



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-025 P&Z DATE 9/11/2018 CC DATE 9/17/2018 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" 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"/> NEWSPAPTER 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

PLANNING CASE NO.

P2018-025

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup> 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 1945 and 1901 Goliad St., Rockwall, TX 75087-0280

Subdivision Lakeshore Commons Addition

Lot

6 & 7

Block

A

General Location SWQ N. Goliad St. and N. Lakeshore Dr.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR



Current Use Unimproved

Proposed Zoning

Proposed Use

Acreage

1.693

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 Moore Worth Investments, LLC

Applicant

Contact Person Worth Williams

Contact Person

Address 8445 Freeport Pkwy

Address

Suite 175

City, State & Zip Irving, TX 75063

City, State & Zip

Phone 2144159993

Phone

E-Mail wrw@teamwwp.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

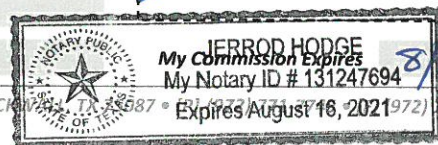
Before me, the undersigned authority, on this day personally appeared Worth Williams [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 334.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of July, 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<sup>th</sup> day of July, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas







# RECEIPT

Project Number: P2018-025  
Job Address: 2268 N LAKESHORE DR 104  
ROCKWALL, TX 75087

Receipt Number: B81601

Printed: 8/20/2018 1:53 pm

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

---

PLATTING		
----------	--	--

	01-4280	
--	---------	--

		\$ 334.00
--	--	-----------

---

**Total Fees Paid:**

**\$ 334.00**

Date Paid: 8/20/2018 12:00:00AM

Paid By: WR Operating LLC

Pay Method: CHECK 1913

Received By: LM



# RECEIPT

Project Number: P2018-025  
Job Address: 2268 N LAKESHORE DR 104  
ROCKWALL, TX 75087

Receipt Number: B81601

Printed: 8/20/2018 1:53 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 334.00

---

**Total Fees Paid:**

**\$ 334.00**

Date Paid: 8/20/2018 12:00:00AM

Paid By: WR Operating LLC

Pay Method: CHECK 1913

Received By: LM





September 21, 2018

**ATTN:** WORTH WILLIAMS  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEPORT PKWY, SUITE 175  
Irving, TX 75063

**RE: REPLAT PLAT (P2018-025), Lot 6 & 7, Block A, Lakeshore Commons Addition**

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 09/04/2018. The following is a record of all recommendations, voting records and conditions of approval:

*RECOMMENDATIONS:*

*Should the City Council choose to approve the replat for Lots 6 & 7, Block A, Lakeshore Commons 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 August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.*

*CITY COUNCIL:*

*On September 4, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.*

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 if submitting mylars between September 1<sup>st</sup> thru December 31<sup>st</sup>, tax receipts must also be filed with the plat that incur a fee of \$4.00 per tax receipt.**



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.

Sincerely,

**Korey Brooks, AICP**  
Planner  
Planning & Zoning Department  
City of Rockwall, TX



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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: 8/15/2018

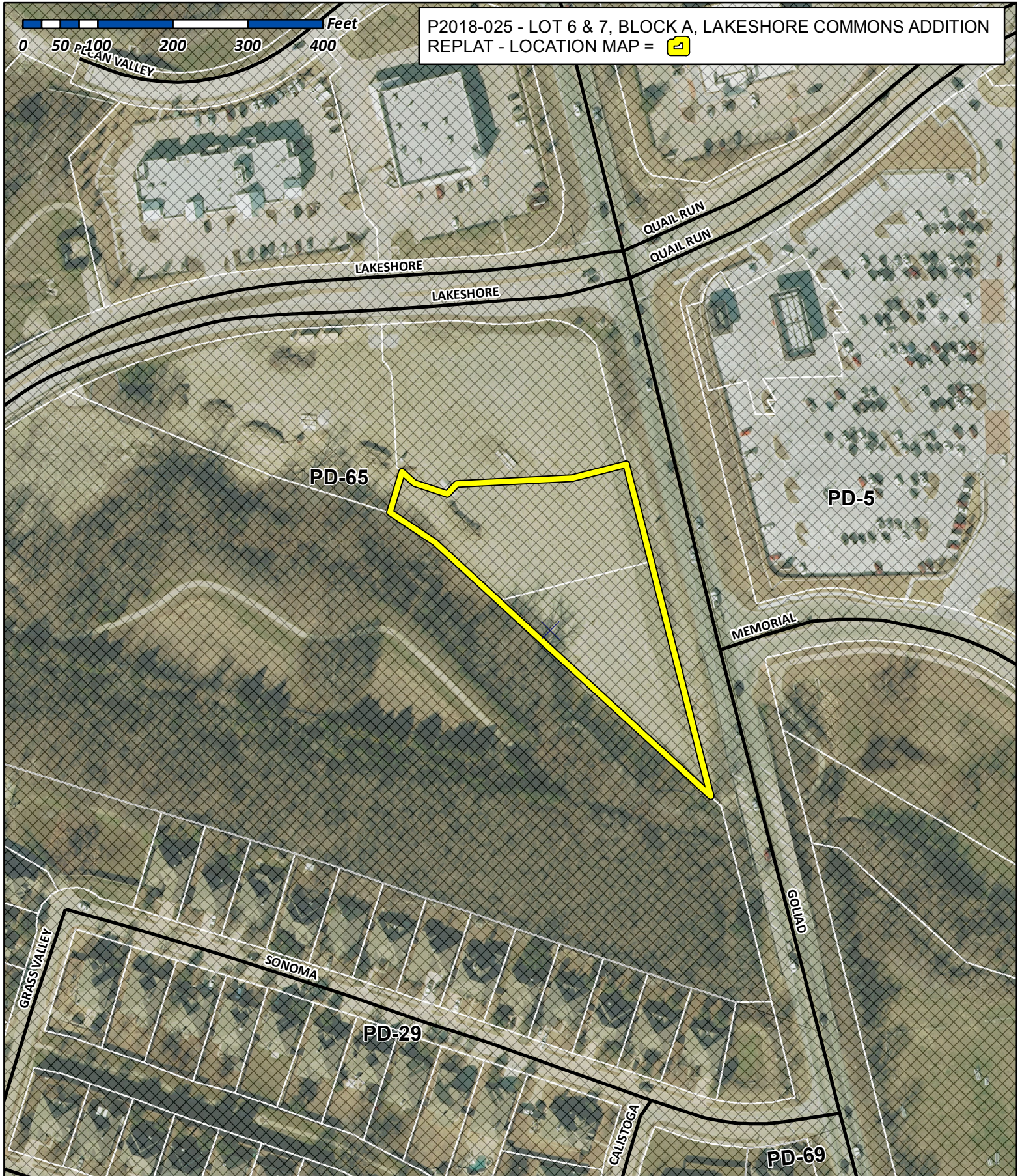
To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 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:** P2018-025  
**Project Name:** Lot 6 & 7, Block A, Lakeshore Commons Addition  
**Project Type:** PLAT  
**Applicant Name:** MOORE WORTH INVESMENTS, LLC  
**Owner Name:** MOORE WORTH INVESMENTS, LLC  
**Project Description:**





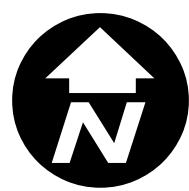
P2018-025 - LOT 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION  
REPLAT - LOCATION MAP =



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOT 5, BLOCK A  
FINAL PLAT  
LOT 5, BLOCK A  
LAKESHORE COMMONS  
CAB. J. SLIDE 333  
P.R.R.C.T.

LOT 2  
BLOCK A  
LAKESHORE COMMONS ADDITION  
CAB. J. SLIDE 185  
P.R.R.C.T.

LOT 6  
BLOCK A  
0.814 ACRES  
35,479 SQ. FT.  
MIN. FINISHED FLOOR = 465.47'

LOT 7  
BLOCK A  
0.879 ACRES  
38,274 SQ. FT.  
MIN. FINISHED FLOOR = 468.50'

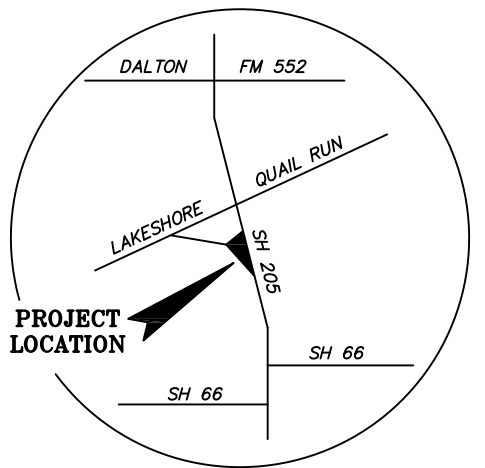
TRACT 1  
ARKOMA DEVELOPMENT, L.L.C.  
TO  
CITY OF ROCKWALL, TEXAS  
VOL. 5670, PG. 162  
R.P.R.R.C.T.

STATE PLANE  
COORDINATES  
7034359.146  
2593176.711

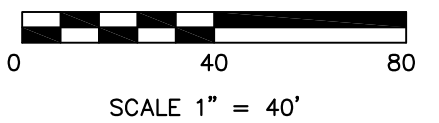
STATE PLANE  
COORDINATES  
7033926.895  
2593588.257

LEGEND

- FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT
- D&DE = DETENTION & DRAINAGE EASEMENT
- D,DE&UE = DETENTION, DRAINAGE EASEMENT & UTILITY EASEMENT



VICINITY MAP  
NO SCALE



**BOUNDARY LINE TABLE**

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'
L 5	N 75°42'46" E	74.36'

**UTILITY EASEMENT LINE TABLE**

Course	Bearing	Distance
UE-1	S 64°54'10" E	33.89'
UE-2	S 15°51'58" E	84.57'
UE-3	S 75°42'46" W	15.01'
UE-4	N 15°51'58" W	77.32'
UE-5	N 64°54'10" W	56.88'
UE-6	N 47°14'05" W	15.17'
UE-7	S 75°42'46" W	43.51'
UE-8	S 47°14'05" E	29.31'
UE-9	S 47°14'05" E	18.77'
UE-10	S 75°42'46" E	48.95'
UE-11	S 14°17'14" E	244.72'
UE-12	N 14°17'14" W	191.41'
UE-13	S 75°42'46" W	3.75'
UE-14	S 14°17'14" E	174.04'
UE-15	S 75°42'46" W	9.58'
UE-16	N 47°23'51" W	16.33'
UE-17	N 14°17'14" W	2.46'
UE-18	S 75°42'46" E	11.75'
UE-19	N 14°17'14" W	170.00'
UE-20	S 75°42'46" W	11.75'
UE-21	N 75°42'46" E	17.85'
UE-22	S 59°17'14" E	5.52'
UE-23	S 14°17'14" E	19.34'
UE-24	N 75°42'46" E	3.75'
UE-25	N 14°17'14" W	40.94'
UE-26	N 75°42'46" E	3.90'
UE-27	S 14°17'14" E	10.00'
UE-28	S 14°17'14" E	11.64'
UE-29	S 75°42'46" W	15.00'
UE-30	N 14°17'14" W	12.00'
UE-31	N 75°42'46" E	11.21'
UE-32	N 14°17'14" W	10.23'

**DRAINAGE EASEMENT LINE TABLE**

Course	Bearing	Distance
DE-1	N 30°42'46" E	31.58'
DE-2	S 30°42'46" W	40.75'
DE-3	N 14°17'14" W	24.87'
DE-4	S 14°17'14" E	10.94'
DE-5	N 75°42'46" E	54.82'
DE-6	S 75°42'46" W	25.50'
DE-7	N 14°17'14" W	13.77'
DE-8	S 75°42'46" W	138.87'
DE-9	S 14°17'14" E	150.00'
DE-10	S 75°42'46" W	18.25'
DE-11	N 14°17'14" W	158.00'
DE-12	N 75°42'46" E	2.04'
DE-13	N 14°17'14" W	11.64'
DE-14	N 75°42'46" E	11.75'
DE-15	S 14°17'14" E	170.00'
DE-16	S 75°42'46" W	11.75'
DE-17	N 14°17'14" W	170.00'
DE-18	S 14°17'14" E	17.69'

**DRAINAGE EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CDE-1	16.25'	44.00'	21°09'38"	S 81°06'35" E	16.16'
CDE-2	27.60'	20.00'	79°04'36"	N 53°49'32" W	25.46'

**UTILITY EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CUE-1	43.81'	44.00'	57°03'12"	S 75°45'40" E	42.03'
CUE-2	19.92'	20.00'	57°03'09"	S 75°45'40" E	19.10'
CUE-3	5.55'	20.00'	15°53'44"	S 78°58'45" E	5.53'
CUE-4	11.56'	20.00'	33°06'37"	N 30°50'33" W	11.40'
CUE-5	3.81'	20.00'	10°55'24"	S 81°10'28" W	3.81'

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- 4) "C.M." = CONTROL MONUMENT
- 5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
- 8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

OWNER: MOORE WORTH INVESTMENTS, LLC  
8446 FREEPORT PARKWAY  
SUITE 175  
DALLAS, TX. 75063

FINAL PLAT  
LOTS 6 & 7, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING 1.693 ACRES  
SITUATED WITHIN THE  
J.H.B. JONES SURVEY ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
JUNE, 2018  
ZONED: GENERAL RETAIL (GR)

STOVALL & ASSOCIATES SURVEYORS  
FIRM LICENSE NO. 10079000

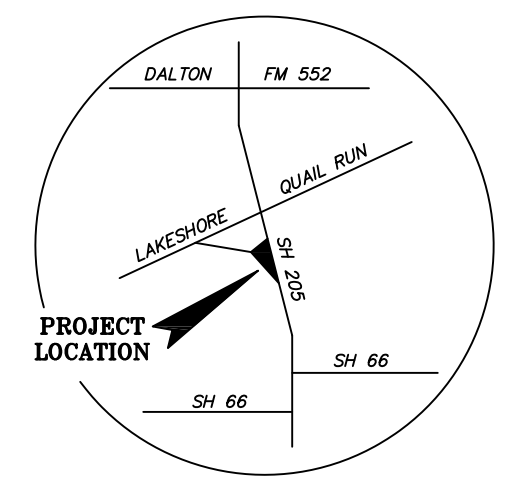
LEGEND

● GAS	○ I.R.F.	✕ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
○ GAS METER	○ IRON ROD FOUND	▬ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
▽ ELEC	○ I.R.S.	▬ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
○ ELECTRIC METER	○ IRON ROD SET	▬ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
▬ ELEC. SERVICE	▬ ELEC. SERVICE	▬ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT	▬ ASPHALT	▬ ASPHALT	▬ ASPHALT

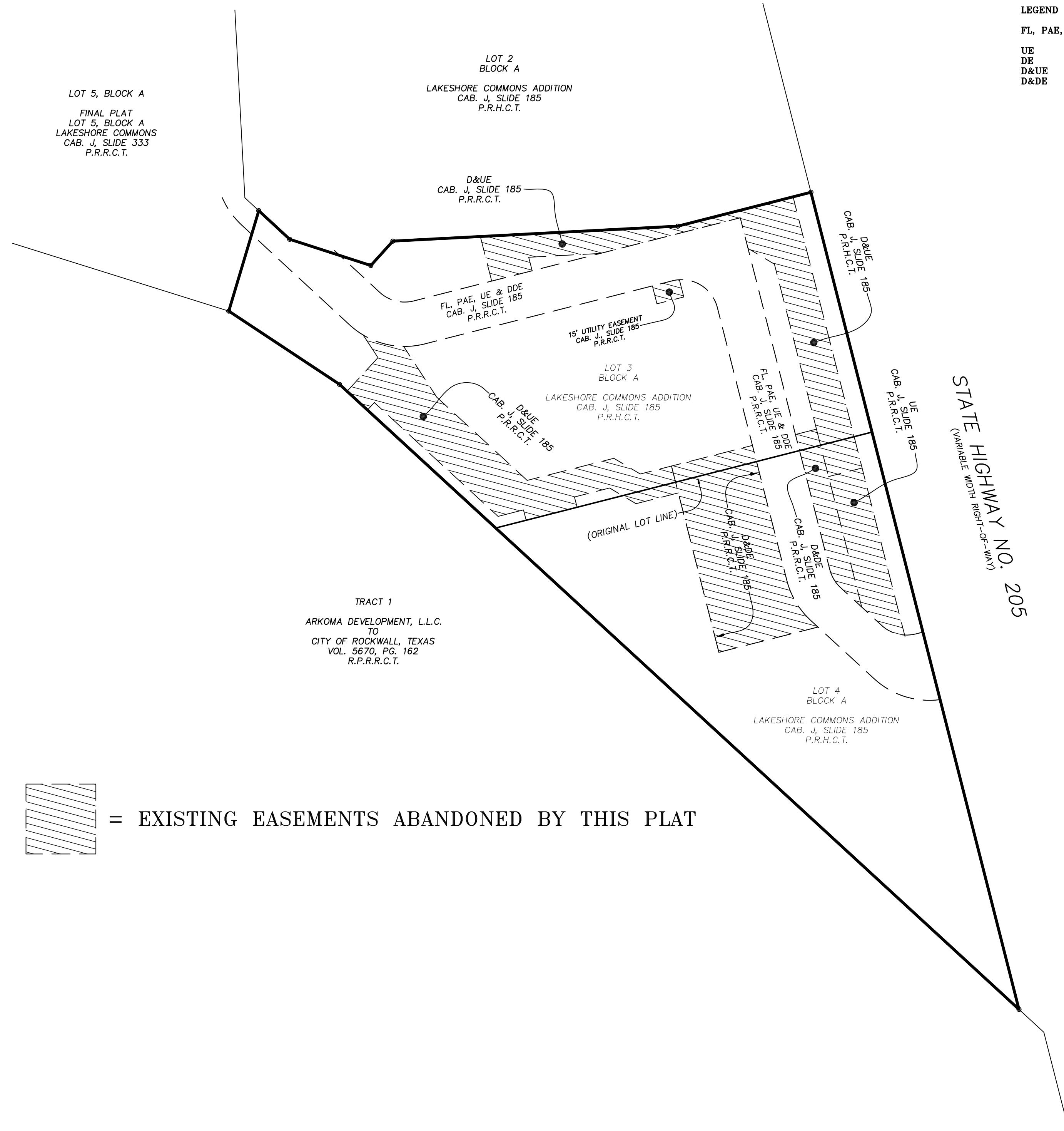
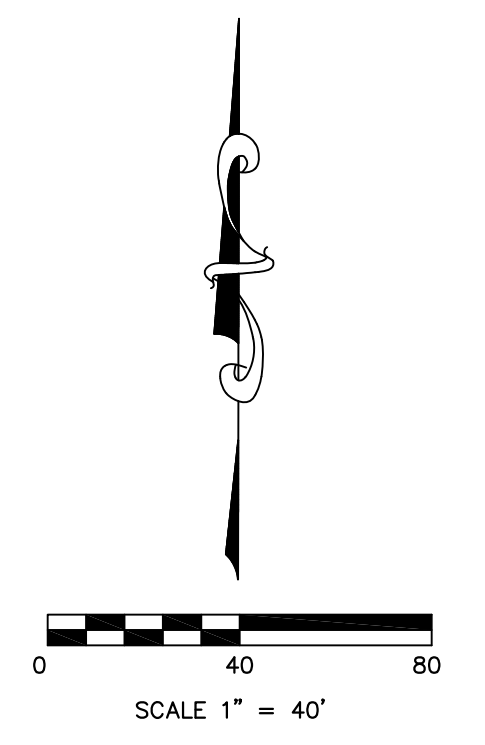
SCALE: 1" = 40' DATE: JUNE, 2018  
JOB NO. 150270-REPLAT-3-4  
I.N.T. W.G.K. B.W.S.

**LEGEND**

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT  
 UE = UTILITY EASEMENT  
 DE = DRAINAGE EASEMENT  
 D&UE = DRAINAGE & UTILITY EASEMENT  
 D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP  
NO SCALE



 = EXISTING EASEMENTS ABANDONED BY THIS PLAT

**FINAL PLAT**  
**LOTS 6 & 7, BLOCK A**  
**LAKESHORE COMMONS ADDITION**  
 BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING 1.693 ACRES  
 SITUATED WITHIN THE  
 J.H.B. JONES SURVEY ABSTRACT NO. 124  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JUNE, 2018  
 ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_  
PAGE 2 OF 3

**STOVALL & ASSOCIATES** SURVEYORS  
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC  
8446 FREEPORT PARKWAY  
SUITE 175  
DALLAS, TX. 75063

LEGEND		LEGEND		LEGEND	
●	GAS	○	I.R.F.	—	BOUNDARY LINE
○	GAS METER	—	FENCE	—	CONCRETE
○	IRON ROD FOUND	—	BRICK WALL	—	ROCK WALL
▼	ELEC	—	CROSS TIE WALL	—	ASPHALT
○	ELECTRIC METER	—	ROCK WALL	—	
○	IRON ROD SET	—	ASPHALT		
○	I.R.S.				
—	ELEC. SERVICE				



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 2016000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5870, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 499.76 feet to an "X" cut in wall found for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;

S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;

N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;

N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;

N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,752 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, 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 LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION 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 such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

Mayor, City of Rockwall

City Secretary

City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
Bobby W. Stovall, R.P.L.S. No. 3703

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
4) "C.M." = CONTROL MONUMENT
5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_
PAGE 3 OF 3

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

Table with 2 columns: LEGEND (listing symbols for GAS METER, IRON ROD FOUND, FENCE, BRICK WALL, BOUNDARY LINE, CONCRETE, etc.) and SCALE (N/A) DATE: JUNE, 2018

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

**AGENDA DATE:** 08/28/2018

**APPLICANT:** Worth Williams; *Moore Worth Investments, LLC*

**AGENDA ITEM:** **P2018-025**; *Lots 6 & 7, Block A, Lakeshore Commons Addition*

---

**SUMMARY:**

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to replat a 1.693-acre tract of land (*i.e. Lots 3 & 4, Block A, Lakeshore Commons Addition*) into two (2) parcels of land (*i.e. Lots 6 & 7, Block A, Lakeshore Commons Addition*) for the purpose of establishing necessary public access, firelane, and drainage and utility easements necessary to construct two (2) restaurants (*i.e. Starbucks and ModPizza*).
- On April 10, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. Starbucks*) on Lot 6. On May 5, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. ModPizza*) on Lot 7.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

**RECOMMENDATIONS:**

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Lots 6 & 7, Block A, Lakeshore Commons 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



<b>Project Number</b> P2018-025	<b>Owner</b> MOORE WORTH INVESMENTS, LLC	<b>Applied</b> 8/15/2018 LM
<b>Project Name</b> Lot 6 & 7, Block A, Lakeshore Commons	<b>Applicant</b> MOORE WORTH INVESMENTS, LLC	<b>Approved</b>
<b>Type</b> REPLAT		<b>Closed</b>
<b>Subtype</b> REPLAT		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 2268 N LAKESHORE DR 104	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
--	--	---------------

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	8-4	NULL	8-4	0124-0000-0008-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
ENGINEERING	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018				
GIS	Lance Singleton	8/15/2018	8/22/2018				
PLANNING	Korey Brooks	8/15/2018	8/22/2018	8/24/2018	9	COMMENTS	Comments

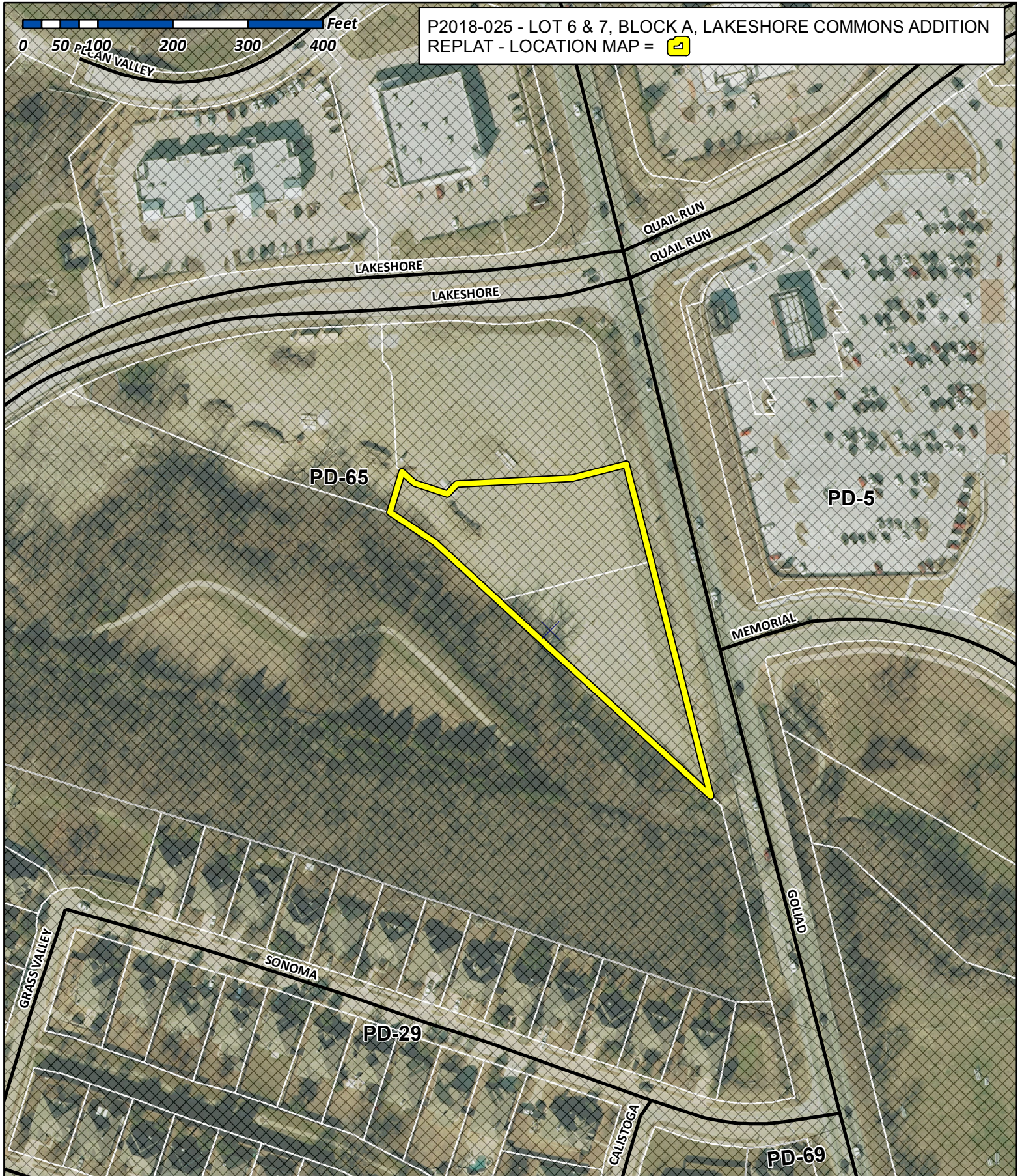


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2018-025 Lots 6 &amp; 7, Block A, Lakeshore Commons Addition  Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 &amp; 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 &amp; 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street (SH-205).</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2018-025) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please show the centerline of SH-205 (N. Goliad Street)</p> <p>M.5 Please show abandoned easements on plat. Easements established by plat must be abandoned by plat. Thank you for the separate page for reference, however it will not be filed with your plat.</p> <p>M.6 Please check your total SF on the dedication page. I calculated 73,753 SF instead of 73,752 SF</p> <p>M.7 Please use the standard city wording as shown in the "Standard Plat Wording" for the surveyor's certificate.</p>						
<p>NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:</p>						
<p>THAT I, [Surveyor's Name], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.</p>						
<p>Surveyor Signature    Registered Public Surveyor No.</p>						
<p>I.8 The landscape plan will not be reviewed with this plat. If these are revisions to the landscape plan submitted with the site plan, the revisions will need to be submitted separately.</p> <p>M.9 Please note that although the setback adjacent to SH-205 IS, indeed, 25-feet, please remove from the plat.</p> <p>I.10 No structures in easements.</p> <p>I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by as soon as possible. The Planning and Zoning Meeting for this case is August 28, 2018.</p> <p>I.12 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.</p>						





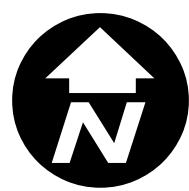
P2018-025 - LOT 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION  
REPLAT - LOCATION MAP =



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



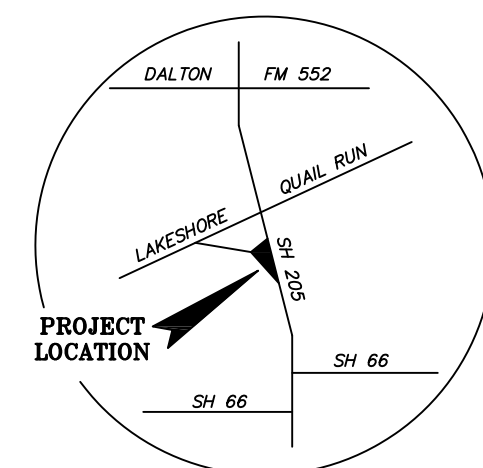




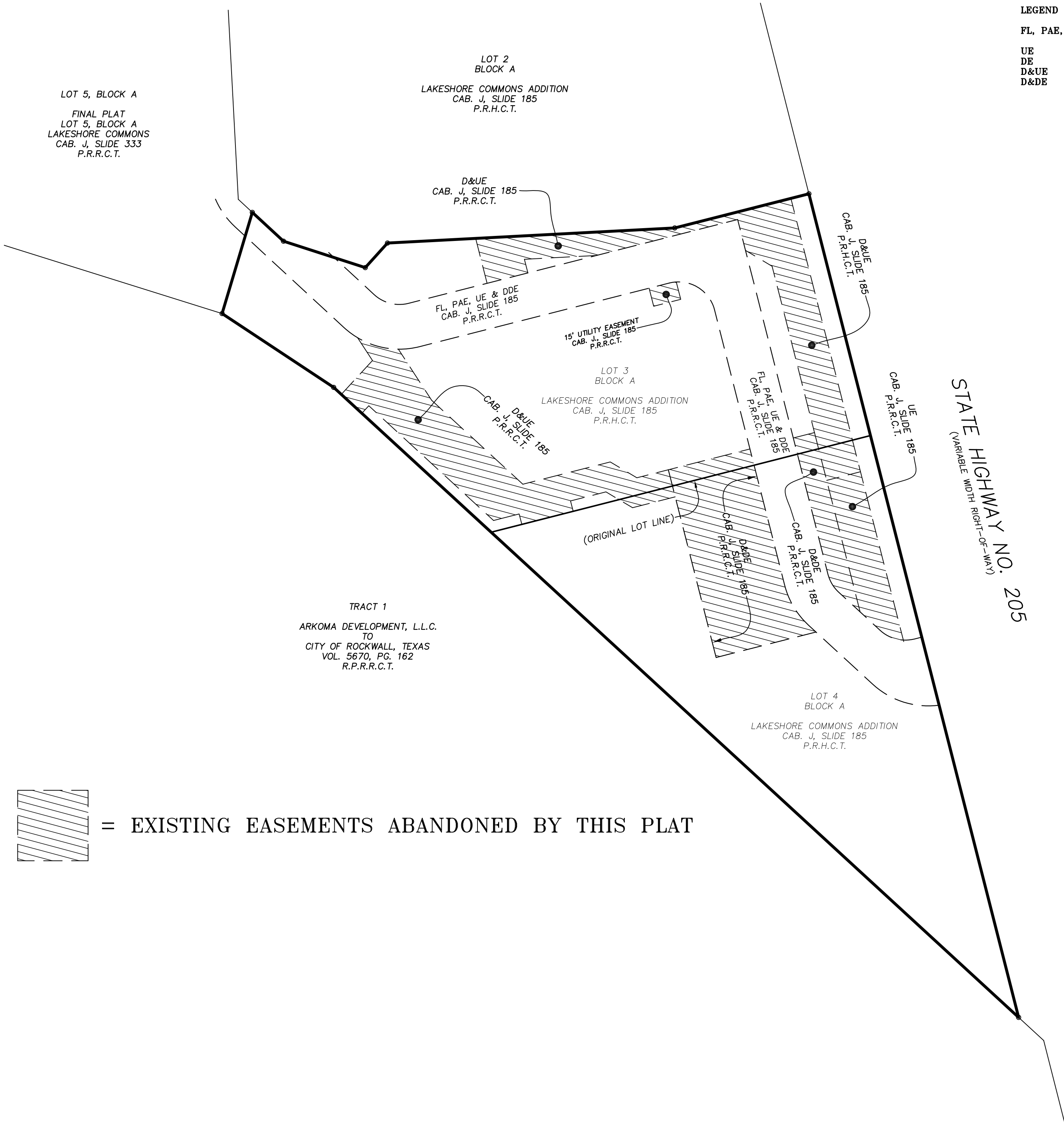
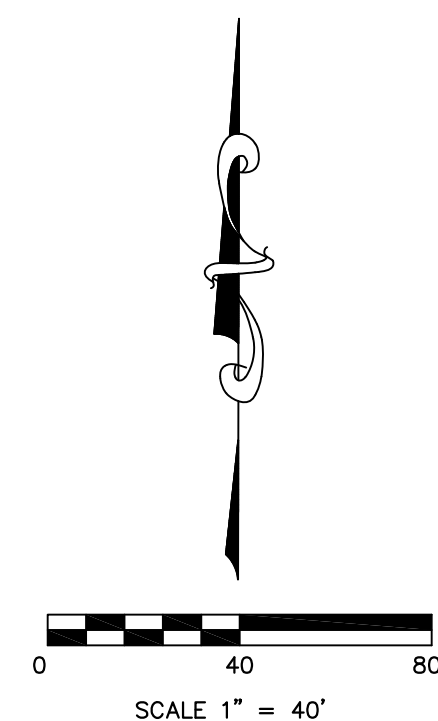


LEGEND

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT  
 UE = UTILITY EASEMENT  
 DE = DRAINAGE EASEMENT  
 D&UE = DRAINAGE & UTILITY EASEMENT  
 D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP  
NO SCALE



 = EXISTING EASEMENTS ABANDONED BY THIS PLAT

FINAL PLAT  
 LOTS 6 & 7, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING 1.693 ACRES  
 SITUATED WITHIN THE  
 J.H.B. JONES SURVEY ABSTRACT NO. 124  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JUNE, 2018  
 ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_  
 PAGE 2 OF 3

**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC  
 8446 FREEPORT PARKWAY  
 SUITE 175  
 DALLAS, TX. 75063

LEGEND		LEGEND		LEGEND	
●	GAS	○	I.R.F.	—	BOUNDARY LINE
○	GAS METER	—	FENCE	▬	CONCRETE
○	IRON ROD FOUND	▬	BRICK WALL	▬	ROCK WALL
▽	ELEC	—	ELEC. SERVICE	▬	ASPHALT
▽	ELECTRIC METER	—	CROSS TIE WALL		
○	IRON ROD SET				

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 2016000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5870, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 499.76 feet to an "X" cut in wall found for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;

S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;

N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;

N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;

N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,752 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, 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 LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION 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 such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

Mayor, City of Rockwall

City Secretary

City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
4) "C.M." = CONTROL MONUMENT
5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_
PAGE 3 OF 3

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

Table with LEGEND and SCALE information. Legend includes symbols for GAS METER, IRON ROD FOUND, FENCE, BRICK WALL, BOUNDARY LINE, CONCRETE, ELECTRIC METER, IRON ROD SET, ELEC. SERVICE, CROSS TIE WALL, ROCK WALL, ASPHALT, I.N.T., W.G.K., B.W.S. Scale: N/A DATE: JUNE, 2018 JOB NO. 150270-REPLAT-3\_4

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 09/04/2018

**APPLICANT:** Worth Williams; *Moore Worth Investments, LLC*

**AGENDA ITEM:** **P2018-025; Lots 6 & 7, Block A, Lakeshore Commons Addition**

---

## **SUMMARY:**

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 & 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 & 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 1.693-acre tract of land (*i.e. Lots 3 & 4, Block A, Lakeshore Commons Addition*) into two (2) parcels of land (*i.e. Lots 6 & 7, Block A, Lakeshore Commons Addition*) for the purpose of establishing necessary public access, firelane, and drainage and utility easements necessary to construct two (2) restaurants (*i.e. Starbucks and ModPizza*).
- On April 10, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. Starbucks*) on Lot 6. On May 5, 2018, the Planning and Zoning Commission approved a site plan for a restaurant (*i.e. ModPizza*) on Lot 7.
- 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:**

Should the City Council choose to approve the *replat* for *Lots 6 & 7, Block A, Lakeshore Commons 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.

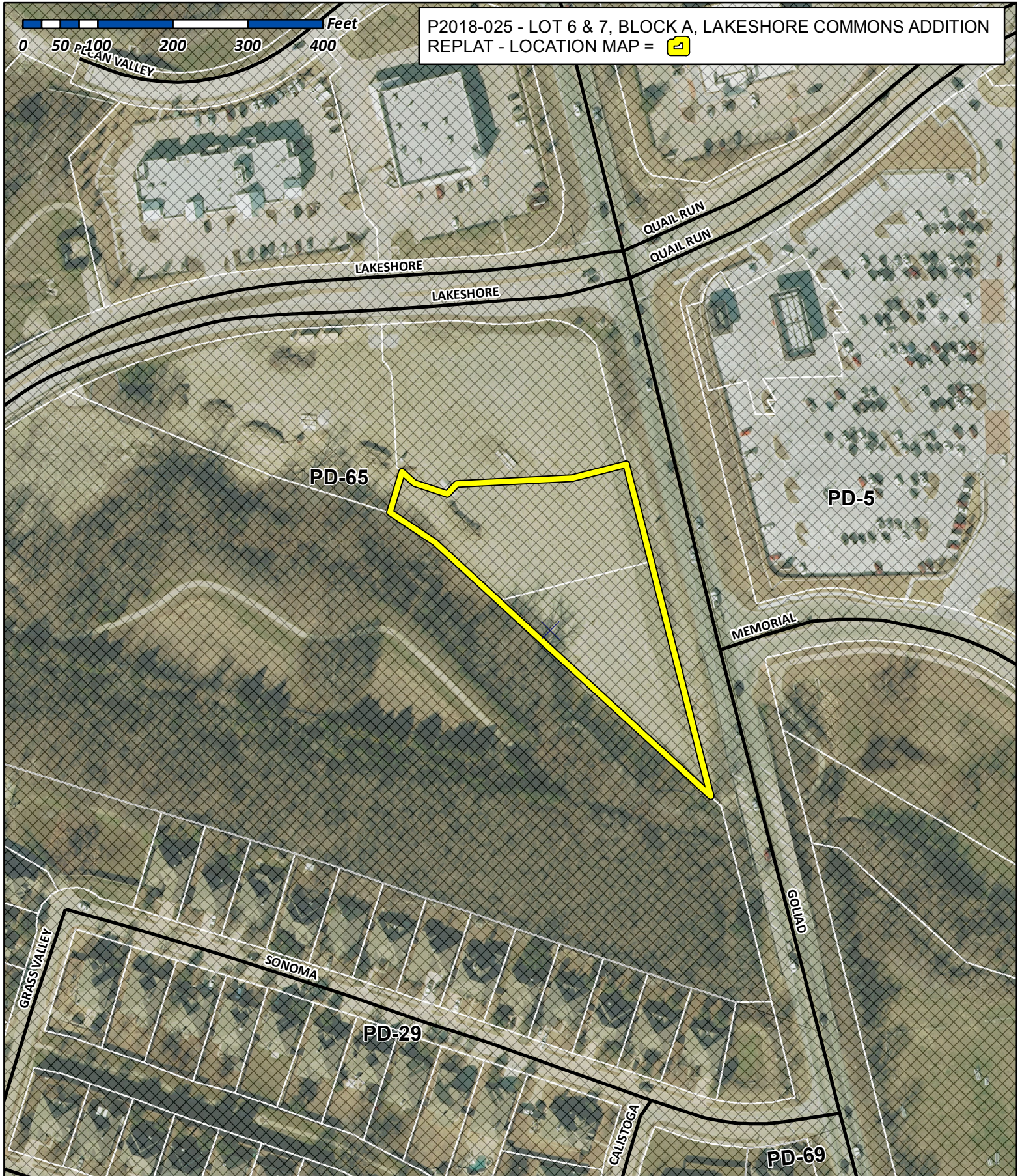
## **PLANNING AND ZONING COMMISSION:**

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 7-0.





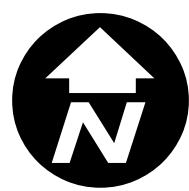
P2018-025 - LOT 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION  
REPLAT - LOCATION MAP =



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





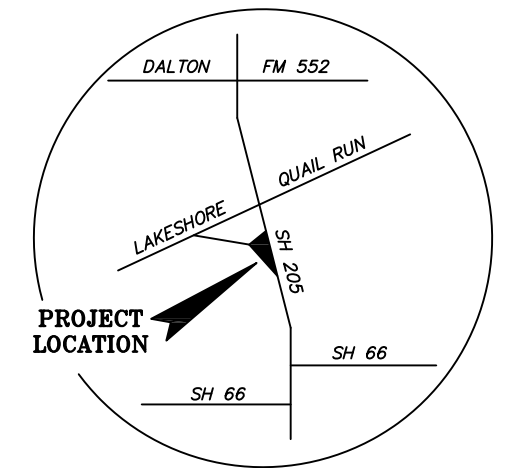
LOT 5, BLOCK A  
FINAL PLAT  
LOT 5, BLOCK A  
LAKESHORE COMMONS  
CAB. J. SLIDE 333  
P.R.R.C.T.

LOT 2  
BLOCK A  
LAKESHORE COMMONS ADDITION  
CAB. J. SLIDE 185  
P.R.R.C.T.

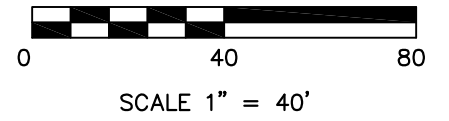
STATE PLANE  
COORDINATES  
7034359.146  
2593176.711

LEGEND

- FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT
- D&DE = DETENTION & DRAINAGE EASEMENT
- D,DE&UE = DETENTION, DRAINAGE EASEMENT & UTILITY EASEMENT



VICINITY MAP  
NO SCALE



**BOUNDARY LINE TABLE**

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'
L 5	N 75°42'46" E	74.36'

**UTILITY EASEMENT LINE TABLE**

Course	Bearing	Distance
UE-1	S 64°54'10" E	33.89'
UE-2	S 15°51'58" E	84.57'
UE-3	S 75°42'46" W	15.01'
UE-4	N 15°51'58" W	77.32'
UE-5	N 64°54'10" W	56.88'
UE-6	N 47°14'05" W	15.17'
UE-7	S 75°42'46" W	43.51'
UE-8	S 47°14'05" E	29.31'
UE-9	S 47°14'05" E	18.77'
UE-10	S 75°42'46" E	48.95'
UE-11	S 14°17'14" E	244.72'
UE-12	N 14°17'14" W	191.41'
UE-13	S 75°42'46" W	3.75'
UE-14	S 14°17'14" E	174.04'
UE-15	S 75°42'46" W	9.58'
UE-16	N 47°23'51" W	16.33'
UE-17	N 14°17'14" W	2.46'
UE-18	S 75°42'46" E	11.75'
UE-19	N 14°17'14" W	170.00'
UE-20	S 75°42'46" W	11.75'
UE-21	N 75°42'46" E	17.85'
UE-22	S 59°17'14" E	5.52'
UE-23	S 14°17'14" E	19.34'
UE-24	N 75°42'46" E	3.75'
UE-25	N 14°17'14" W	40.94'
UE-26	N 75°42'46" E	3.90'
UE-27	S 14°17'14" E	10.00'
UE-28	S 14°17'14" E	11.64'
UE-29	S 75°42'46" W	15.00'
UE-30	N 14°17'14" W	12.00'
UE-31	N 75°42'46" E	11.21'
UE-32	N 14°17'14" W	10.23'

**DRAINAGE EASEMENT LINE TABLE**

Course	Bearing	Distance
DE-1	N 30°42'46" E	31.58'
DE-2	S 30°42'46" W	40.75'
DE-3	N 14°17'14" W	24.87'
DE-4	S 14°17'14" E	10.94'
DE-5	N 75°42'46" E	54.82'
DE-6	S 75°42'46" W	25.50'
DE-7	N 14°17'14" W	13.77'
DE-8	S 75°42'46" W	138.87'
DE-9	S 14°17'14" E	150.00'
DE-10	S 75°42'46" W	18.25'
DE-11	N 14°17'14" W	158.00'
DE-12	N 75°42'46" E	2.04'
DE-13	N 14°17'14" W	11.64'
DE-14	N 75°42'46" E	11.75'
DE-15	S 14°17'14" E	170.00'
DE-16	S 75°42'46" W	11.75'
DE-17	N 14°17'14" W	170.00'
DE-18	S 14°17'14" E	17.69'

**DRAINAGE EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CDE-1	16.25'	44.00'	21°09'38"	S 81°06'35" E	16.16'
CDE-2	27.60'	20.00'	79°04'36"	N 53°49'32" W	25.46'

**UTILITY EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CUE-1	43.81'	44.00'	57°03'12"	S 75°45'40" E	42.03'
CUE-2	19.92'	20.00'	57°03'09"	S 75°45'40" E	19.10'
CUE-3	5.55'	20.00'	15°53'44"	S 78°58'45" E	5.53'
CUE-4	11.56'	20.00'	33°06'37"	N 30°50'33" W	11.40'
CUE-5	3.81'	20.00'	10°55'24"	S 81°10'28" W	3.81'

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- 4) "C.M." = CONTROL MONUMENT
- 5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
- 8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

OWNER: MOORE WORTH INVESTMENTS, LLC  
8446 FREEPORT PARKWAY  
SUITE 175  
DALLAS, TX. 75063

FINAL PLAT  
LOTS 6 & 7, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING 1.693 ACRES  
SITUATED WITHIN THE  
J.H.B. JONES SURVEY ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
JUNE, 2018  
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-  
PAGE 1 OF 3

**STOVALL & ASSOCIATES** SURVEYORS  
FIRM LICENSE NO. 10079000

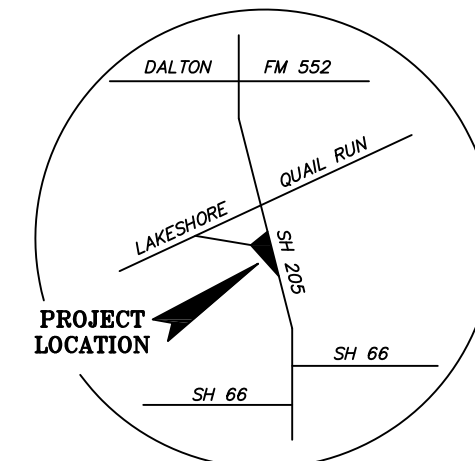
LEGEND

● GAS	○ I.R.F.	✕ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
● GAS METER	○ I.R.F. IRON ROD FOUND	✕ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
▼ ELEC	● I.R.S.	— E	▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT
● ELECTRIC METER	● IRON ROD SET	— ELEC. SERVICE	▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT

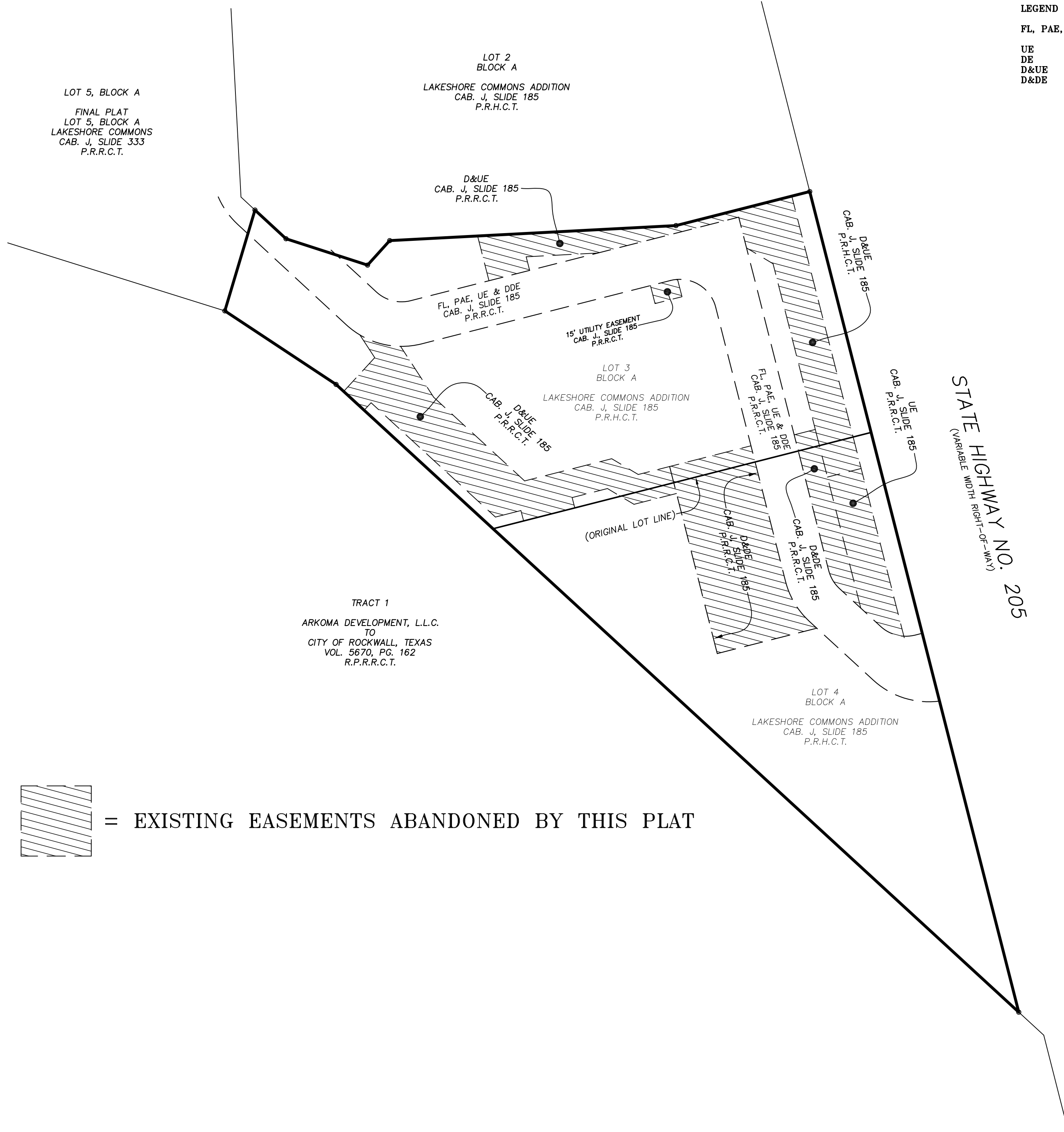
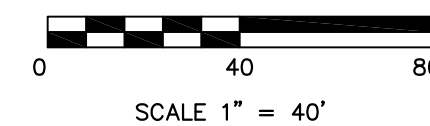
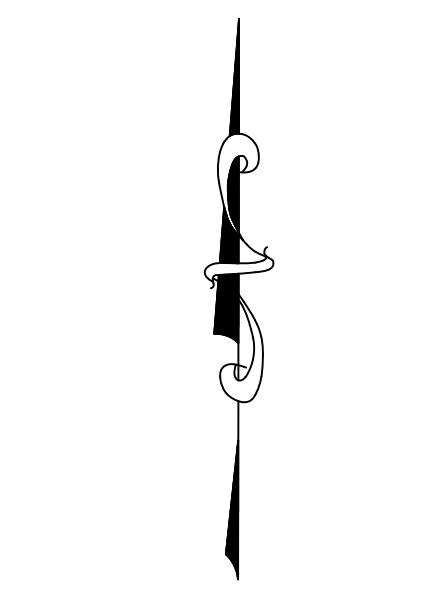
SCALE: 1" = 40' DATE: JUNE, 2018  
JOB NO. 150270-REPLAT-3-4  
I.N.T. W.G.K. B.W.S.

LEGEND

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT  
 UE = UTILITY EASEMENT  
 DE = DRAINAGE EASEMENT  
 D&UE = DRAINAGE & UTILITY EASEMENT  
 D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP  
NO SCALE



 = EXISTING EASEMENTS ABANDONED BY THIS PLAT

FINAL PLAT  
 LOTS 6 & 7, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING 1.693 ACRES  
 SITUATED WITHIN THE  
 J.H.B. JONES SURVEY ABSTRACT NO. 124  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JUNE, 2018  
 ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_  
 PAGE 2 OF 3

**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC  
 8446 FREEPORT PARKWAY  
 SUITE 175  
 DALLAS, TX. 75063

LEGEND			
● GAS	○ I.R.F.	—*—*— FENCE	▬ BOUNDARY LINE
● GAS METER	○ IRON ROD FOUND	▬ BRICK WALL	▬ CONCRETE
▼ ELEC	● I.R.S.	▬ CROSS TIE WALL	▬ ASPHALT
▼ ELECTRIC METER	● IRON ROD SET	▬ ELEC. SERVICE	▬ ROCK WALL

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 2016000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5870, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 499.76 feet to an "X" cut in wall found for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;

S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;

N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;

N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;

N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,752 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, 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 LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION 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 such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
4) "C.M." = CONTROL MONUMENT
5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

Mayor, City of Rockwall

City Secretary

City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-
PAGE 3 OF 3

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

Table with 2 columns: Legend (GAS METER, IRON ROD FOUND, FENCE, BRICK WALL, BOUNDARY LINE, CONCRETE, ELECTRIC METER, IRON ROD SET, ELEC. SERVICE, CROSS TIE WALL, ROCK WALL, ASPHALT) and Scale/Date (SCALE: N/A, DATE: JUNE, 2018, JOB NO. 150270-REPLAT-3\_4, I.N.T., W.G.K., B.W.S.)

**City of Rockwall**  
**Project Plan Review History**



<b>Project Number</b> P2018-025	<b>Owner</b> MOORE WORTH INVESMENTS, LLC	<b>Applied</b> 8/15/2018 LM
<b>Project Name</b> Lot 6 & 7, Block A, Lakeshore Commons	<b>Applicant</b> MOORE WORTH INVESMENTS, LLC	<b>Approved</b>
<b>Type</b> REPLAT		<b>Closed</b>
<b>Subtype</b> REPLAT		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 2268 N LAKESHORE DR 104	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
--	--	---------------

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	8-4	NULL	8-4	0124-0000-0008-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
ENGINEERING	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018				
GIS	Lance Singleton	8/15/2018	8/22/2018				
PLANNING	Korey Brooks	8/15/2018	8/22/2018	8/24/2018	9	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2018-025 Lots 6 &amp; 7, Block A, Lakeshore Commons Addition  Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lots 6 &amp; 7, Block A, Lakeshore Commons Addition being a 1.693-acre tract of land currently identified as Lots 3 &amp; 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located south of the southwest corner of Quail Run Road and N. Goliad Street (SH-205).</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2018-025) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please show the centerline of SH-205 (N. Goliad Street)</p> <p>M.5 Please show abandoned easements on plat. Easements established by plat must be abandoned by plat. Thank you for the separate page for reference, however it will not be filed with your plat.</p> <p>M.6 Please check your total SF on the dedication page. I calculated 73,753 SF instead of 73,752 SF</p> <p>M.7 Please use the standard city wording as shown in the "Standard Plat Wording" for the surveyor's certificate.</p>						
<p>NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:</p>						
<p>THAT I, [Surveyor's Name], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.</p>						
<p>Surveyor Signature    Registered Public Surveyor No.</p>						
<p>I.8 The landscape plan will not be reviewed with this plat. If these are revisions to the landscape plan submitted with the site plan, the revisions will need to be submitted separately.</p> <p>M.9 Please note that although the setback adjacent to SH-205 IS, indeed, 25-feet, please remove from the plat.</p> <p>I.10 No structures in easements.</p> <p>I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by as soon as possible. The Planning and Zoning Meeting for this case is August 28, 2018.</p> <p>I.12 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.</p>						



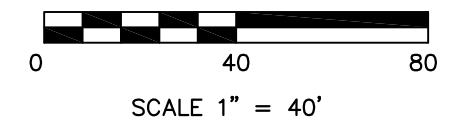
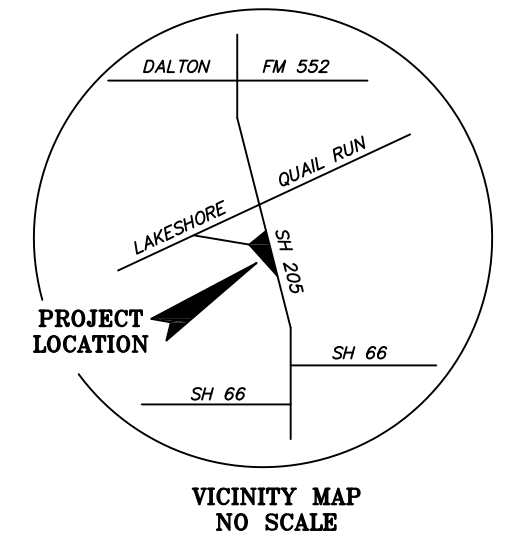
LOT 5, BLOCK A  
FINAL PLAT  
LOT 5, BLOCK A  
LAKESHORE COMMONS  
CAB. J. SLIDE 333  
P.R.R.C.T.

LOT 2  
BLOCK A  
LAKESHORE COMMONS ADDITION  
CAB. J. SLIDE 185  
P.R.R.C.T.

**STATE PLANE  
COORDINATES  
7034359.146  
2593176.711**

**LEGEND**

- FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT
- D&DE = DETENTION & DRAINAGE EASEMENT
- D,DE&UE = DETENTION, DRAINAGE EASEMENT & UTILITY EASEMENT



**BOUNDARY LINE TABLE**

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'
L 5	N 75°42'46" E	74.36'

**UTILITY EASEMENT LINE TABLE**

Course	Bearing	Distance
UE-1	S 64°54'10" E	33.89'
UE-2	S 15°51'58" E	84.57'
UE-3	S 75°42'46" W	15.01'
UE-4	N 15°51'58" W	77.32'
UE-5	N 64°54'10" W	56.88'
UE-6	N 47°14'05" W	15.17'
UE-7	S 75°42'46" W	43.51'
UE-8	S 47°14'05" E	29.31'
UE-9	S 47°14'05" E	18.77'
UE-10	S 75°42'46" E	48.95'
UE-11	S 14°17'14" E	244.72'
UE-12	N 14°17'14" W	191.41'
UE-13	S 75°42'46" W	3.75'
UE-14	S 14°17'14" E	174.04'
UE-15	S 75°42'46" W	9.58'
UE-16	N 47°23'51" W	16.33'
UE-17	N 14°17'14" W	2.46'
UE-18	S 75°42'46" E	11.75'
UE-19	N 14°17'14" W	170.00'
UE-20	S 75°42'46" W	11.75'
UE-21	N 75°42'46" E	17.85'
UE-22	S 59°17'14" E	5.52'
UE-23	S 14°17'14" E	19.34'
UE-24	N 75°42'46" E	3.75'
UE-25	N 14°17'14" W	40.94'
UE-26	N 75°42'46" E	3.90'
UE-27	S 14°17'14" E	10.00'
UE-28	S 14°17'14" E	11.64'
UE-29	S 75°42'46" W	15.00'
UE-30	N 14°17'14" W	12.00'
UE-31	N 75°42'46" E	11.21'
UE-32	N 14°17'14" W	10.23'

**DRAINAGE EASEMENT LINE TABLE**

Course	Bearing	Distance
DE-1	N 30°42'46" E	31.58'
DE-2	S 30°42'46" W	40.75'
DE-3	N 14°17'14" W	24.87'
DE-4	S 14°17'14" E	10.94'
DE-5	N 75°42'46" E	54.82'
DE-6	S 75°42'46" W	25.50'
DE-7	N 14°17'14" W	13.77'
DE-8	S 75°42'46" W	138.87'
DE-9	S 14°17'14" E	150.00'
DE-10	S 75°42'46" W	18.25'
DE-11	N 14°17'14" W	158.00'
DE-12	N 75°42'46" E	2.04'
DE-13	N 14°17'14" W	11.64'
DE-14	N 75°42'46" E	11.75'
DE-15	S 14°17'14" E	170.00'
DE-16	S 75°42'46" W	11.75'
DE-17	N 14°17'14" W	170.00'
DE-18	S 14°17'14" E	17.69'

**DRAINAGE EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CDE-1	16.25'	44.00'	21°09'38"	S 81°06'35" E	16.16'
CDE-2	27.60'	20.00'	79°04'36"	N 53°49'32" W	25.46'

**UTILITY EASEMENT CURVE TABLE**

Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
CUE-1	43.81'	44.00'	57°03'12"	S 75°45'40" E	42.03'
CUE-2	19.92'	20.00'	57°03'09"	S 75°45'40" E	19.10'
CUE-3	5.55'	20.00'	15°53'44"	S 78°58'45" E	5.53'
CUE-4	11.56'	20.00'	33°06'37"	N 30°50'33" W	11.40'
CUE-5	3.81'	20.00'	10°55'24"	S 81°10'28" W	3.81'

**NOTES**

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- 4) "C.M." = CONTROL MONUMENT
- 5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
- 8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

OWNER: MOORE WORTH INVESTMENTS, LLC  
8446 FREEPORT PARKWAY  
SUITE 175  
DALLAS, TX. 75063

**FINAL PLAT  
LOTS 6 & 7, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
LAKESHORE COMMONS ADDITION  
BEING 1.693 ACRES  
SITUATED WITHIN THE  
J.H.B. JONES SURVEY ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
JUNE, 2018  
ZONED: GENERAL RETAIL (GR)**

**STOVALL & ASSOCIATES** SURVEYORS  
FIRM LICENSE NO. 10079000

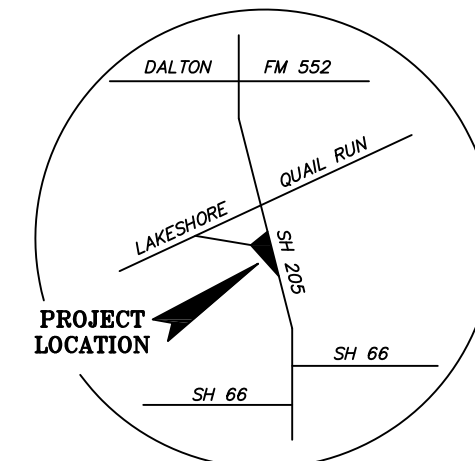
**LEGEND**

● GAS	○ I.R.F.	✕ FENCE	▬ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
○ GAS METER	○ IRON ROD FOUND	—	—	—	—
▼ ELEC	● I.R.S.	—	—	—	—
ELECTRIC METER	IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

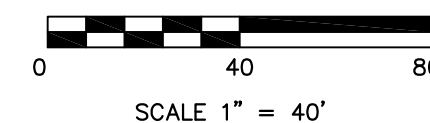
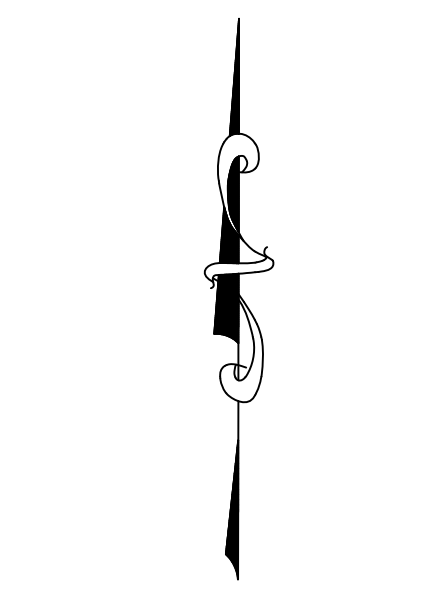
SCALE: 1" = 40' DATE: JUNE, 2018  
JOB NO. 150270-REPLAT-3-4  
I.N.T. W.G.K. B.W.S.

LEGEND

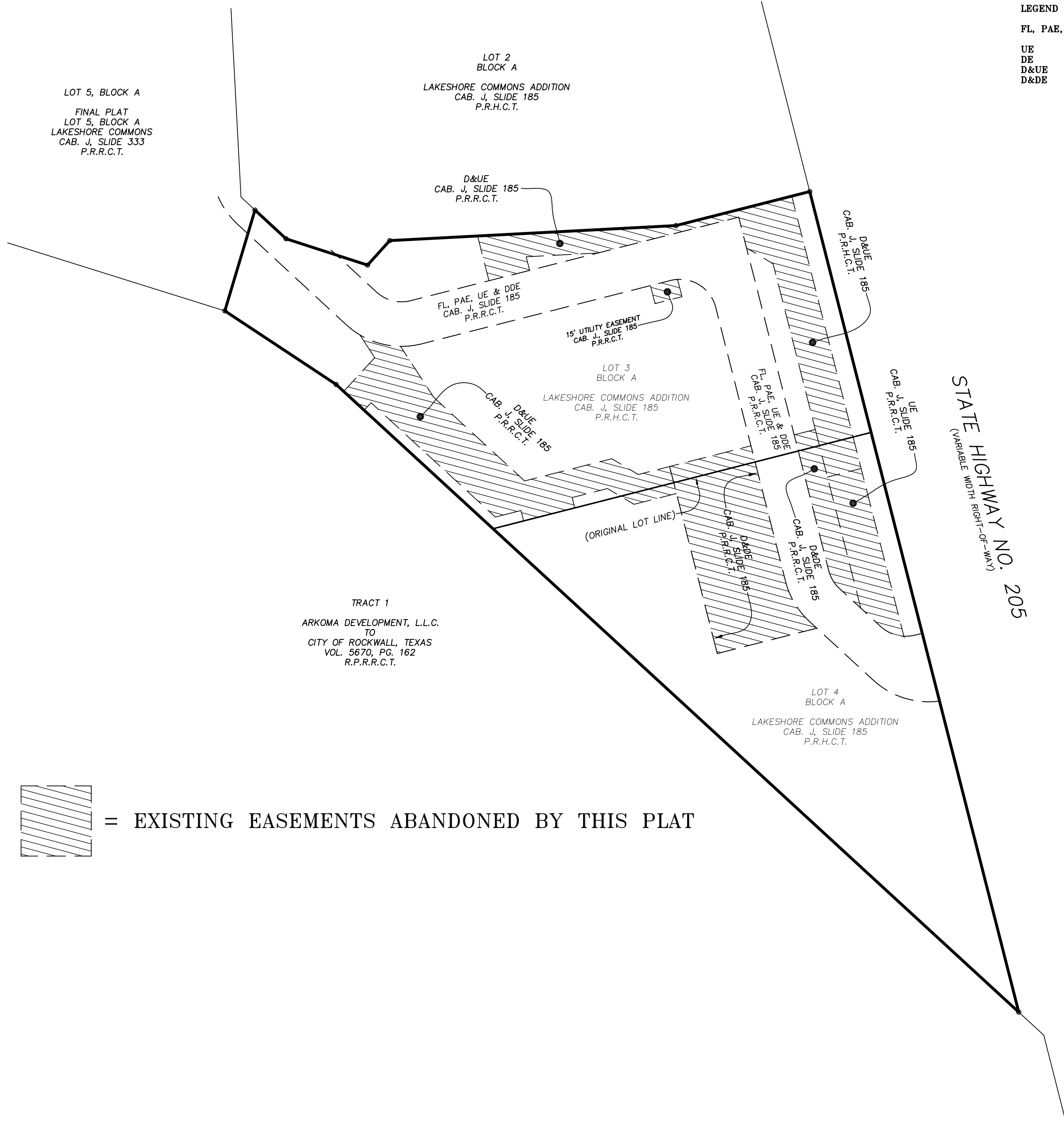
FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT  
 UE = UTILITY EASEMENT  
 DE = DRAINAGE EASEMENT  
 D&UE = DRAINAGE & UTILITY EASEMENT  
 D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP  
NO SCALE



SCALE 1" = 40'



 = EXISTING EASEMENTS ABANDONED BY THIS PLAT

FINAL PLAT  
 LOTS 6 & 7, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING A REPLAT OF LOTS 3 & 4, BLOCK A  
 LAKESHORE COMMONS ADDITION  
 BEING 1.693 ACRES  
 SITUATED WITHIN THE  
 J.H.B. JONES SURVEY ABSTRACT NO. 124  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JUNE, 2018  
 ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-\_\_\_\_  
 PAGE 2 OF 3

**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC  
 8446 FREEPORT PARKWAY  
 SUITE 175  
 DALLAS, TX. 75063

LEGEND		LEGEND		LEGEND	
●	GAS	○	I.R.F.	—	BOUNDARY LINE
○	GAS METER	—	FENCE	▬	CONCRETE
○	IRON ROD FOUND	▬	BRICK WALL	▬	ROCK WALL
▽	ELEC	—	CROSS TIE WALL	▬	ASPHALT
○	ELECTRIC METER	—	ELEC. SERVICE		

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 2016000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5870, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 499.76 feet to an "X" cut in wall found for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;

S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;

N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;

N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;

N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,752 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, 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 LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION 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 such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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.

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public

RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

Mayor, City of Rockwall

City Secretary

City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
4) "C.M." = CONTROL MONUMENT
5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
8) SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-
PAGE 3 OF 3

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

Table with LEGEND and SCALE information. Legend includes symbols for GAS METER, IRON ROD FOUND, FENCE, BRICK WALL, BOUNDARY LINE, CONCRETE, ELEC. METER, IRON ROD SET, ELEC. SERVICE, CROSS TIE WALL, ROCK WALL, ASPHALT, I.N.T., W.G.K., B.W.S. Scale: N/A DATE: JUNE, 2018 JOB NO. 150270-REPLAT-3\_4