 3 and 7, Block D, a distance of 201.88 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for an angle corner;

THENCE: South 89 deg. 11 min. 52 sec. West, continuing along said common line, a distance of 182.50 feet to a point to an X in a concrete sidewalk, found on the east right-of-way line of Innovation Drive (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the westerly southwest corner of said Lot 7 and the northwest corner of said Lot 3;

THENCE: North 00 deg. 48 min. 08 sec. West, along the common line of said Innovation Drive and Lot 7, a distance of 519.41 feet to an X found in a concrete sidewalk for corner at the beginning of a curve to the right, having a radius of 20.50 feet, a central angle of 90 deg. 00 min. 00 sec. and a chord that bears North 44 deg. 11 min. 52 sec. East -28.99 feet;

THENCE: Continuing along the common line of said Innovation Drive and Lot 7 and with said curve to the right, an arc distance of 32.20 feet to an X in a concrete sidewalk, found for corner at the end of said curve, on the south right-of-way line of the above mentioned Observation Trail;

THENCE: North 89 deg. 11 min. 52 sec. East, along the common line of said Observation Trail and Lot 7, a distance of 943.89 feet to the POINT OF BEGINNING and containing 660,955 square feet or 15.173 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WE, the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, LOTS 6R & 7R, BLOCK D, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

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

KEN KEETON, President & CEO
Rockwall Economic Development Corporation

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

Before me, the undersigned authority, on this day personally appeared Ken Keeton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2018.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

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

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning City Engineer

OWNER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
Contact: Ken Keeton
2610 Observation Trail
Rockwall, Texas 75032
972-772-0025

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

AMENDING PLAT
ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres
being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet I, Page 169, Plat Records of Rockwall County, Texas, and situated in the James M. Allen Survey, Abstract No. 2 City of Rockwall Rockwall County, Texas
RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Dwayne Zinn of *Cross Engineering Consultants, Inc.*

AGENDA ITEM: **P2018-020**; *Lots 8 & 9, Block D, Rockwall Technology Park Addition*

SUMMARY:

Consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Matthew Wavering of the Rockwall Economic Development Corporation for the approval of a replat for Lots 8 & 9, Block D, Rockwall Technology Park Addition being a 15.173-acre tract of land identified as Lots 6 & 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat two (2) lots [*i.e. Lots 6 & 7, Block D, Rockwall Technology Park Addition*], creating two (2) separate parcels of land [*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*] for the purpose of constructing an approximately 228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on Lot 9. Additionally, the replat is to relocate the lot lines and add the necessary fire lane and utility easements for the development of both lots. The site is addressed as 2635 Observation Trail and is zoned Light Industrial (LI) District.
- A site plan (*i.e. SP2018-002*) for the warehouse/manufacturing/office facility was approved on February 13, 2018.
- 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 City Council chooses to approve the *replat* for *Lots 8 & 9, Block D, Rockwall Technology Park 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.

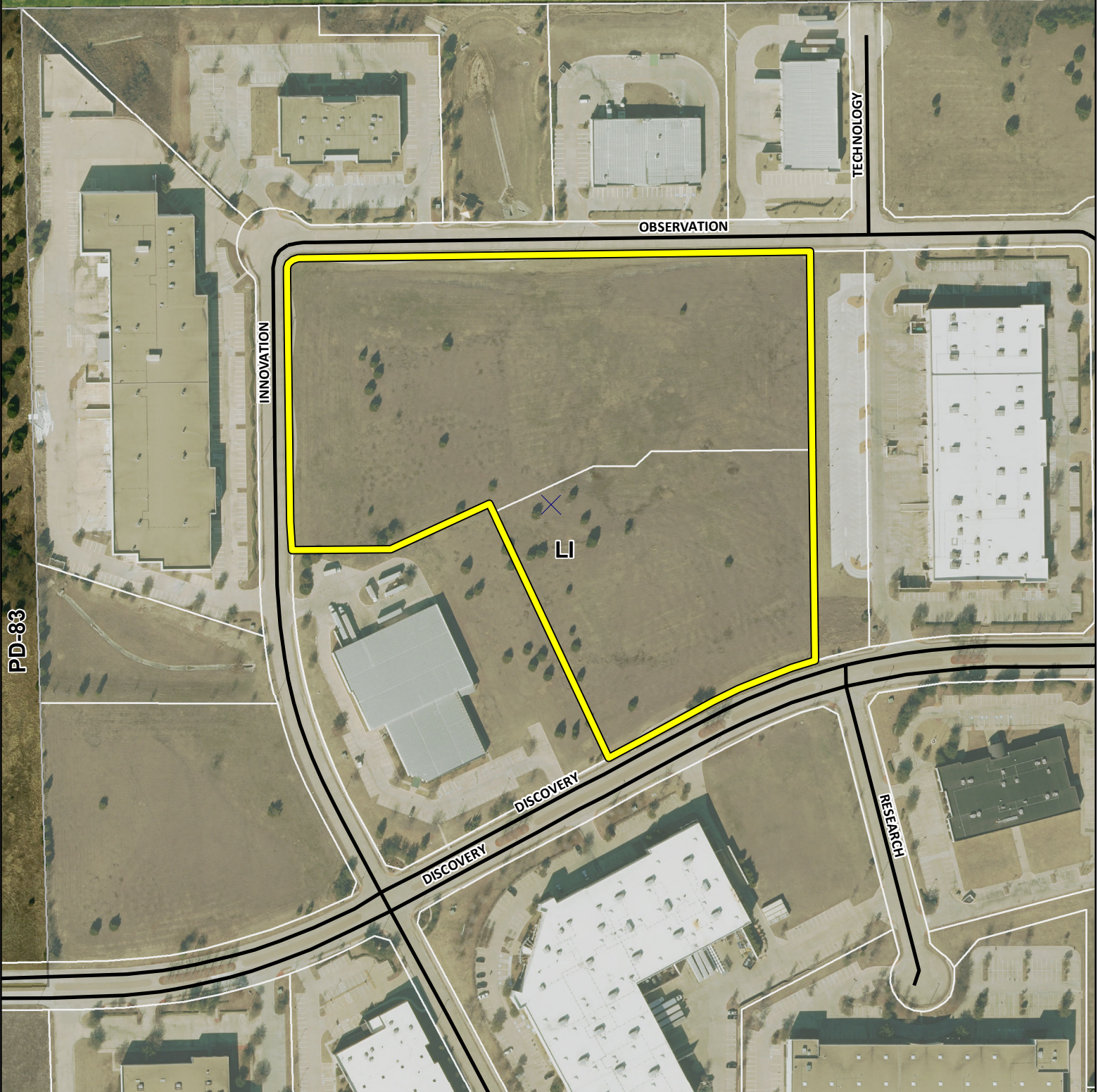
PLANNING AND ZONING COMMISSION:

On June 26, 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 Commissioners Fishman and Lyons absent.

0 80 160 320 480 640 Feet

P2018-020 - LOTS 8 & 9, BLOCK D, ROCKWALL TECHNOLOGY PARK
REPLAT - LOCATION MAP = 

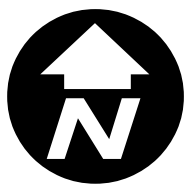
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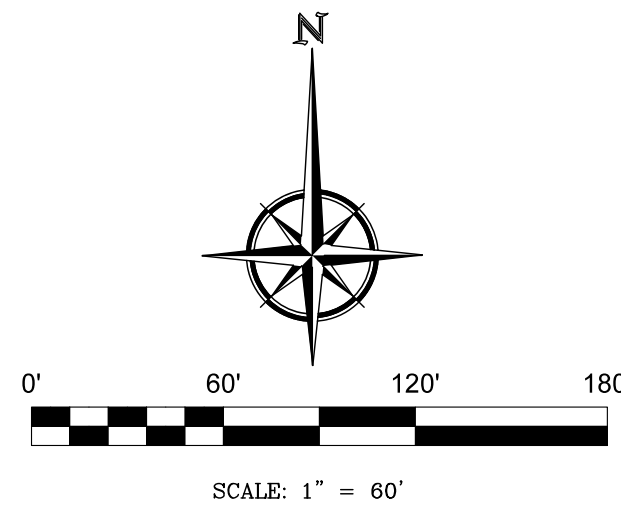


City of Rockwall

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.





AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet 1, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

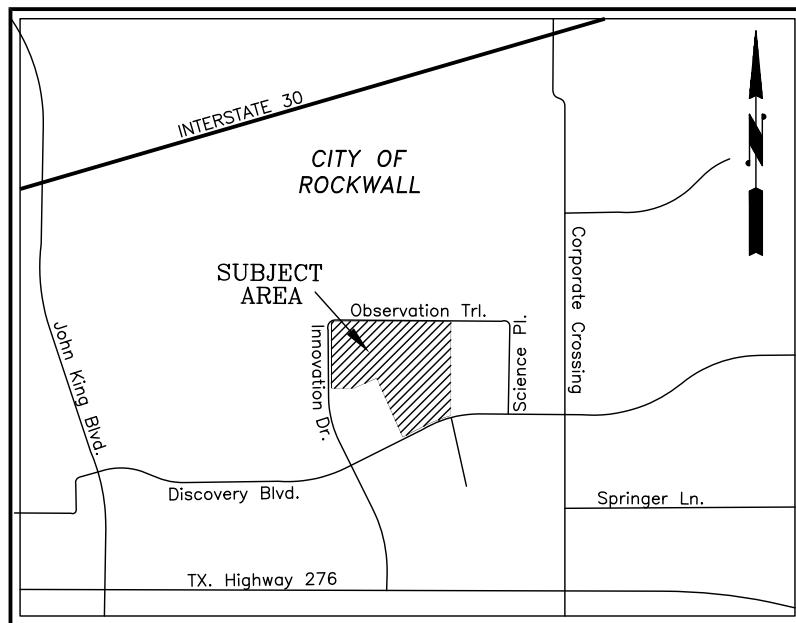
COMPLIANCE NOTE:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

MAINTENANCE NOTE:

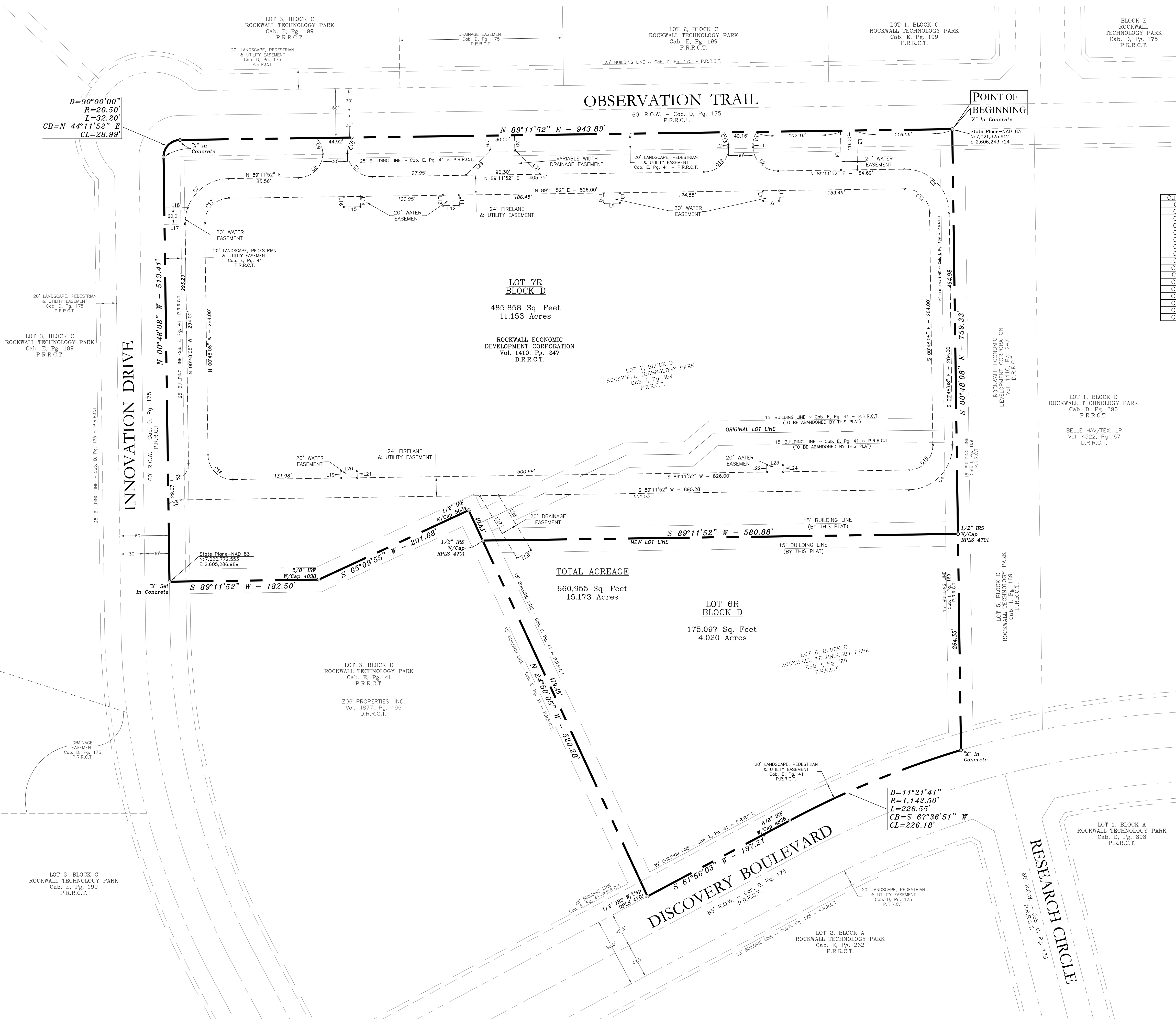
Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

VICINITY MAP
Not To Scale



ABBREVIATIONS

- Vol. = Volume
- Pg. = Page
- Doc. No. = Document Number
- P.R.R.C.T. = Plat Records, Rockwall County, Texas
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
- CM = Controlling Monument
- IRF = Iron Rod Found



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	36°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" E	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	36°58'38"	25.00'	16.13'	N 19°31'46" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
C15	90°00'00"	30.00'	47.12'	S 44°11'52" W	42.43'
C16	90°00'00"	30.00'	47.12'	N 45°48'08" E	42.43'
C17	90°00'00"	30.00'	47.12'	N 44°11'52" E	42.43'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°02'27" E	2.93'
L2	N 01°02'27" W	2.93'
L3	S 00°48'02" E	48.01'
L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
L7	N 00°48'08" W	12.68'
L8	S 00°48'08" E	12.68'
L9	S 89°11'52" W	20.00'
L10	N 00°48'08" W	12.68'
L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" W	25.21'
L18	N 89°12'05" E	28.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" E	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 30°48'08" E	77.63'
L26	S 89°11'52" W	20.00'
L27	N 30°48'08" W	89.18'
L28	N 44°09'48" E	42.66'
L29	N 00°59'00" W	17.86'
L30	S 00°59'00" E	17.86'
L31	S 45°42'23" E	42.72'

AMENDING PLAT

ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres
being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet 1, Page 169, Plat Records of Rockwall County, Texas, and situated in the
James M. Allen Survey, Abstract No. 2
City of Rockwall
Rockwall County, Texas

OWNER
J R FLEMING INVESTMENTS, LLC
Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stead	03/16/18	1" = 60'	17091	17091-AP.DWG	1 of 2



July 17, 2018

ATTN: DWAYNE ZINN
CROSS ENGINEERING CONSULTANTS, INC
131 S. TENNESSEE STREET,
McKinney, TX 75069

RE: REPLAT PLAT (P2018-020), Lots 8 & 9 Block D, Rockwall Technology Park

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 07/02/2018. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On June 26, 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 Commissioners Fishman and Lyons absent.

CITY COUNCIL:

On July 2, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 6 to 0 with Council Member Macalik absent.

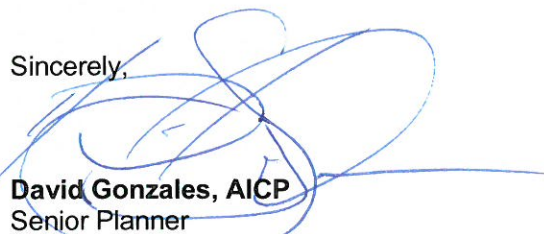
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate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