



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-034 P&Z DATE 10/30/2018 CC DATE 11/13/2018 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input 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. P2018-034

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 *Conveyance Plat*
- 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 1411 S. Goliad St. Rockwall, TX 75087
 Subdivision Rustic Warehouse, Town Center Addition Lot 1 Block A
 General Location SH205 south of Justin Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____
 Proposed Zoning _____ Proposed Use _____
 Acreage 2.216 Lots [Current] 1 Lots [Proposed] _____

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]

<input type="checkbox"/> Owner <u>Teasdale Investments, LLC</u>	<input type="checkbox"/> Applicant <u>Doughrath & Assoc.</u>
Contact Person <u>Trevor Arterburn</u>	Contact Person <u>Dub Doughrath</u>
Address <u>1411 S. Goliad St</u>	Address <u>2235 Ridge Rd</u>
City, State & Zip <u>Rockwall, TX 75087</u>	City, State & Zip <u>Rockwall TX 75087</u>
Phone _____	Phone <u>972-771-9004</u>
E-Mail _____	E-Mail <u>wldoughrath@doughrath.com</u>

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, 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 _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



**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: 10/10/2018

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, 10/19/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 10/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 10/30/2018 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: P2018-034
Project Name: Lot 1, Block A, Rustic Warehouse Town Center Addition
Project Type: PLAT
Applicant Name: DOUPHRATE AND ASSOCIATES
Owner Name: TREASDALE INVESTMENTS, LLC
Project Description:



RECEIPT

Project Number: P2018-034
Job Address: 1411 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B82554
Printed: 10/15/2018 1:16 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 344.32

Total Fees Paid:

Date Paid: 10/15/2018 12:00:00AM
Paid By: TBILLS LLC
Pay Method: CHECK 3343
Received By: LM

\$ 344.32

0 30 60 120 180 240 Feet

P2018-034 - LOT 1, BLOCK A, RUSTIC WAREHOUSE TOWNE ADDITION
FINAL PLAT - LOCATION MAP = 

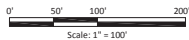
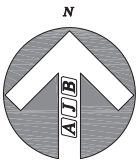


City of Rockwall

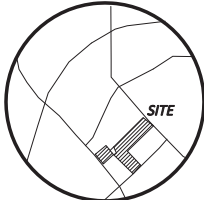
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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)



GENERAL NOTES:

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

The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basin of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

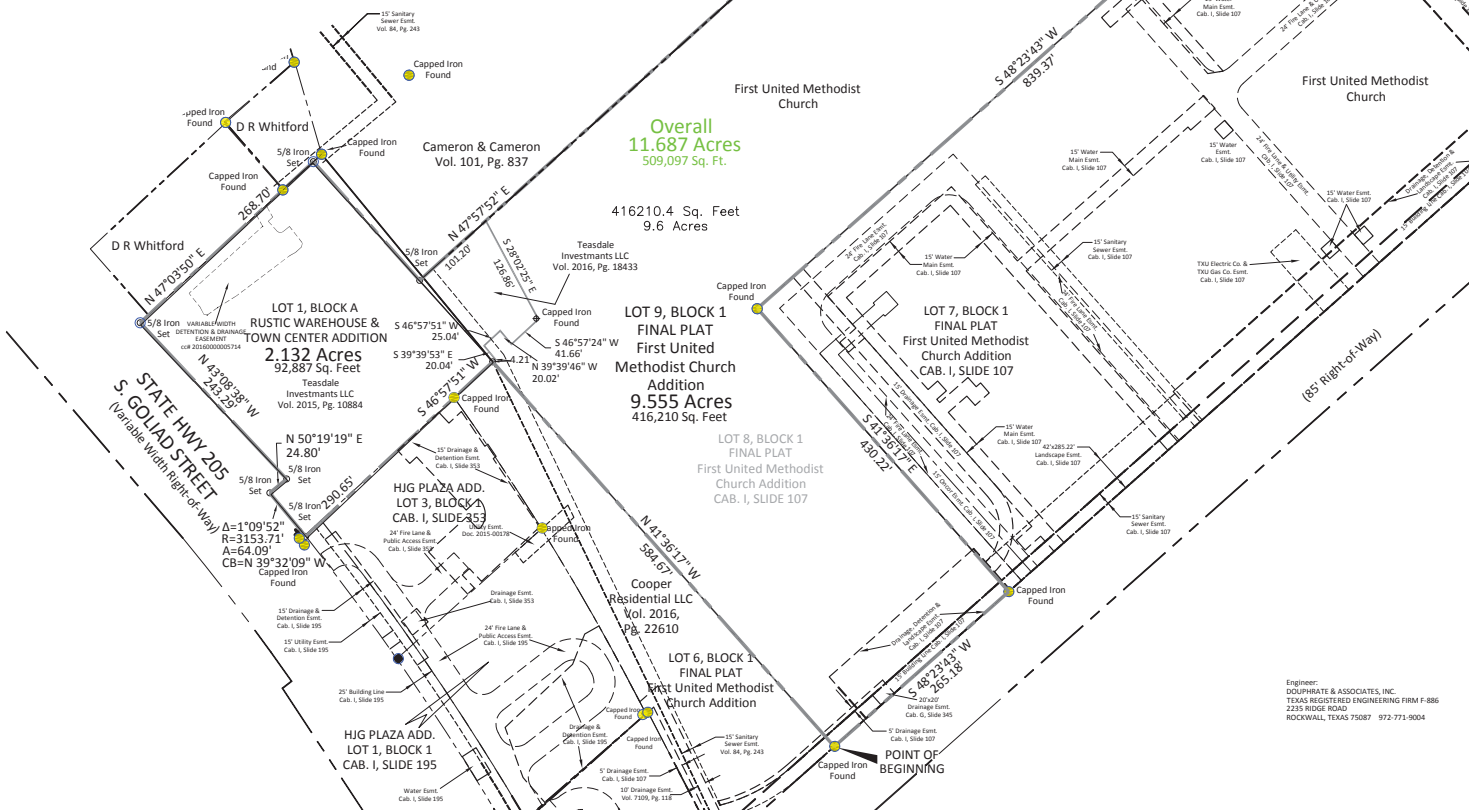
UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

LOT 2, BLOCK A
FINAL PLAT
Rockwall Seniors
Addition
CAB. J, SLIDE 344

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: TEASDALE INVESTMENTS LLC C/O RICHARD C. GRANT C/O HANCOCK MEADOWS PLACE 300 CRESCENT COURT, SUITE 200 DALLAS, TEXAS 75201	OWNER: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS 12001 FELLOWS HACKETT LN ROCKWALL, TX 75087
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Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 7, 2018	P.C.: Coyer/Spradling
Technician: Bedford	File: 1808144720180807
Drawn By: Bedford	JOB. NO. 658-002
	GP No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.aljbedfordgroup.com, aljbedfordgroup.com

Sheet:
1
Of: 2



TBPLS REG#10118200

Engineer:
DUPURATE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2255 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-773-9004

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING an 11.687 acre of land situated in the B.J.T. LEWIS SURVEY, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas and also being part of the First United Methodist Church Addition according to the plat recorded in Cabinet I, Slide 107 of the Official Public Records of Rockwall County, Texas and being all of same property conveyed to Teasdale Investments, LLC according to the document recorded in Volume 2015, Page 10884 & Volume 2016, Page 108433 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEING at a 5/8 inch iron rod set for the southerly corner of said First United Methodist Church Addition and being located in the northwest line of Yellow Jacket Lane (85' wide);

THENCE departing the northwest line of said Yellow Jacket Lane, NORTH 41°36'17" WEST a distance of 584.67 to the East corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE SOUTH 46°57'51" WEST a distance of 290.65 feet to a point for corner located in the northeast line of Stae Highway 205 (variable width) and being beginning of a non-tangent curve to the left having a radius of 3,153.71 feet and chord bearing of North 39°32'09" West;

THENCE along the northeast line of said State Highway 205 as follows:

Continuing with said non-tangent curve to the left through a central angle of 01°09'52" for an arc length of 64.09 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 50°19'19" EAST a distance of 24.80 feet to a 5/8 inch iron rod set for corner;

NORTH 43°08'38" WEST a distance of 243.29 feet to a 5/8 inch iron rod set for the West corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE departing the northeast line of said State Highway 205, NORTH 47°03'50" EAST a distance of 268.70 feet to a 5/8 inch iron rod set for the North corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE SOUTH 41°51'40" EAST a distance of 181.06 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 47°57'52" EAST a distance of 1,103.03 feet to a 5/8 inch iron rod set in the southwest line of North T.L. Townsend Drive (85' wide);

THENCE along the southwest line of North T.L. Townsend Drive, SOUTH 42°01'26" EAST a distance of 287.09 feet to a 5/8 inch iron rod set for corner;

THENCE departing the southwest line of said North T.L. Townsend Drive, SOUTH 48°23'43" WEST a distance of 839.37 feet to a capped iron rod found for corner;

THENCE SOUTH 41°36'17" EAST a distance of 430.22 feet to a 5/8 inch iron rod set in the northwest line of said Yellow Jacket Lane;

THENCE along the northwest line of said Yellow Jacket Lane, SOUTH 48°23'43" WEST a distance of 265.18 feet to the POINT OF BEGINNING;

CONTAINING with in these metes and bounds 11.687 acres or 509,097 square feet of more or less.

GENERAL NOTES:

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

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS, the undersigned owners of the land shown on this plat, and designated herein as the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

TEASDALE INVESTMENTS LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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 purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
DOLUPRAT & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2225 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2018.
Mayor, City of Rockwall City Secretary City Engineer

OWNER: TEASDALE INVESTMENTS LLC
OWNER: TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS
Scale: 1" = 100'
Date: August 7, 2018
Checked By: C.C. Cryer/Spradling
Technician: Bedford File: RUSTIC PLAT 2018-07
Drawn By: Bedford Job No. 658-002
GF No.
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

Sheet: 2
Of: 2

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

AGENDA DATE: 10/30/2018

APPLICANT: Dub Douphrate of *Douphrate & Associates, Inc.*

AGENDA ITEM: **P2018-034**; *Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First Methodist Church Addition*

SUMMARY:

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [*SH-205*] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.

COMMENTS:

- The applicant is requesting approval of a final/conveyance plat for the purpose of incorporating a portion of Lot 8, Block 1, First United Methodist Church Addition into Tract 2 of the B.J. T. Lewis Survey, Abstract No. 225 and final platting the lot as Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- 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 listed in the *Recommendations* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition*, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), 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	P2018-034	Owner	TREASDALE INVESTMENTS, LLC			Applied	10/10/2018	LM
Project Name	Conveyance Plat - Rustic Warehouse	Applicant	DOUPHRATE AND ASSOCIATES			Approved		
Type	Plat Center Addition					Closed		
Subtype						Expired		
Status	Staff Review					Status		
Site Address		City, State Zip						
1411 S GOLIAD		ROCKWALL, TX 75087		Zoning				
Subdivision		Tract	Block	Lot No	Parcel No	General Plan		
FIRST UNITED METHODIST CHURCH		2	NULL	2	0255-0000-0002-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/10/2018	10/17/2018	10/16/2018	6	APPROVED	
ENGINEERING (10/19/2018 11:30 AM SH) Must have two locations the tie to Rockwall GPS. N: E:	Sarah Hager	10/10/2018	10/17/2018	10/19/2018	9	COMMENTS	
FIRE	Kevin Clark	10/10/2018	10/17/2018	10/17/2018	7	APPROVED	
GIS (10/17/2018 11:01 AM LS) Tie two corners to State Plane coordinates (NAD83 TX - North Central Zone 4202)	Lance Singleton	10/10/2018	10/17/2018	10/17/2018	7	APPROVED	See comments
PLANNING	David Gonzales	10/10/2018	10/17/2018	10/20/2018	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [SH-205] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 10.24.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday November 6, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff and prior to submittal on mylar for filing purposes</p>						
<p>1. The final plat/conveyance plat shall conform to all standards and requirements of the Planning Engineering and Fire Departments as indicated on the Project Plan Review document.</p>						
<p>2. Place the Case No. P2018-034 on the lower right corner on all pages of the revised final plat/conveyance plat submittal</p>						
<p>3. Remove the current language under General Notes (i.e. It shall be the policy..." is on page 2 already) and add the following language under General Notes;</p> <p>a. This Final Plat is for conveyance purposes only and not for the development of the subject property.</p> <p>b. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.</p>						
<p>4. Change the Title Block to read as follows:</p> <p>Final Plat Being a Conveyance Plat Establishing a property boundary for 2 Lots known as Rustic Warehouse & Town Center Addition Lots 1, Block A, being 2.216-acres and First United Methodist Church Addition Lot 9, Block A, being 9.558-acres Being a replat of a portion of Lot 8, Block 1 of First United Methodist Addition & Tract 2 in the B.J.T. Lewis Survey, Abstract No. 225 City of Rockwall, Rockwall County, Texas</p>						
<p>5. Verify total lot acreage and make corrections as necessary to title block, plat, and owners certificate.</p>						
<p>6. Tie two (2) corners to city monumentation.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
7. Provide a darker scale/heavier lot line for both properties involved with the conveyance process. The lot lines are the only items required in a conveyance plat, no improvements.						
8. Remove all improvements for the remainder lots and use a lighter gray scale for these lot lines.						
9. Remove all "capped iron rod found" labels and graphics not associated with plat boundary for conveyance.						
10. Missing call out for Rustic Warehouse property line located between calls N47°03'50"E and N47°57'52"E. on plat area. Verify to call in owners certificate.						
11. On page 2, verify Vol/Pg information in first paragraph of owners certificate.						
12. How much property (i.e. in acres) is being conveyed?						

Although this is on the consent agenda, staff recommends the applicant be present for the following meeting dates as listed below. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend

Planning - Work Session: October 30, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]

City Council - Action: Monday, November 5, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING an 11.687 acre of land situated in the B.J.T. LEWIS SURVEY, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas and also being part of the First United Methodist Church Addition according to the plat recorded in Cabinet I, Slide 107 of the Official Public Records of Rockwall County, Texas and being all of same property conveyed to Teasdale Investments, LLC according to the document recorded in Volume 2015, Page 10884 & Volume 2016, Page 108433 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the southerly corner of said First United Methodist Church Addition and being located in the northwest line of Yellow Jacket Lane (85' wide);

THENCE departing the northwest line of said Yellow Jacket Lane, NORTH 41°36'17" WEST a distance of 584.67 to the East corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE SOUTH 46°57'51" WEST a distance of 290.65 feet to a point for corner located in the northeast line of Stae Highway 205 (variable width) and being beginning of a non-tangent curve to the left having a radius of 3,153.71 feet and chord bearing of North 39°32'09" West;

THENCE along the northeast line of said State Highway 205 as follows:

Continuing with said non-tangent curve to the left through a central angle of 01°09'52" for an arc length of 64.09 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 50°19'19" EAST a distance of 24.80 feet to a 5/8 inch iron rod set for corner;

NORTH 43°08'38" WEST a distance of 243.29 feet to a 5/8 inch iron rod set for the West corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE departing the northeast line of said State Highway 205, NORTH 47°03'50" EAST a distance of 268.70 feet to a 5/8 inch iron rod set for the North corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

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THENCE departing the southwest line of said North T.L. Townsend Drive, SOUTH 48°23'43" WEST a distance of 839.37 feet to a capped iron rod found for corner;

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THENCE along the northwest line of said Yellow Jacket Lane, SOUTH 48°23'43" WEST a distance of 265.18 feet to the POINT OF BEGINNING;

CONTAINING with in these metes and bounds 11.687 acres or 509,097 square feet of more or less.

GENERAL NOTES:

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

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS, the undersigned owners of the land shown on this plat, and designated herein as the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

TEASDALE INVESTMENTS LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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 purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
DOUBRAVKA & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2255 BRIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2018.
Mayor, City of Rockwall City Secretary City Engineer

Table with 2 columns: DRAWN BY (TEASDALE INVESTMENTS LLC, AUSTIN J. BEDFORD) and CHECKED BY (TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS, JOHN L. YELLOW JACKET LANE, ROCKWALL, TX 75087)

Table with 2 columns: Scale (1" = 100'), Date (August 7, 2018), Technician (Bedford), Drawn By (Bedford), Checked By (P.C., Croy/Spradling), File (RUSTIC PLAT 2018.08.07), Job No. (658-002), GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REC#10118200

0 30 60 120 180 240 Feet

P2018-034 - LOT 1, BLOCK A, RUSTIC WAREHOUSE TOWNE ADDITION
FINAL PLAT - LOCATION MAP = 

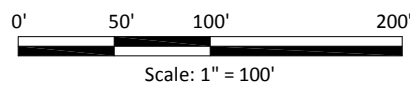
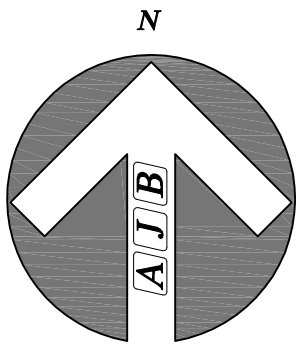


City of Rockwall

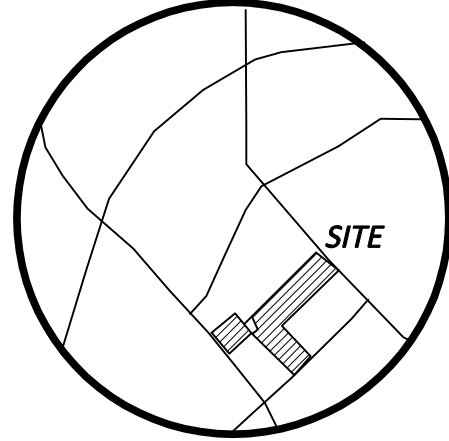
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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)



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LOT 2, BLOCK A
FINAL PLAT
Rockwall Seniors
Addition
CAB. J, SLIDE 344

Overall
11.687 Acres
509,097 Sq. Ft.

416210.4 Sq. Feet
9.6 Acres

LOT 9, BLOCK 1
FINAL PLAT
First United
Methodist Church
Addition
9.555 Acres
416,210 Sq. Feet

LOT 8, BLOCK 1
FINAL PLAT
First United Methodist
Church Addition
CAB. I, SLIDE 107

Cooper
Residential LLC
Vol. 2016,
Pg. 22610

LOT 6, BLOCK 1
FINAL PLAT
First United Methodist
Church Addition

First United Methodist
Church

First United Methodist
Church

LOT 1, BLOCK A
RUSTIC WAREHOUSE &
TOWN CENTER ADDITION
2.132 Acres
92,887 Sq. Feet

HJG PLAZA ADD.
LOT 3, BLOCK A
CAB. I, SLIDE 353

HJG PLAZA ADD.
LOT 1, BLOCK 1
CAB. I, SLIDE 195

OWNER:
TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CLUHANNE MEADOWS PLLC
100 CRESCENT COURT, SUITE 700
DALLAS, TEXAS 75201

OWNER:
TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF
ROCKWALL, TEXAS
1280 E. YELLOW JACKET LN
ROCKWALL, TX 75087

Scale: 1" = 100'
Date: August 7, 2018
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: RUSTIC PLAT 2018-08-07
Job. No. 658-002
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Engineer:
DOUPHRE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

Sheet:
1
Of: 2



TBPLS REG10118200

N:\ALL FILES\DOUPHRE\TEASDALE\WAREHOUSE\RUSTIC PLAT 2018-08-07.dwg, Layout1 (2), 9/6/2018, 10:53:09 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
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COUNTY OF ROCKWALL

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Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

TEASDALE INVESTMENTS LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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 purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
DOUPHRATE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

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

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

Mayor, City of Rockwall City Secretary City Engineer

OWNER: TEASDALE INVESTMENTS LLC
C/O RICHARD G. GRANT
CULHANE MEADOWS PLLC
100 CRESCENT COURT, SUITE 700
DALLAS, TEXAS 75201

Scale: 1" = 100'
Date: August 7, 2018
Technician: Bedford
Drawn By: Bedford

Checked By: P. C.: Cryer/Spradling
File: RUSTIC PLAT 2018-08-07
Job. No. 658-002
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com

Sheet: 2
Of: 2



TBPLS REG#10118200

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Dub Douphrate of Douphrate & Associates, Inc.

AGENDA ITEM: P2018-034; Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First Methodist Church Addition

SUMMARY:

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Trevor Arterburn of Teasdale Investments, LLC for the approval of a conveyance plat for Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition being an 11.774-acre tract of land currently identified as Lot 8, Block 1 First United Methodist Church Addition and Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between S. Goliad Street [SH-205] and T. L. Townsend Drive, north of E. Yellow Jacket Lane, and take any action necessary.

COMMENTS:

- The applicant is requesting approval of a final/conveyance plat for the purpose of incorporating a portion of Lot 8, Block 1, First United Methodist Church Addition into Tract 2 of the B.J. T. Lewis Survey, Abstract No. 225 and final platting the lot as Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- 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 listed in the *Recommendations* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:


If the City Council chooses to approve the final plat for Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), 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 RECOMMENDATION:

On October 30, 2018, the Planning and Zoning Commission's motion to approve the final/conveyance plat with staff conditions passed by a vote of 5 to 0, with Commissioners Lyons and Logan absent.

0 30 60 120 180 240 Feet

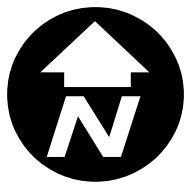
P2018-034 - LOT 1, BLOCK A, RUSTIC WAREHOUSE TOWNE ADDITION
FINAL PLAT - LOCATION MAP = 

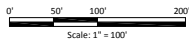
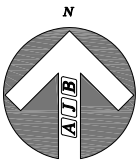


City of Rockwall

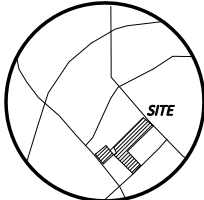
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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)



GENERAL NOTES:

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

The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basin of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

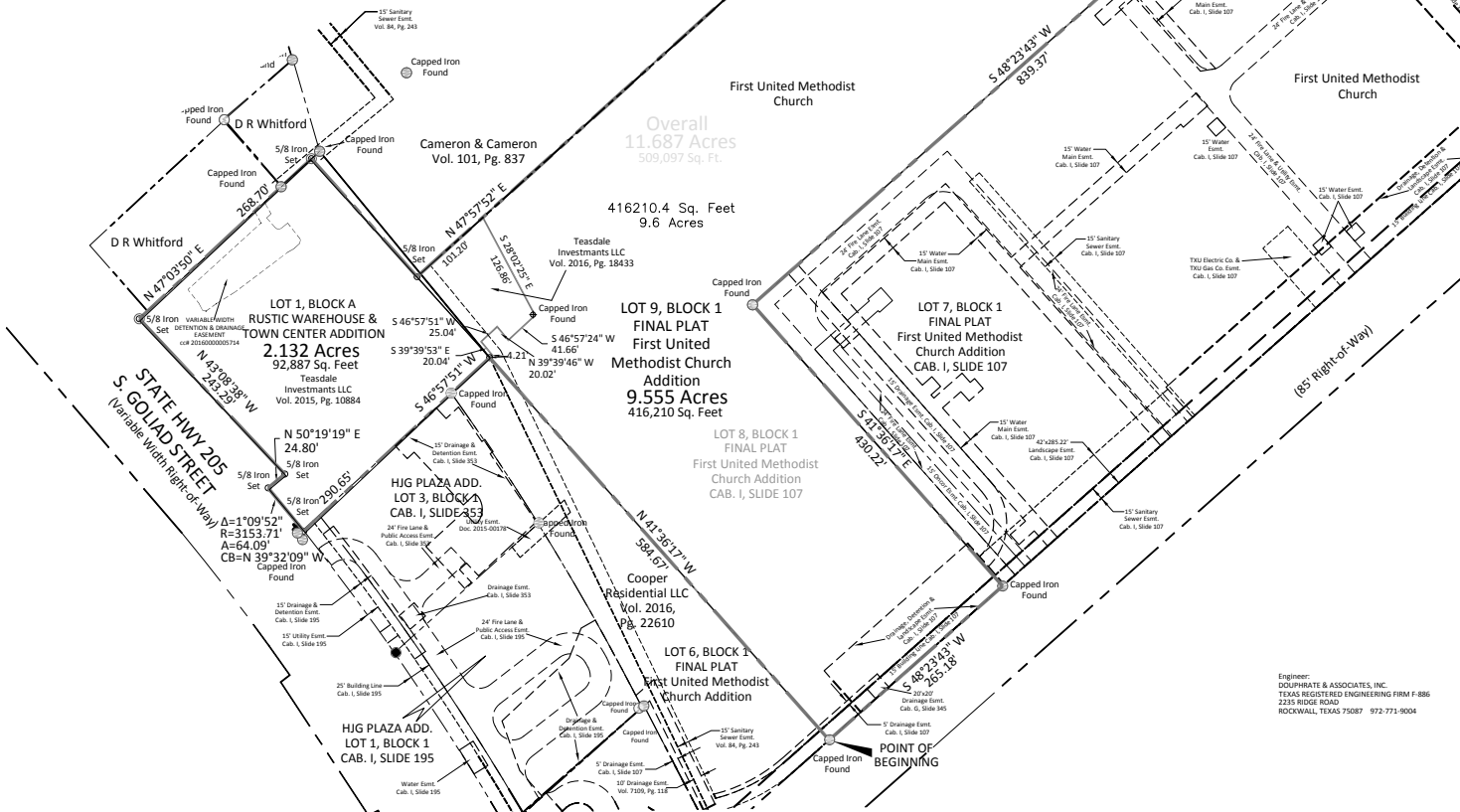
UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

LOT 2, BLOCK A
FINAL PLAT
Rockwall Seniors
Addition
CAB. J, SLIDE 344

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
TEASDALE INVESTMENTS LLC
C/O RICHARD C. GRANT
C/O HANNE MENDERSHILL
301 CRESCENT COURT, SUITE 700
DALLAS, TEXAS 75201

OWNER:
TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF
ROCKWALL, TEXAS
1201 E. FELLOW JACKET LN
ROCKWALL, TX 75087

Scale: 1" = 100'	Checked By: A.J. Bedford
Date: August 7, 2018	P.C.: Coyer/Spradling
Technician: Bedford	FILE: 18081447300400
Drawn By: Bedford	JOB. NO. 658-002
	GP No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.albedfordgroup.com, albedfordgroup.com



Sheet: 1
Of: 2

TBPLS REG10118200

Engineer:
DUPURATE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2255 ROSE HOLLOW
ROCKWALL, TEXAS 75087 972-771-9004

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING an 11.687 acre of land situated in the B.J.T. LEWIS SURVEY, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas and also being part of the First United Methodist Church Addition according to the plat recorded in Cabinet I, Slide 107 of the Official Public Records of Rockwall County, Texas and being all of same property conveyed to Teasdale Investments, LLC according to the document recorded in Volume 2015, Page 10884 & Volume 2016, Page 108433 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEING at a 5/8 inch iron rod set for the southerly corner of said First United Methodist Church Addition and being located in the northwest line of Yellow Jacket Lane (85' wide);

THENCE departing the northwest line of said Yellow Jacket Lane, NORTH 41°36'17" WEST a distance of 584.67 to the East corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE SOUTH 46°57'51" WEST a distance of 290.65 feet to a point for corner located in the northeast line of Stae Highway 205 (variable width) and being beginning of a non-tangent curve to the left having a radius of 3,153.71 feet and chord bearing of North 39°32'09" West;

THENCE along the northeast line of said State Highway 205 as follows:

Continuing with said non-tangent curve to the left through a central angle of 01°09'52" for an arc length of 64.09 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 50°19'19" EAST a distance of 24.80 feet to a 5/8 inch iron rod set for corner;

NORTH 43°08'38" WEST a distance of 243.29 feet to a 5/8 inch iron rod set for the West corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE departing the northeast line of said State Highway 205, NORTH 47°03'50" EAST a distance of 268.70 feet to a 5/8 inch iron rod set for the North corner of said Teasdale Investments tract of land recorded in Volume 2015, Page 10884;

THENCE SOUTH 41°51'40" EAST a distance of 181.06 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 47°57'52" EAST a distance of 1,103.03 feet to a 5/8 inch iron rod set in the southwest line of North T.L. Townsend Drive (85' wide);

THENCE along the southwest line of North T.L. Townsend Drive, SOUTH 42°01'26" EAST a distance of 287.09 feet to a 5/8 inch iron rod set for corner;

THENCE departing the southwest line of said North T.L. Townsend Drive, SOUTH 48°23'43" WEST a distance of 839.37 feet to a capped iron rod found for corner;

THENCE SOUTH 41°36'17" EAST a distance of 430.22 feet to a 5/8 inch iron rod set in the northwest line of said Yellow Jacket Lane;

THENCE along the northwest line of said Yellow Jacket Lane, SOUTH 48°23'43" WEST a distance of 265.18 feet to the POINT OF BEGINNING;

CONTAINING with in these metes and bounds 11.687 acres or 509,097 square feet of more or less.

GENERAL NOTES:

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

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, TEASDALE INVESTMENTS LLC and TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS, the undersigned owners of the land shown on this plat, and designated herein as the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RUSTIC WAREHOUSE & TOWN CENTER ADDITION and FIRST UNITED METHODIST CHURCH ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

TEASDALE INVESTMENTS LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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 purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P _____

CONVEYANCE PLAT

RUSTIC WAREHOUSE & TOWN CENTER ADDITION
LOT 1, BLOCK A
2.216 ACRES

FIRST UNITED METHODIST CHURCH ADDITION
LOT 9, BLOCK A
9.558 ACRES

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 1 OF
FIRST UNITED METHODIST CHURCH ADDITION & TRACT 2 IN B. J. T. LEWIS
SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
DOLUPRAT & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2255 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2018.
Mayor, City of Rockwall City Secretary City Engineer

Table with 2 columns: Owner (TEASDALE INVESTMENTS LLC) and Trustee (TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF ROCKWALL, TEXAS)

Table with 2 columns: Scale (1" = 100'), Date (August 7, 2018), Technician (Bedford), Drawn By (Bedford), Checked By (Cryer/Spradling), File (RUSTIC PLAT 2018-07), Job No. (658-002), GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com



Sheet: 2
Of: 2

TBPLS REG#10118200



November 13, 2018

ATTN: DUB DOUPHRATE
DOUPHRATE AND ASSOCIATES
2235 RIDE ROAD,
ROCKWALL, TX 75087

RE: PLAT (P2018-034), Conveyance Plat - Rustic Warehouse Town Center 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 11/05/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the City Council chooses to approve the final plat for Lot 1, Block A, Rustic Warehouse Addition and Lot 9, Block 1, First United Methodist Church Addition, staff would recommend the following conditions of approval:

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

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), 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 RECOMMENDATION:

On October 30, 2018, the Planning and Zoning Commission's motion to approve the final/conveyance plat with staff conditions passed by a vote of 5 to 0, with Commissioners Lyons and Logan absent.

CITY COUNCIL:

On November 5, 2018, the City Council's motion to approve the final/conveyance 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.

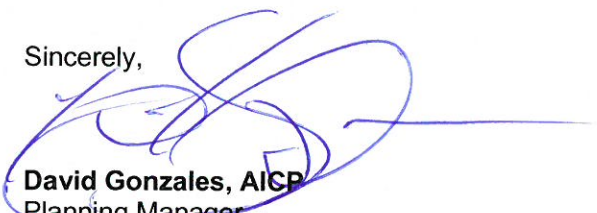
See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will 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.

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

Sincerely,



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