



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-070 P&Z DATE 9/11/2018 CC DATE 9/17/2019 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 checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address No address yet

Subdivision A0012 W B Bowles Tract 11-1

Lot N/A Block N/A

General Location SH 66 and Willow Bend DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD 48/ SH 666 Overlay

Current Use Vacant

Proposed Zoning N/A

Proposed Use Convenience store with gasoline sales

Acreage Proposed 1.67 AC

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 Verdad Real Estate

Applicant Verdad Real Estate

Contact Person Larae Tucker

Contact Person Larae Tucker

Address 402 Burl Moore Rd.

Address 1211 S. White Chapel Blvd.

City, State & Zip Southlake, TX 76092

City, State & Zip Southlake, TX 76092

Phone 2146015495

Phone 2146015495

E-Mail ltucker@verticalcm.com

E-Mail Ltucker@verticalcm.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

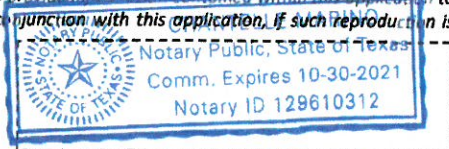
Given under my hand and seal of office on this the 19th day of August, 2018.

Owner's/Applicant's Signature

Larae Tucker

Notary Public in and for the State of Texas

Chantelle Y.



My Commission Expires 10/30/21



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___/___/___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: ___/___/___
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: ___/___/___
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: ___/___/___
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: ___/___/___

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: ___/___/___
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: ___/___/___
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).



September 21, 2018

ATTN: LARAE TUCKER
VERDAD REAL ESTATE
1211 S. WHITE CHAPEL BLVD.,
Southlake, TX 76092

RE: FINAL PLAT (P2018-028), Lots 1 & 2, Block A, Sixty Six Lakeshore 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 final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition, staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

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 final plat 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 1st thru December 31st, 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

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

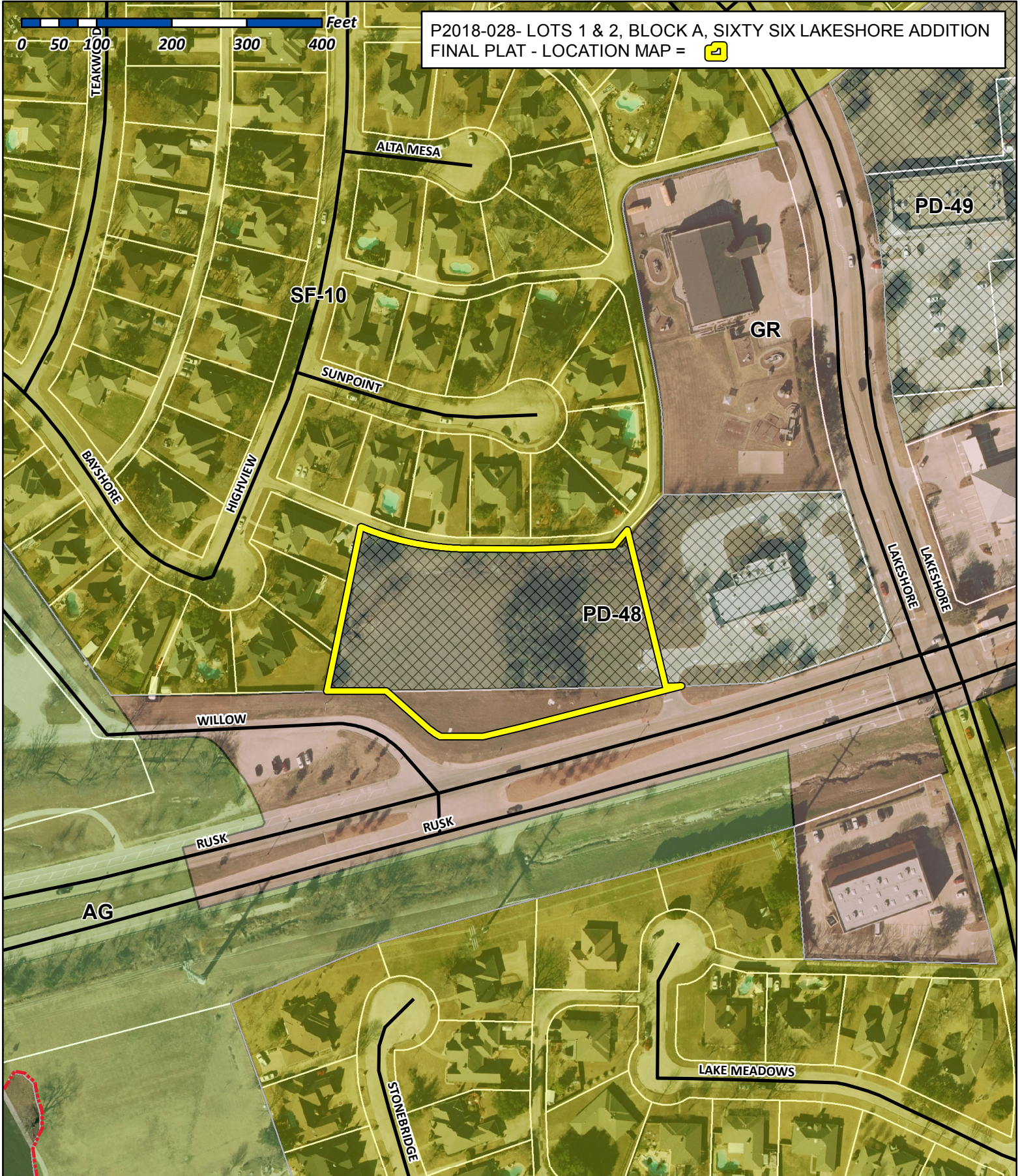
Date: 8/20/2018

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: P2018-028
Project Name: Lots 1 & 2, Block A, Sixty Six Lakeshore Addition
Project Type: PLAT
Applicant Name: VERDAD REAL ESTATE
Owner Name: PATMAN, CONNOR W JR
Project Description:



P2018-028- LOTS 1 & 2, BLOCK A, SIXTY SIX LAKESHORE ADDITION
FINAL PLAT - LOCATION MAP =

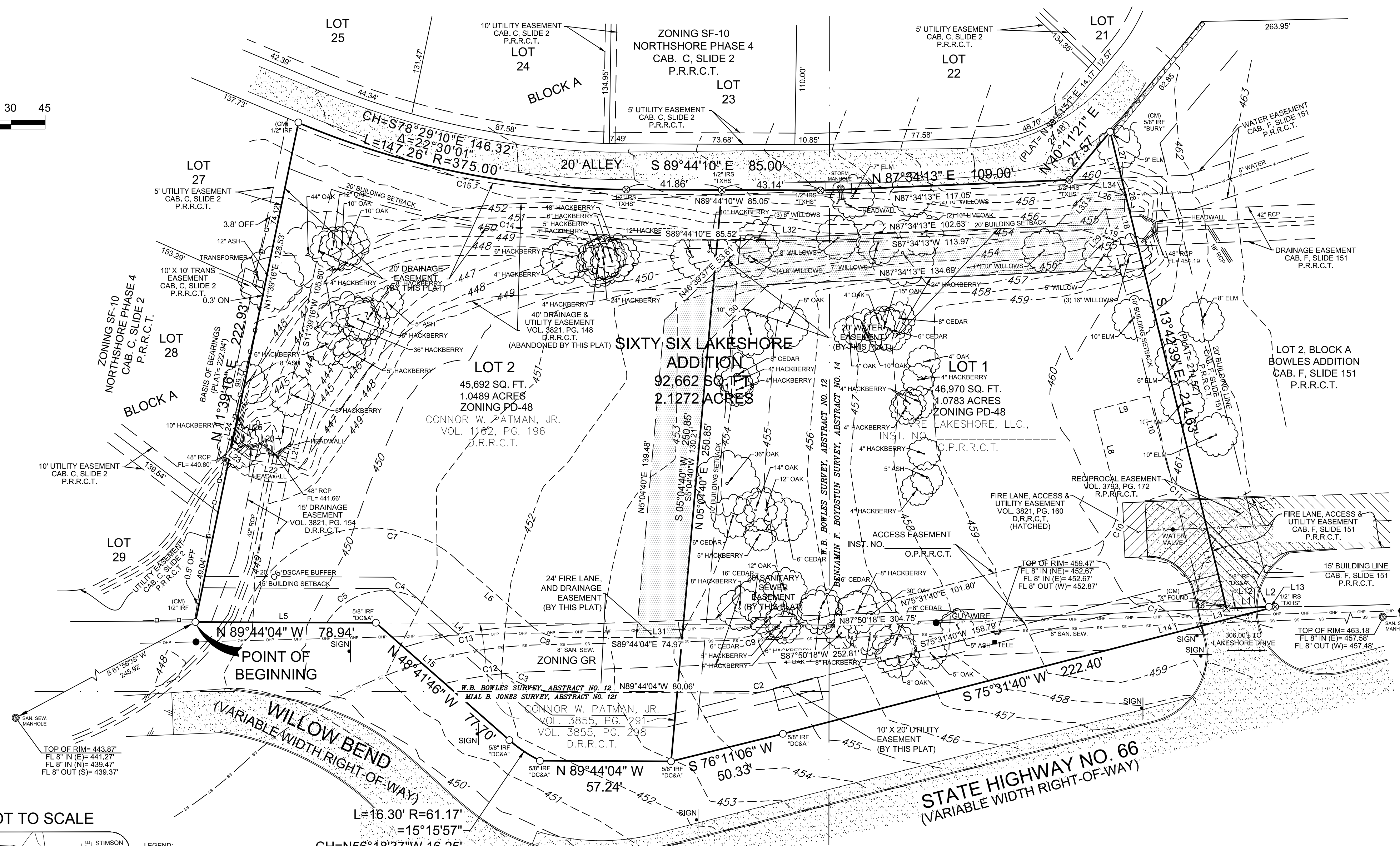
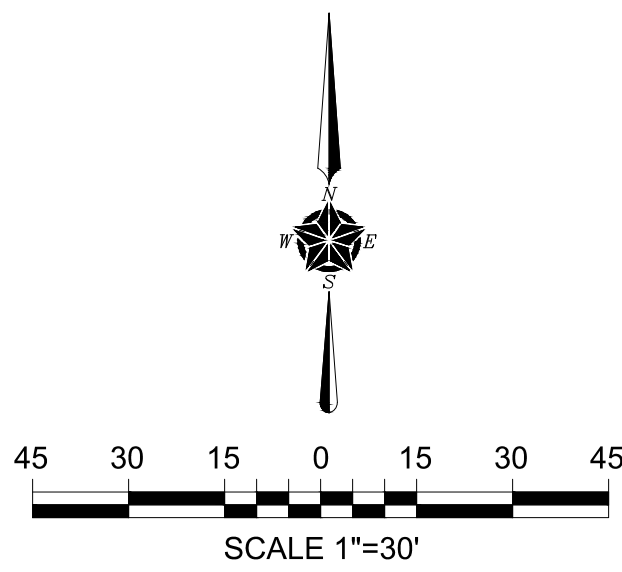


City of Rockwall

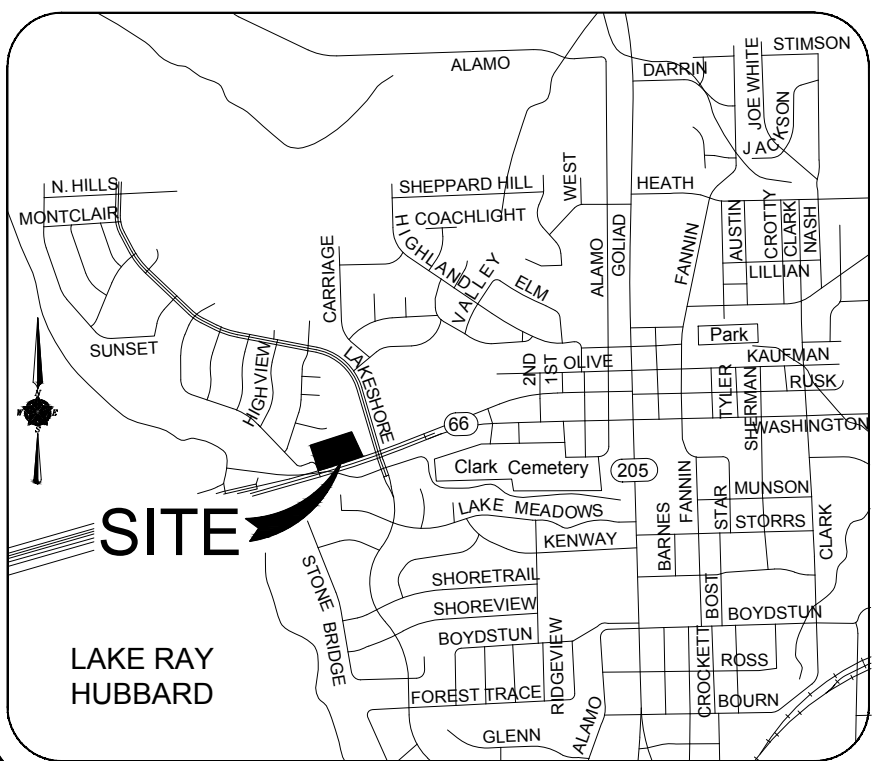
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP - NOT TO SCALE



- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. INSTRUMENT NUMBER
 - INST. NO. PLANNED DEVELOPMENT
 - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-10 GENERAL RETAIL
 - GR
 - IRON ROD FOUND
 - ⊗ IRON ROD SET "TXHS"
 - IRON PIPE FOUND
 - ⊗ "X" FOUND / SET
 - WOOD FENCE
 - CONCRETE PAVING
 - OES OVERHEAD ELECTRIC SERVICE
 - OHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - POWER POLE
 - SSMH SANITARY SEWER MANHOLE COVER
 - STMH STORM SEWER MANHOLE COVER
 - TELE TELEPHONE
 - RCP REINFORCED CONCRETE PIPES

ENGINEER
 EVOLVING CIVIL ENGINEERING
 420 THROCKMORTON, STE 620
 FORT WORTH, TEXAS 76102

OWNER
 CONNER W. PATMAN, JR.
 5 N. BRISA FRESCA DRIVE,
 SANTA FE, NEW MEXICO, 87506

OWNER
 VRE LAKESHORE, LLC
 1211 S. WHITE CHAPEL BOULEVARD
 SOUTHLAKE, TEXAS 76092
 attn: B. JASON KEEN



SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
 CASE NO. _____

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by _____ Deed recorded in Volume _____, Page _____, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

Conner W. Patman, Jr., Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

Raul D. Reyes, R.P.L.S. No. 5390
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.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. _____

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
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5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

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SURVEYOR
TEXAS HERITAGE
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PRELIMINARY PLAT
**SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2**

BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
MAIL B. JONES SURVEY, ABSTRACT NO. 121
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. _____

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/28/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: **P2018-028**; *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat a 2.1272-acre tract of land (*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*) into two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*) for the purpose of establishing the necessary public access, firelane, and drainage and utility easements to construct a retail store with gasoline sales (*i.e. 7-Eleven*).
- On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales on Lot 1.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats 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 *final plat* for *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*, staff would recommend the following conditions:

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

City of Rockwall Project Plan Review History



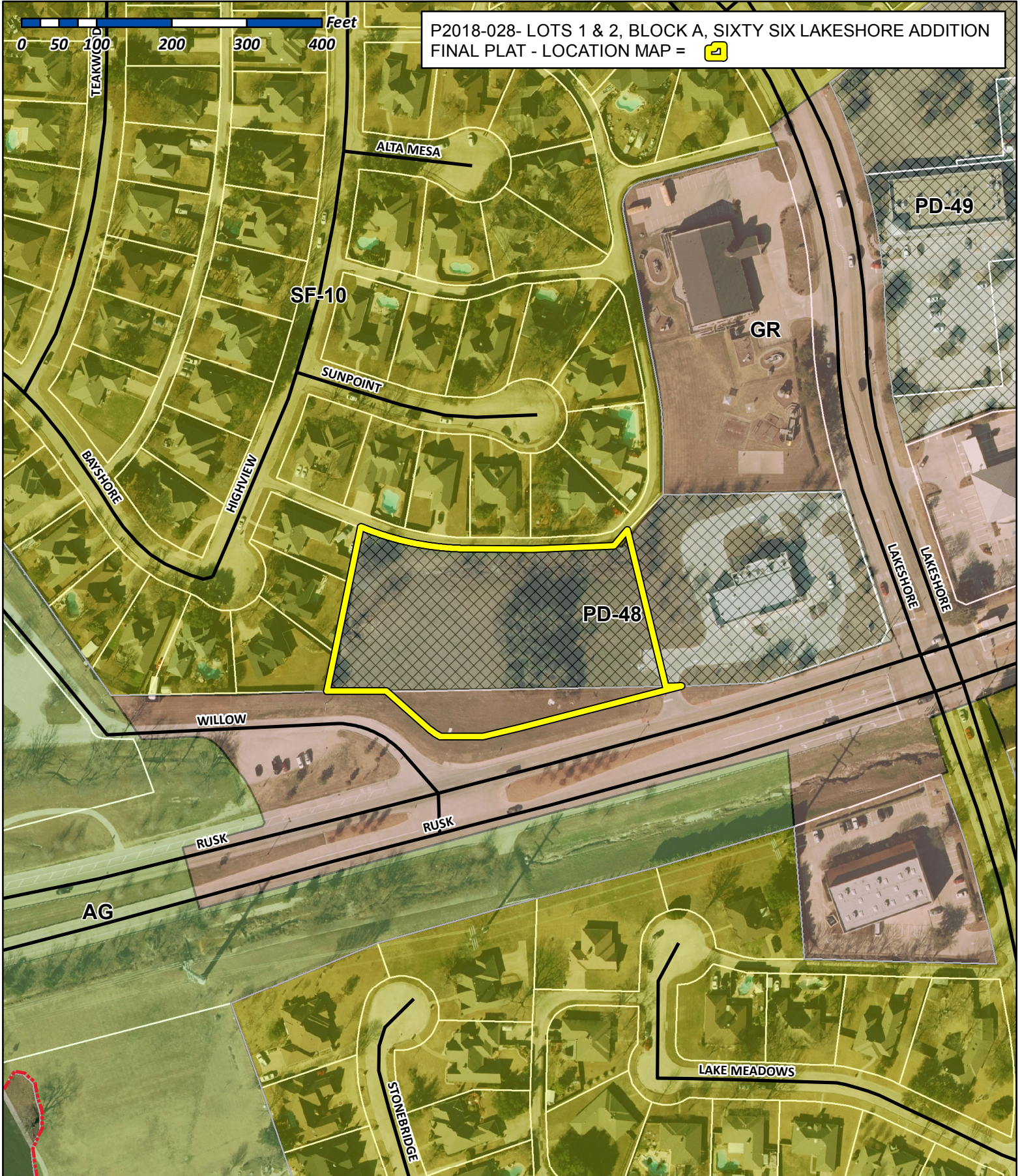
Project Number P2018-028	Owner PATMAN, CONNOR W JR	Applied 8/20/2018	LM
Project Name Lots 1 & 2, Block A, Sixty Six Lakeshore	Applicant VERDAD REAL ESTATE	Approved	
Type Addition		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address HWY66		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BOWLES ADDITION	Tract 11-1	Block NULL	Lot No 11-1
		Parcel No 0012-0000-0011-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/20/2018	8/27/2018	8/23/2018	3	APPROVED	
ENGINEERING	Sarah Hager	8/20/2018	8/27/2018	8/22/2018	2	COMMENTS	Comments
(8/22/2018 11:45 AM SH) Turn off the contours and trees. These make the plat very difficult to read. Must show existing easements and if they are being abandoned. Must show proposed easements. Minimum easement is 20'. Must include Instrument Numbers now. Must include two points that tie into Rockwall GPS with North and East coordinates. Add note 7 to the owners dedication. 7. The property owner shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.							
FIRE	Ariana Hargrove	8/20/2018	8/27/2018	8/23/2018	3	APPROVED	
GIS	Lance Singleton	8/20/2018	8/27/2018	8/22/2018	2	APPROVED	
PLANNING	Korey Brooks	8/20/2018	8/27/2018	8/24/2018	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-028 Lot 1, Block A, Sixty Six Lakeshore Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 Consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272--acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.						
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.						
M.3 For reference, include the case number (P2018-028) in the lower right hand corner of all pages on future submittals.						
M.4 This is a Final Plat. Please change title block to reflect.						
M.5 Please provide a hard copy of the final plat "without flatwork"						
M.6 Please show centerline of SH-66						
M.7 Please tie two corners to state plane coordinates.						
M.8 Please greyscale adjacent properties and any easements not being established with this plat						
I.9 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.						
I.10 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.						



P2018-028- LOTS 1 & 2, BLOCK A, SIXTY SIX LAKESHORE ADDITION
FINAL PLAT - LOCATION MAP =

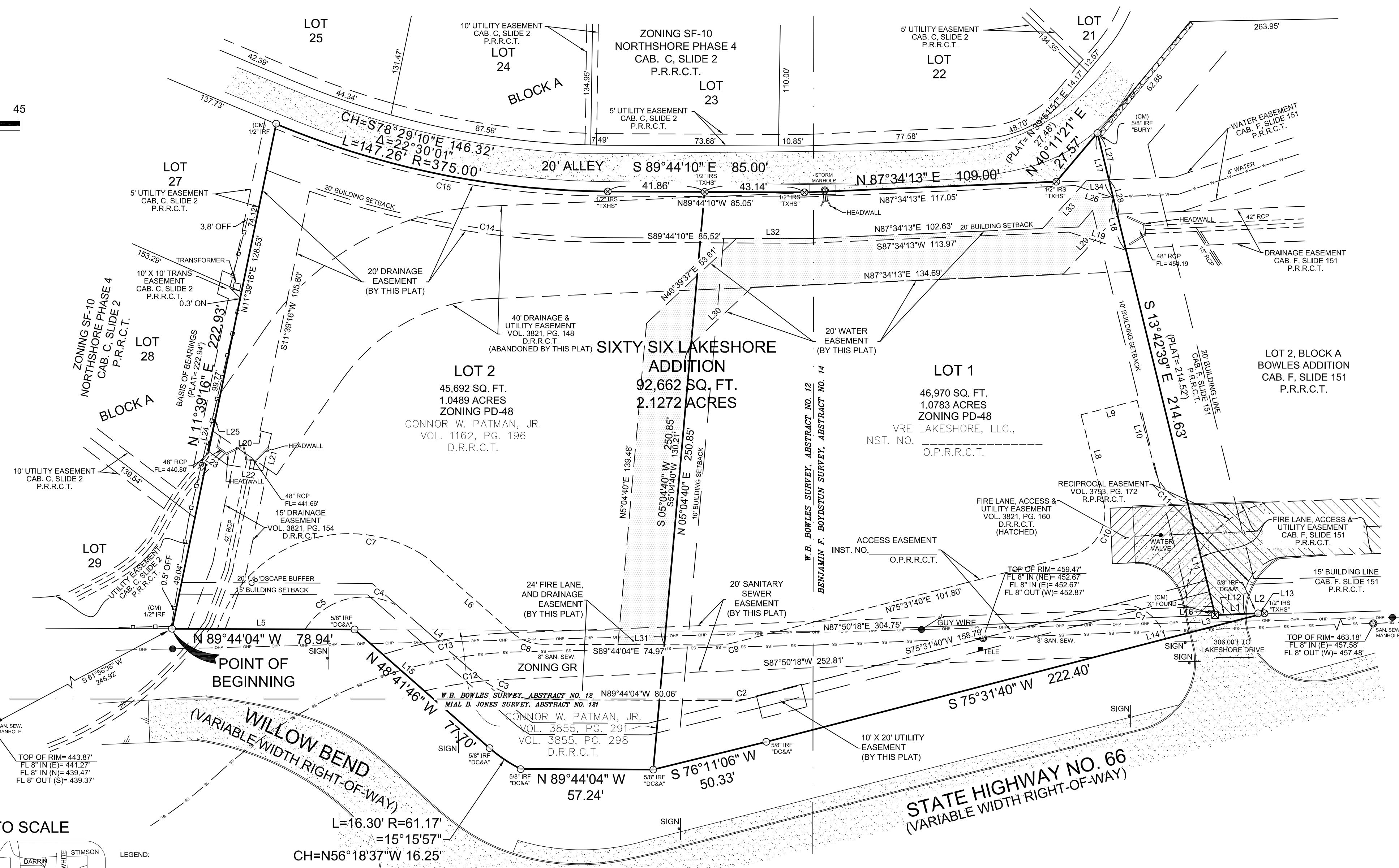
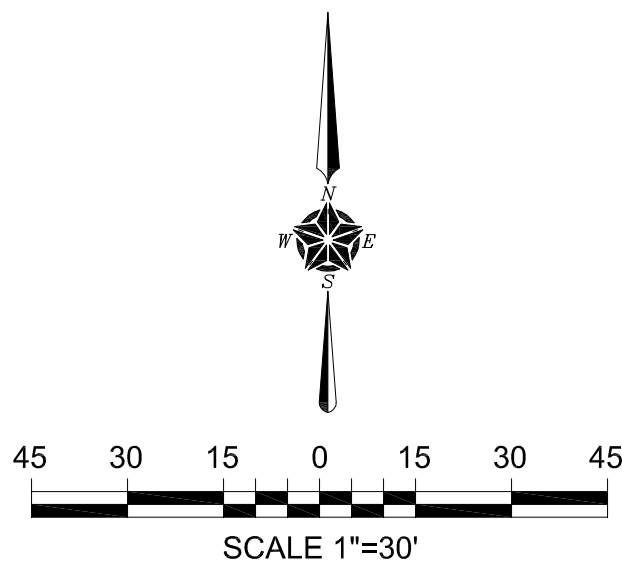


City of Rockwall

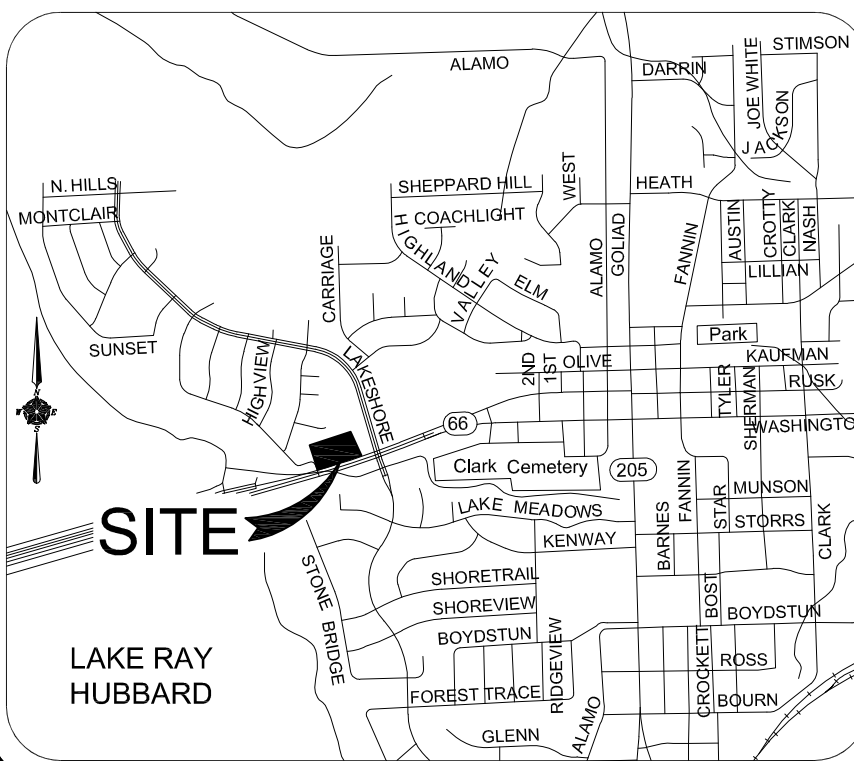
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP - NOT TO SCALE



- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. INSTRUMENT NUMBER
 - INST. NO. PLANNED DEVELOPMENT
 - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-10 GENERAL RETAIL
 - GR
 - IRON ROD FOUND
 - ⊗ IRON ROD SET "TXHS"
 - IRON PIPE FOUND
 - ⊗ "X" FOUND / SET
 - WOOD FENCE
 - CONCRETE PAVING
 - OES OVERHEAD ELECTRIC SERVICE
 - OHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - POWER POLE
 - SSMH SANITARY SEWER MANHOLE COVER
 - STMH STORM SEWER MANHOLE COVER
 - TELE TELEPHONE
 - RCP REINFORCED CONCRETE PIPES

WILLOW BEND
(VARIABLE WIDTH RIGHT-OF-WAY)

CH=N56°18'37"W 16.25'
L=16.30' R=61.17'
Δ=15°15'57"

STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNOR W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

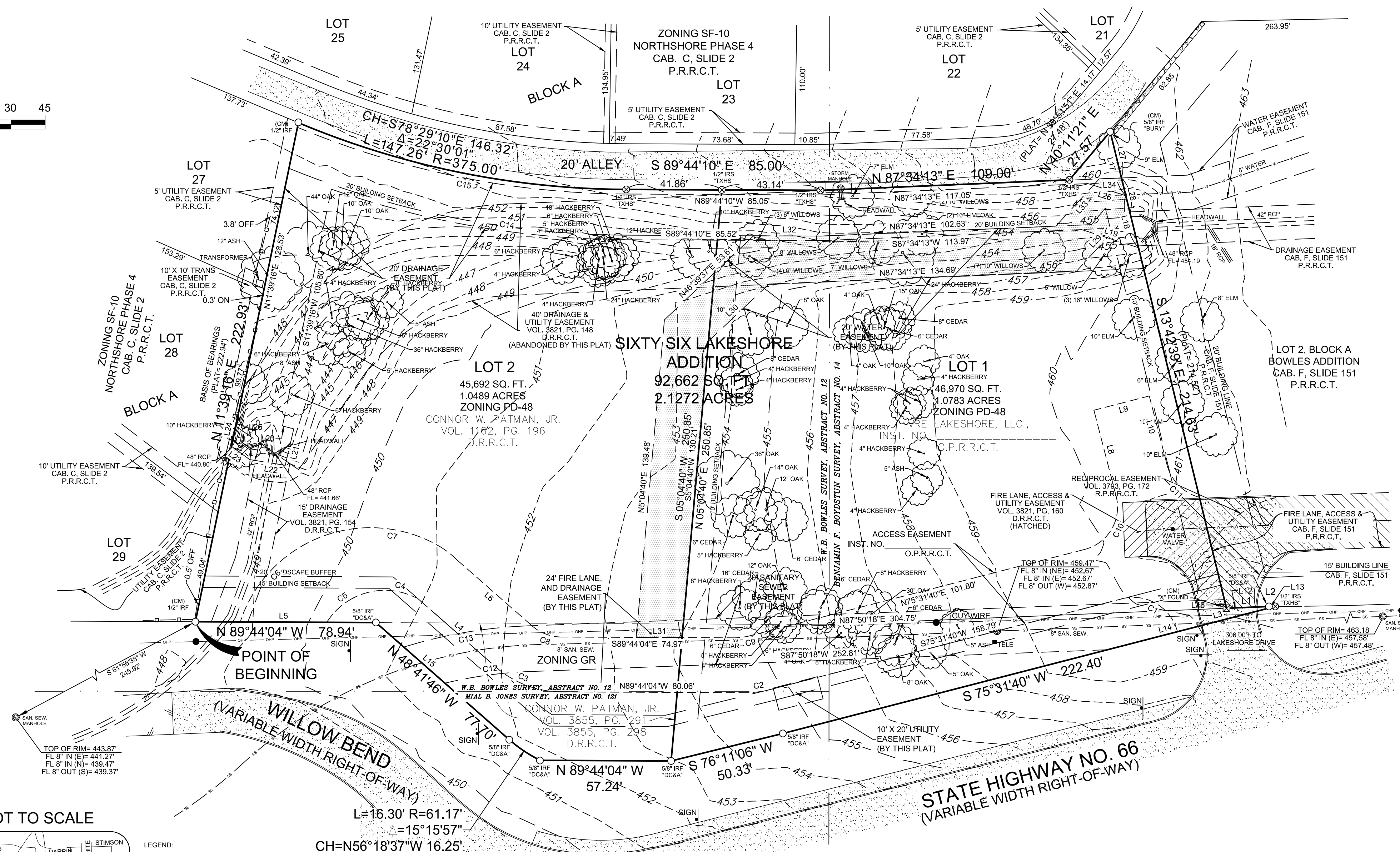
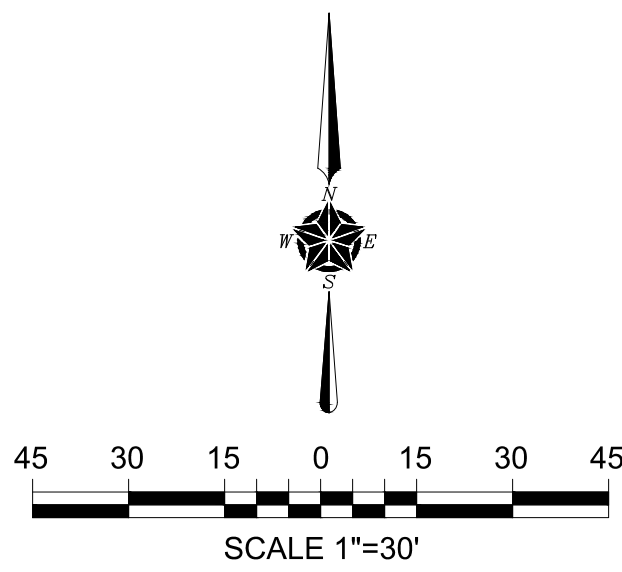
OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN



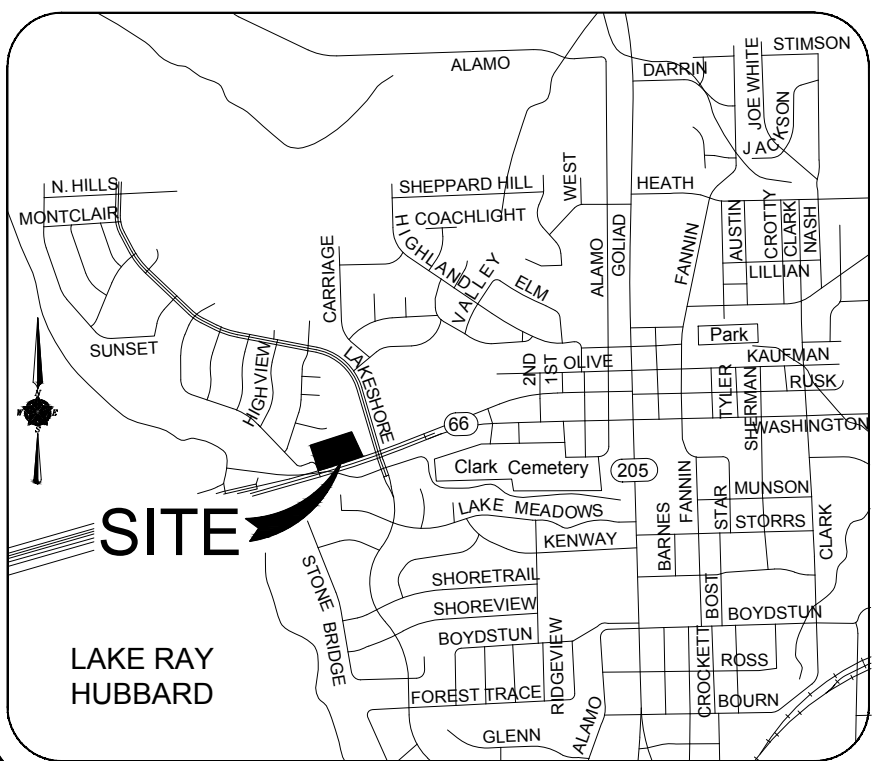
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SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
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 - OES OVERHEAD ELECTRIC SERVICE
 - OHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - POWER POLE
 - SSMH SANITARY SEWER MANHOLE COVER
 - STMH STORM SEWER MANHOLE COVER
 - TELE TELEPHONE
 - RCP REINFORCED CONCRETE PIPES

ENGINEER
 EVOLVING CIVIL ENGINEERING
 420 THROCKMORTON, STE 620
 FORT WORTH, TEXAS 76102

OWNER
 CONNER W. PATMAN, JR.
 5 N. BRISA FRESCA DRIVE,
 SANTA FE, NEW MEXICO, 87506

OWNER
 VRE LAKESHORE, LLC
 1211 S. WHITE CHAPEL BOULEVARD
 SOUTHLAKE, TEXAS 76092
 attn: B. JASON KEEN



SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

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PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
 CASE NO. _____

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by _____ Deed recorded in Volume _____, Page _____, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

Conner W. Patman, Jr., Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, 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.

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Raul D. Reyes, R.P.L.S. No. 5390
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.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
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PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
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W.B. BOWLES SURVEY, ABSTRACT NO. 12,
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AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. _____

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

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**SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2**

BEING A TRACT OF LAND SITUATED IN THE
W.B. BOWLES SURVEY, ABSTRACT NO. 12,
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. _____

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 09/04/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: **P2018-028**; *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat a 2.1272-acre tract of land (*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*) into two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*) for the purpose of establishing the necessary public access, firelane, and drainage and utility easements to construct a retail store with gasoline sales (*i.e. 7-Eleven*).
- On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales on Lot 1.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats 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 *final plat* for *Lots 1 & 2, Block A, Sixty Six Lakeshore Addition*, staff would recommend the following conditions:

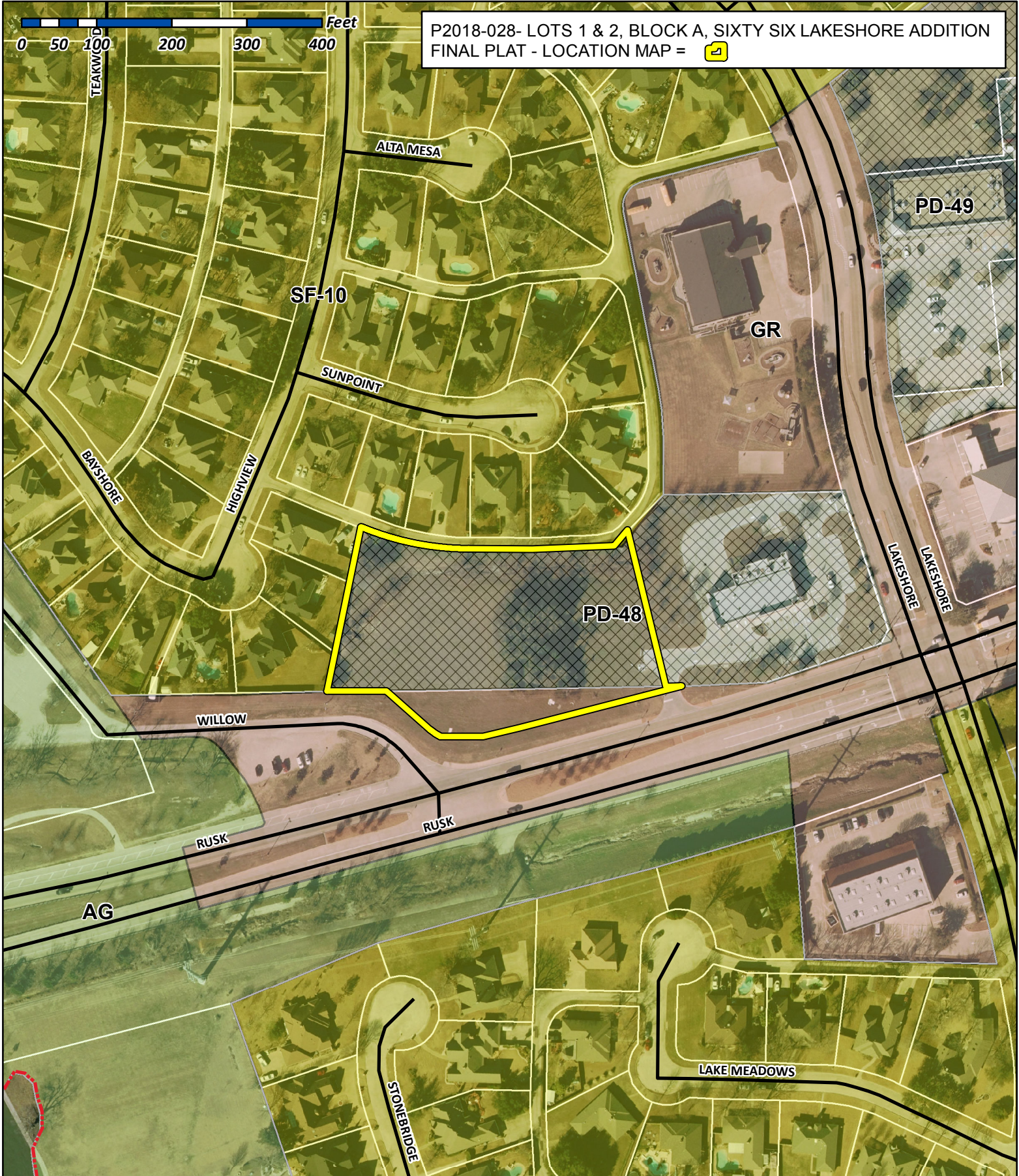
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building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

PLANNING AND ZONING COMMISSION:

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



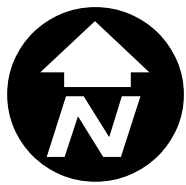
P2018-028- LOTS 1 & 2, BLOCK A, SIXTY SIX LAKESHORE ADDITION
FINAL PLAT - LOCATION MAP =

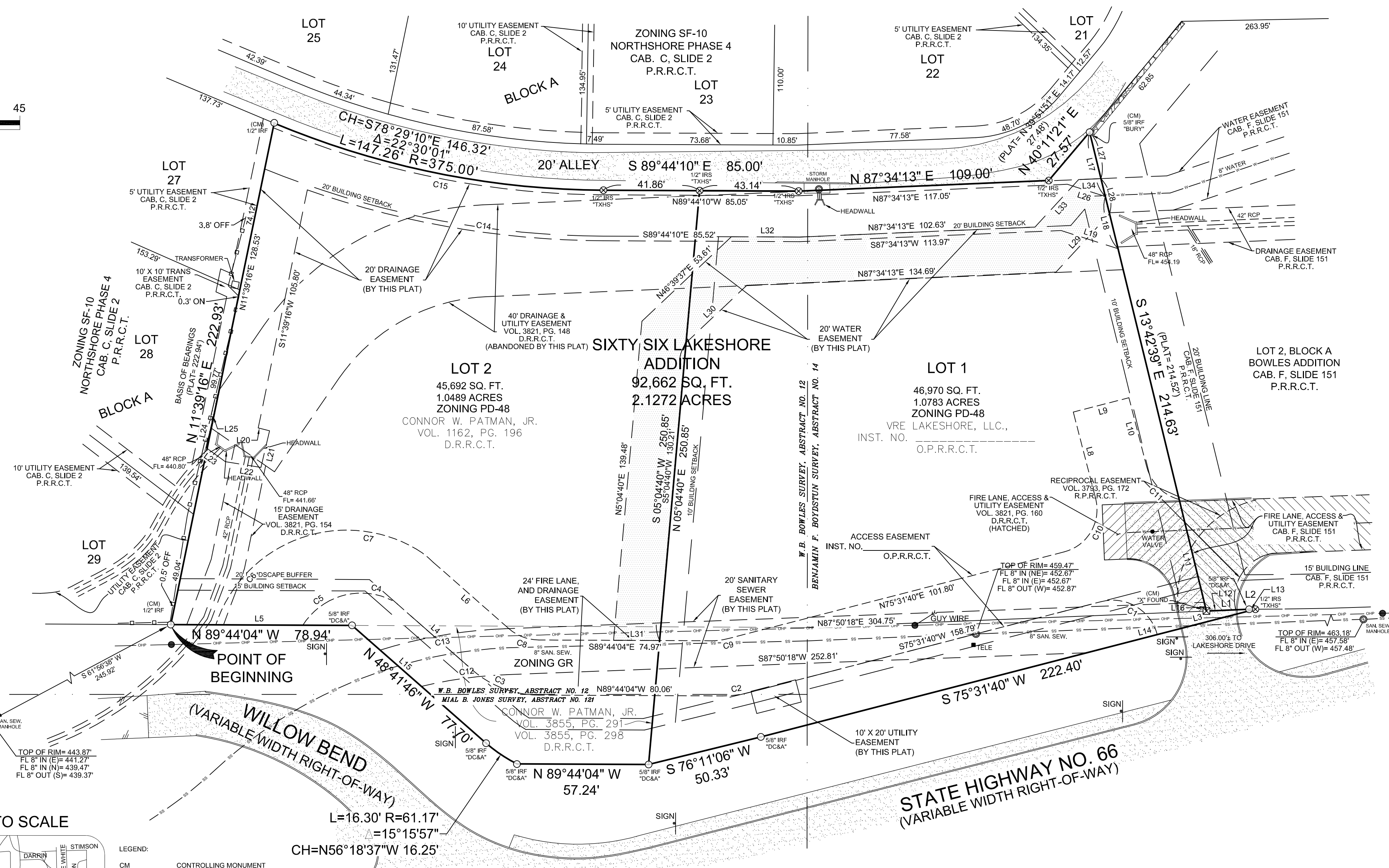
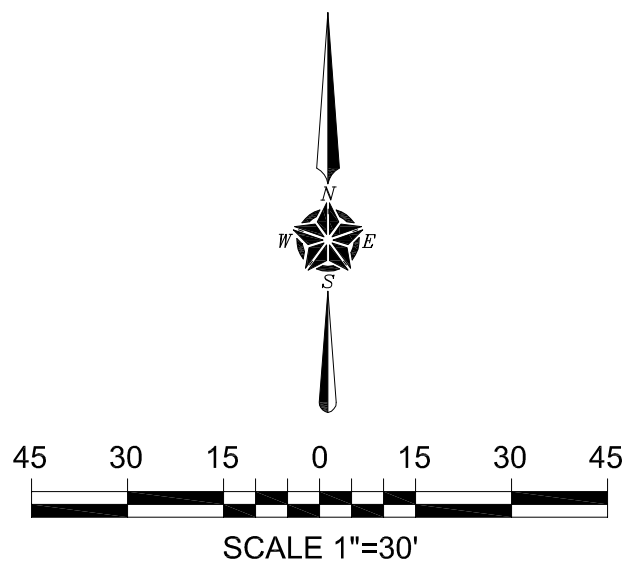


City of Rockwall

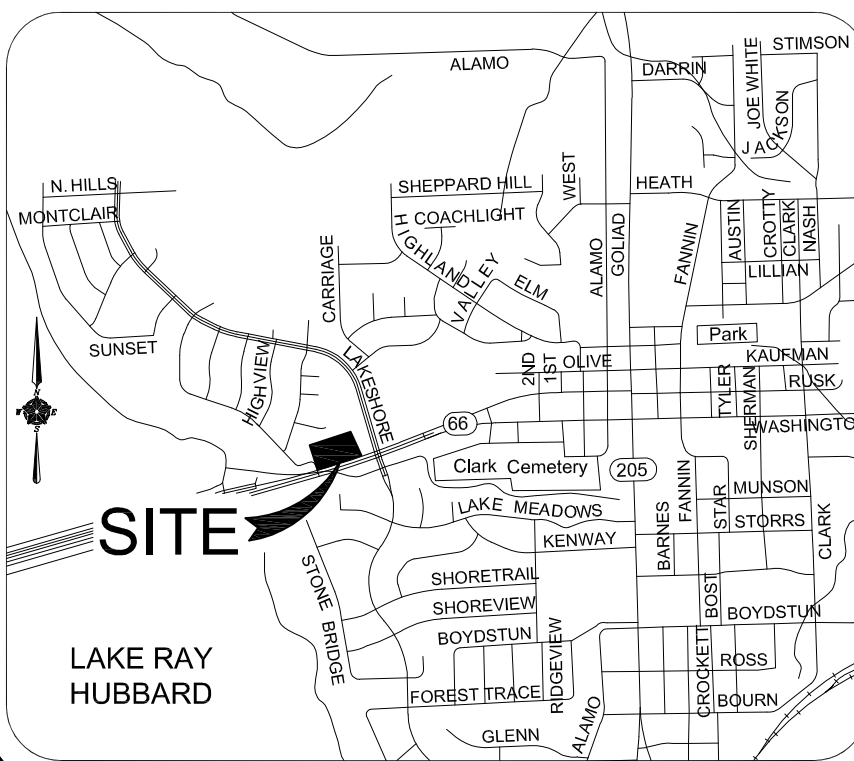
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP - NOT TO SCALE



- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. INSTRUMENT NUMBER
 - INST. NO. PLANNED DEVELOPMENT
 - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-10 GENERAL RETAIL
 - GR
 - IRON ROD FOUND
 - ⊗ IRON ROD SET "TXHS"
 - IRON PIPE FOUND
 - ⊗ "X" FOUND / SET
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 - CONCRETE PAVING
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 - RCP REINFORCED CONCRETE PIPES

$L=16.30$ $R=61.17$
 $\Delta=15^{\circ}15'57"$
 $CH=N56^{\circ}18'37"W$ $16.25'$

$L=147.26$ $R=375.00'$
 $\Delta=22^{\circ}30'01"$
 $CH=S78^{\circ}29'10"E$ $146.32'$

$N89^{\circ}44'04"W$ $78.94'$
 $N48^{\circ}41'46"W$ $77.70'$

$N89^{\circ}44'04"W$ $57.24'$
 $S76^{\circ}11'06"W$ $50.33'$

$S89^{\circ}44'10"E$ $85.00'$
 $N87^{\circ}34'13"E$ $109.00'$

$S13^{\circ}42'39"E$ $214.63'$
 $S75^{\circ}31'40"W$ $222.40'$

$N11^{\circ}39'16"E$ $222.93'$
 $S11^{\circ}39'16"W$ $105.80'$

$N5^{\circ}04'40"E$ $139.48'$
 $S5^{\circ}04'40"W$ $250.85'$
 $N05^{\circ}04'40"E$ $250.85'$

$N89^{\circ}44'04"W$ $80.06'$
 $N89^{\circ}44'04"W$ $80.06'$

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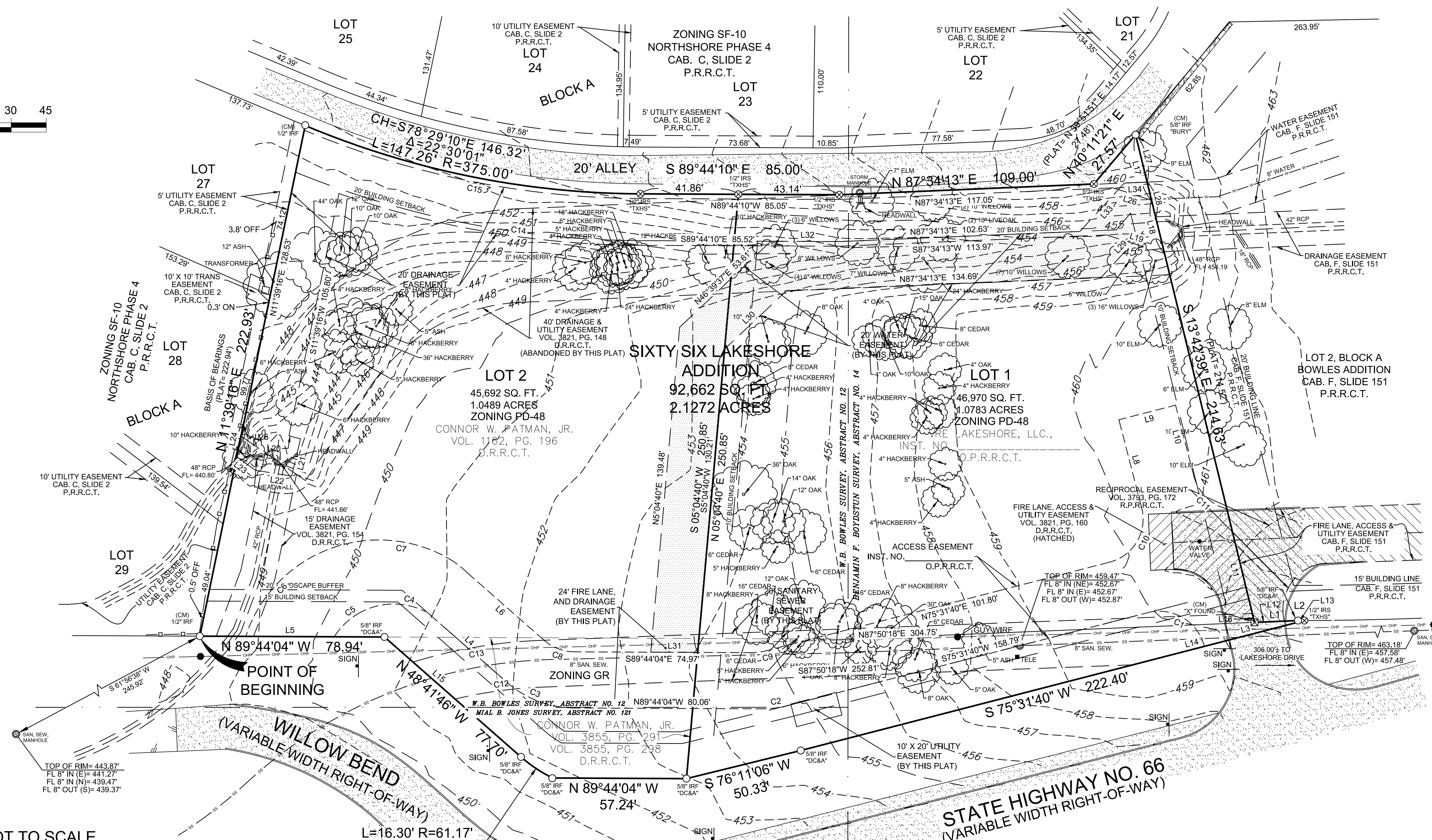
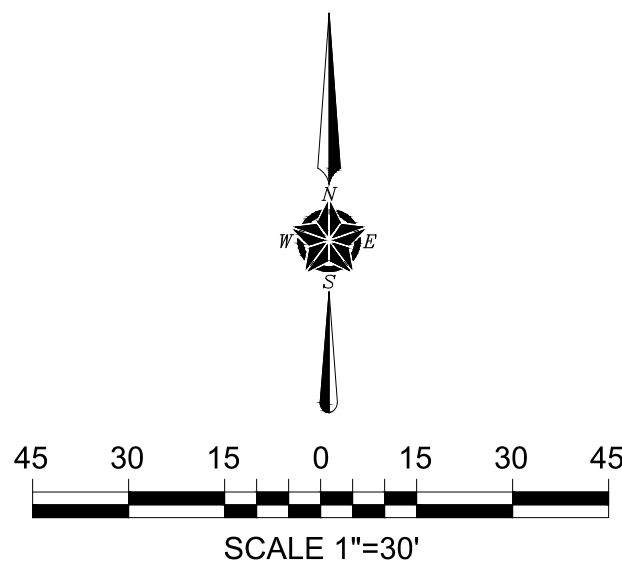
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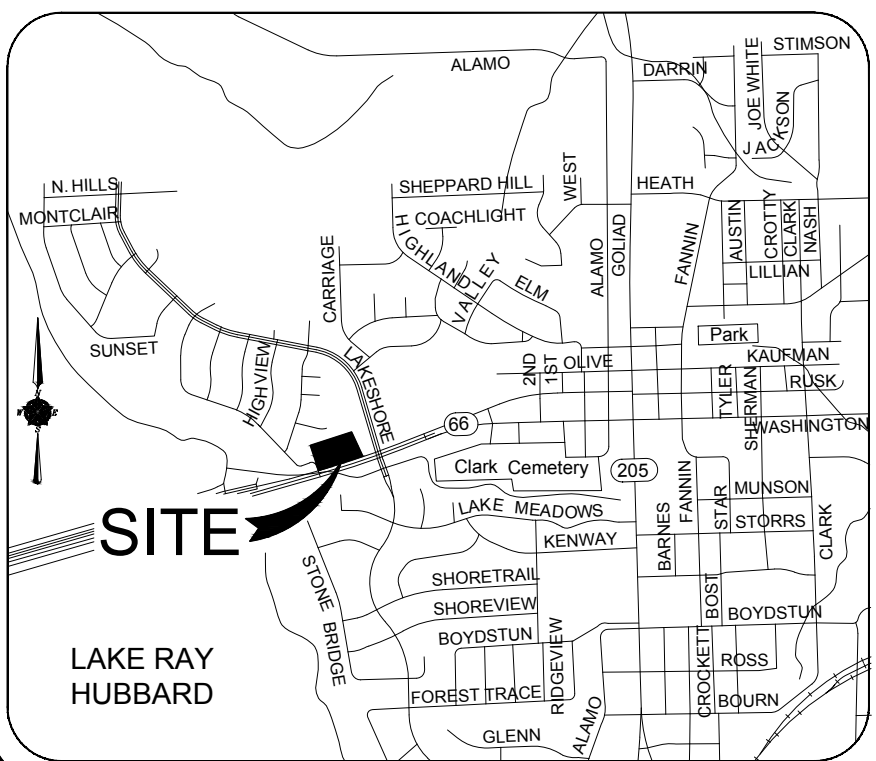
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SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
 CASE NO. _____



VICINITY MAP - NOT TO SCALE



- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
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 - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
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 - SSMH SANITARY SEWER MANHOLE COVER
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 - RCP REINFORCED CONCRETE PIPES

ENGINEER
 EVOLVING CIVIL ENGINEERING
 420 THROCKMORTON, STE 620
 FORT WORTH, TEXAS 76102

OWNER
 CONNER W. PATMAN, JR.
 5 N. BRISA FRESCA DRIVE,
 SANTA FE, NEW MEXICO, 87506

OWNER
 VRE LAKESHORE, LLC
 1211 S. WHITE CHAPEL BOULEVARD
 SOUTHLAKE, TEXAS 76092
 attn: B. JASON KEEN



SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

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PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
 CASE NO. _____

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by _____ Deed recorded in Volume _____, Page _____, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

Conner W. Patman, Jr., Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

Raul D. Reyes, R.P.L.S. No. 5390
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.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
BEING A TRACT OF LAND SITUATED IN THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
92,662 SQUARE FEET / 2.1272 ACRES
CASE NO. _____

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

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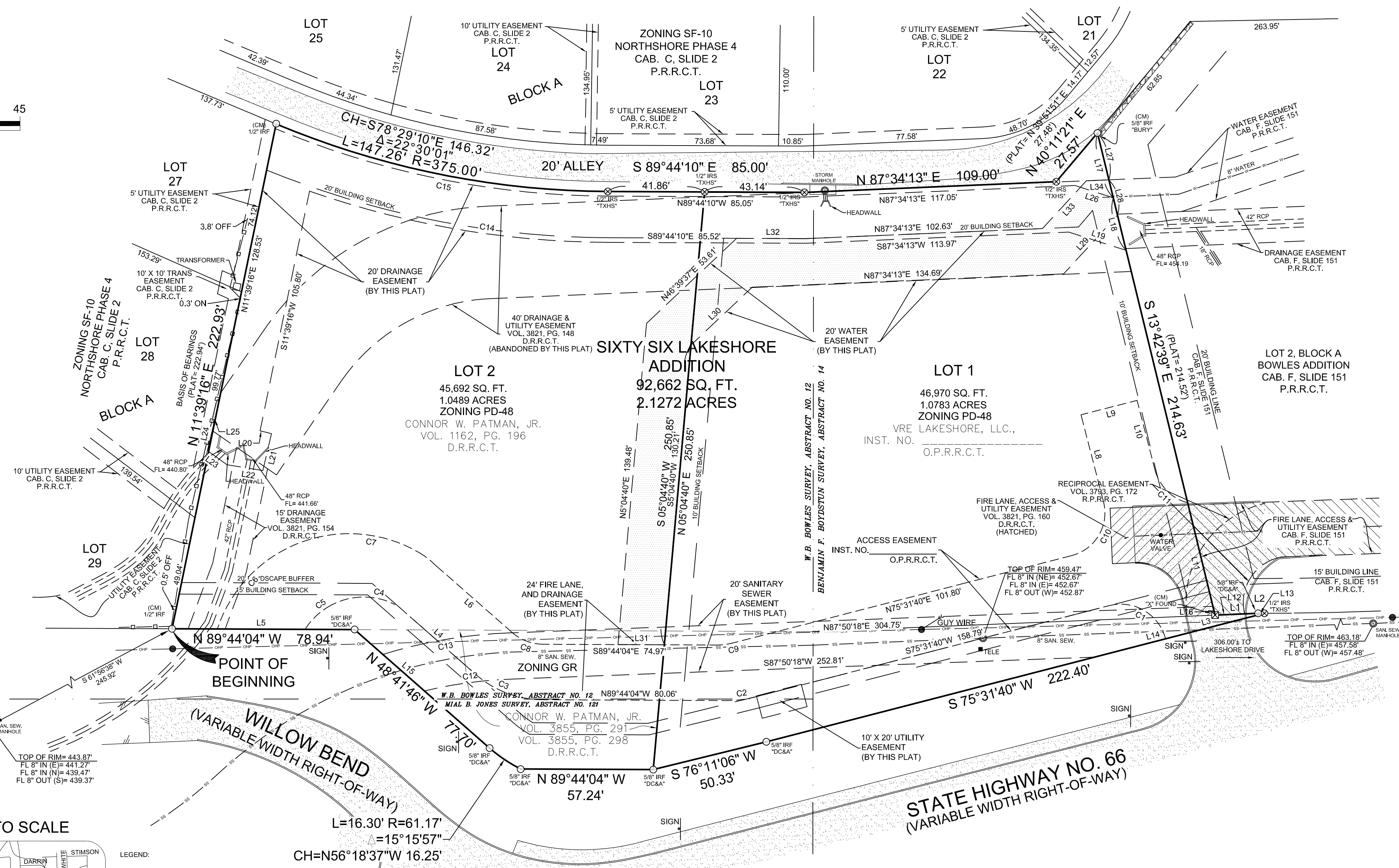
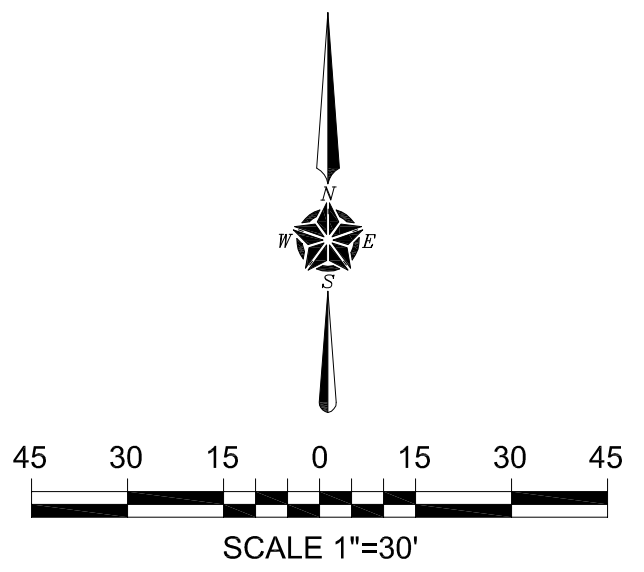
City of Rockwall Project Plan Review History



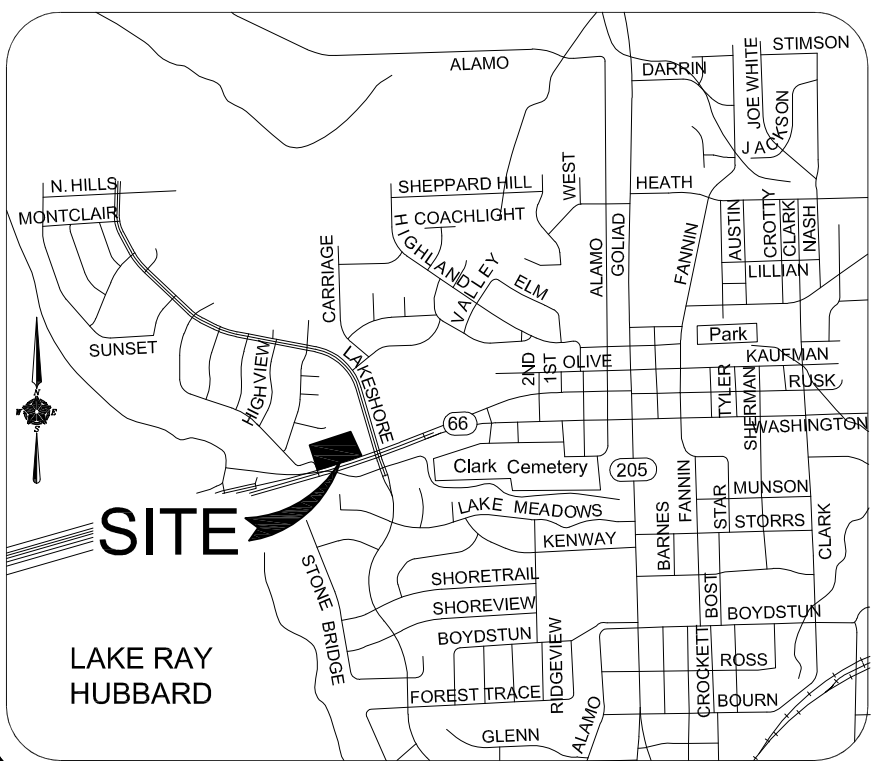
Project Number P2018-028	Owner PATMAN, CONNOR W JR	Applied 8/20/2018	LM
Project Name Lots 1 & 2, Block A, Sixty Six Lakeshore	Applicant VERDAD REAL ESTATE	Approved	
Type Addition		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address HWY66		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BOWLES ADDITION	Tract 11-1	Block NULL	Lot No 11-1
		Parcel No 0012-0000-0011-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/20/2018	8/27/2018	8/23/2018	3	APPROVED	
ENGINEERING	Sarah Hager	8/20/2018	8/27/2018	8/22/2018	2	COMMENTS	Comments
(8/22/2018 11:45 AM SH) Turn off the contours and trees. These make the plat very difficult to read. Must show existing easements and if they are being abandoned. Must show proposed easements. Minimum easement is 20'. Must include Instrument Numbers now. Must include two points that tie into Rockwall GPS with North and East coordinates. Add note 7 to the owners dedication. 7. The property owner shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.							
FIRE	Ariana Hargrove	8/20/2018	8/27/2018	8/23/2018	3	APPROVED	
GIS	Lance Singleton	8/20/2018	8/27/2018	8/22/2018	2	APPROVED	
PLANNING	Korey Brooks	8/20/2018	8/27/2018	8/24/2018	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-028 Lot 1, Block A, Sixty Six Lakeshore Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 Consider a request by Larae Tucker of Verdad Real Estate for the approval of a final plat for Lots 1 & 2, Block A, Sixty Six Lakeshore Addition being a 2.1272--acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.						
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.						
M.3 For reference, include the case number (P2018-028) in the lower right hand corner of all pages on future submittals.						
M.4 This is a Final Plat. Please change title block to reflect.						
M.5 Please provide a hard copy of the final plat "without flatwork"						
M.6 Please show centerline of SH-66						
M.7 Please tie two corners to state plane coordinates.						
M.8 Please greyscale adjacent properties and any easements not being established with this plat						
I.9 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.						
I.10 The projected City Council meeting date and subsequent approval for this plat is September 4, 2018.						



VICINITY MAP - NOT TO SCALE



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 - RCP REINFORCED CONCRETE PIPES

$L=16.30' R=61.17'$
 $\Delta=15^{\circ}15'57"$
 $CH=N56^{\circ}18'37"W 16.25'$

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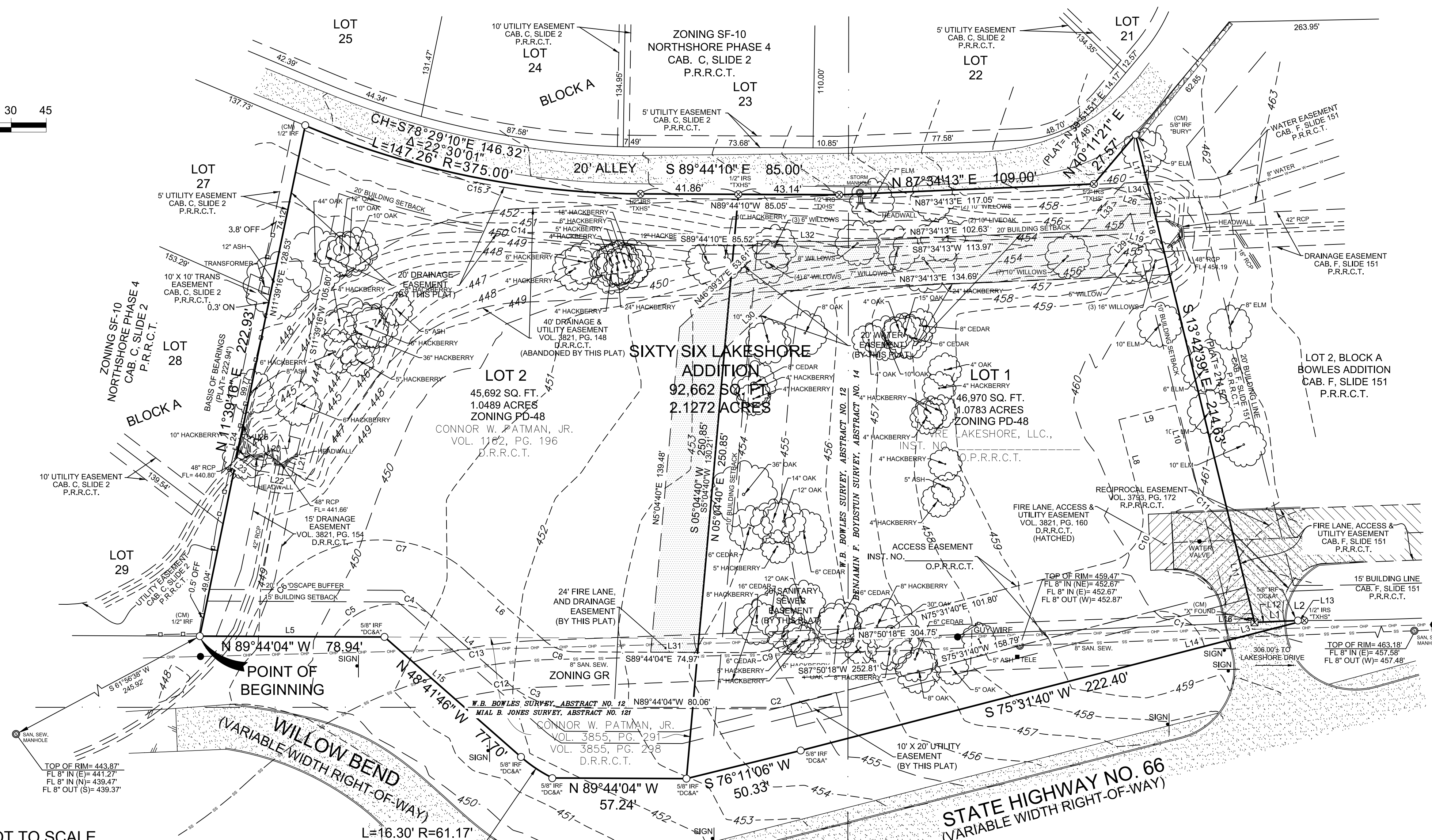
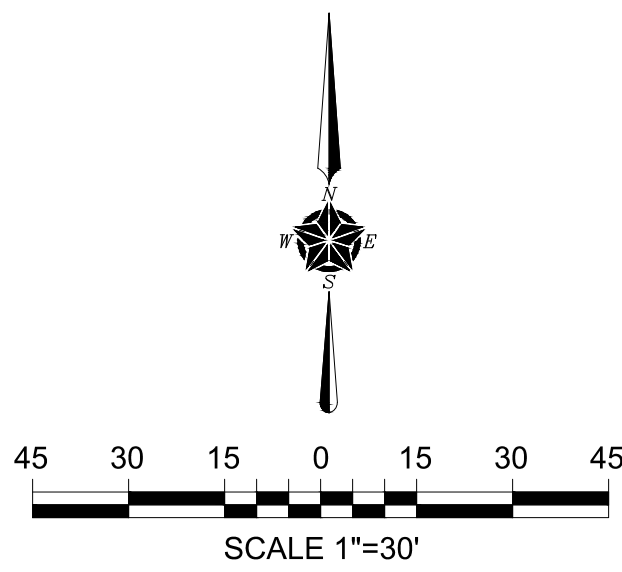
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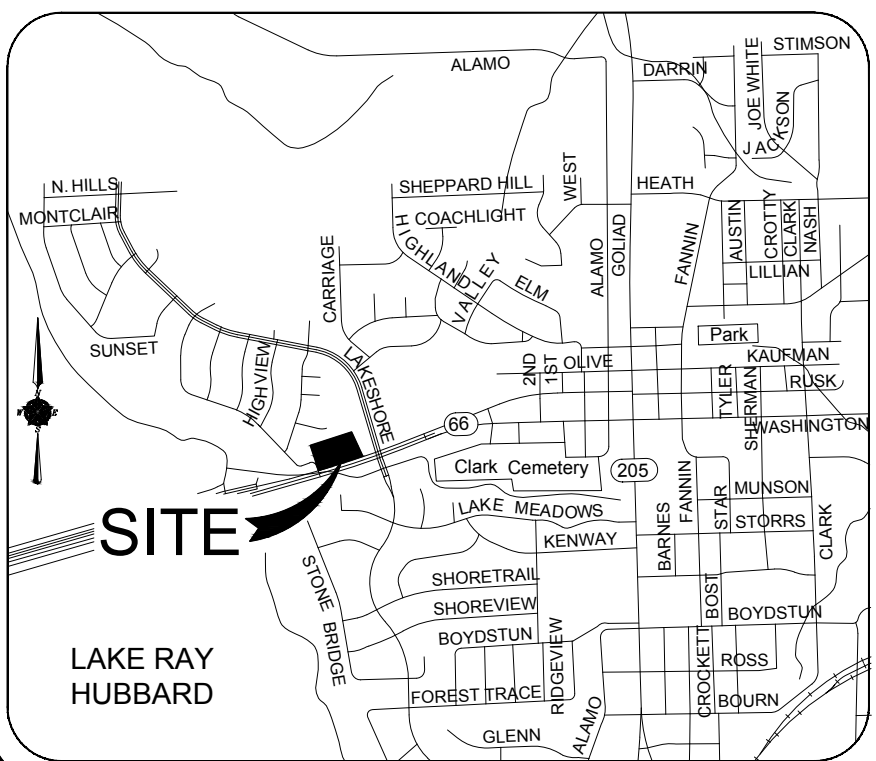
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 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
 CASE NO. _____



VICINITY MAP - NOT TO SCALE

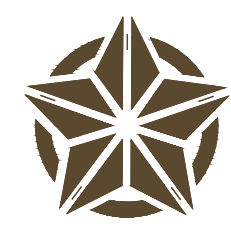


- LEGEND:**
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP
 - STAMPED "TXHS"
 - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. INSTRUMENT NUMBER
 - INST. NO. PLANNED DEVELOPMENT
 - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-10 GENERAL RETAIL
 - GR
 - IRON ROD FOUND
 - ⊗ IRON ROD SET "TXHS"
 - IRON PIPE FOUND
 - ⊗ "X" FOUND / SET
 - WOOD FENCE
 - CONCRETE PAVING
 - OES OVERHEAD ELECTRIC SERVICE
 - OHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - POWER POLE
 - SSMH SANITARY SEWER MANHOLE COVER
 - STMH STORM SEWER MANHOLE COVER
 - TELE TELEPHONE
 - RCP REINFORCED CONCRETE PIPES

ENGINEER
 EVOLVING CIVIL ENGINEERING
 420 THROCKMORTON, STE 620
 FORT WORTH, TEXAS 76102

OWNER
 CONNER W. PATMAN, JR.
 5 N. BRISA FRESCA DRIVE,
 SANTA FE, NEW MEXICO, 87506

OWNER
 VRE LAKESHORE, LLC
 1211 S. WHITE CHAPEL BOULEVARD
 SOUTHLAKE, TEXAS 76092
 attn: B. JASON KEEN



SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
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PRELIMINARY PLAT
SIXTY SIX LAKESHORE ADDITION
LOTS 1 & 2
 BEING A TRACT OF LAND SITUATED IN THE
 W.B. BOWLES SURVEY, ABSTRACT NO. 12,
 MAIL B. JONES SURVEY, ABSTRACT NO. 121
 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 1 & 2,
 92,662 SQUARE FEET / 2.1272 ACRES
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OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by _____ Deed recorded in Volume _____, Page _____, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

Conner W. Patman, Jr., Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

Raul D. Reyes, R.P.L.S. No. 5390
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.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 1 & 2,
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CASE NO. _____

ENGINEER
EVOLVING CIVIL ENGINEERING
420 THROCKMORTON, STE 620
FORT WORTH, TEXAS 76102

OWNER
CONNER W. PATMAN, JR.
5 N. BRISA FRESCA DRIVE,
SANTA FE, NEW MEXICO, 87506

OWNER
VRE LAKESHORE, LLC
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

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