



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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input 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. P2018-036

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 1979 N. Goliad Street

Subdivision Lakeshore Commons

Lot 2

Block A

General Location Located at the Southwest corner of N Lakeshore Drive & HWY 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-65 w/GR and State Highway 205 Overlay

Current Use Vacant

Proposed Zoning _____

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

Lots [Proposed] 1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Chick-fil-a, Inc.

Applicant Wier & Associates, Inc.

Contact Person Getra Sanders

Contact Person Priya Acharya, P.E.

Address 5200 Buffington Road

Address 2201 E. Lamar Blvd., Suite 200E

City, State & Zip Atlanta, Georgia 30349

City, State & Zip Arlington, Texas 76006

Phone 4047658000

Phone 8174677700

E-Mail getra.sanders@cfacorp.com

E-Mail PriyaA@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Priya Acharya [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 \$ 328.02, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of October, 2018. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained herein to 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 11 day of October, 2018.

Owner's/Applicant's Signature

Priya Acharya

Notary Public in and for the State of Texas

[Signature]



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: 10/12/2018

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: P2018-036
Project Name: Lot 8, Block A, Lakeshore Commons
Project Type: PLAT
Applicant Name: WIER & ASSOCIATES, INC
Owner Name: ARKOMA, DEVELOPMENT LLC
Project Description:



RECEIPT


Project Number: P2018-036
Job Address: 1979 N LAKESHORE DR 104
ROCKWALL, TX 75087

Receipt Number: B82615
Printed: 10/18/2018 11:58 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 328.02

Total Fees Paid: \$ 328.02
Date Paid: 10/18/2018 12:00:00AM
Paid By: WIER & ASSOCIATES, INC
Pay Method: CHECK 5953, 5956
Received By: LM

0 25 50 100 150 200 Feet

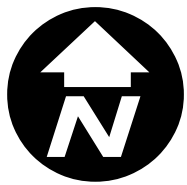
P2018-036 - LOT 8, BLOCK A, LAKESHORE COMMONS
REPLAT - LOCATION MAP = 



City of Rockwall

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

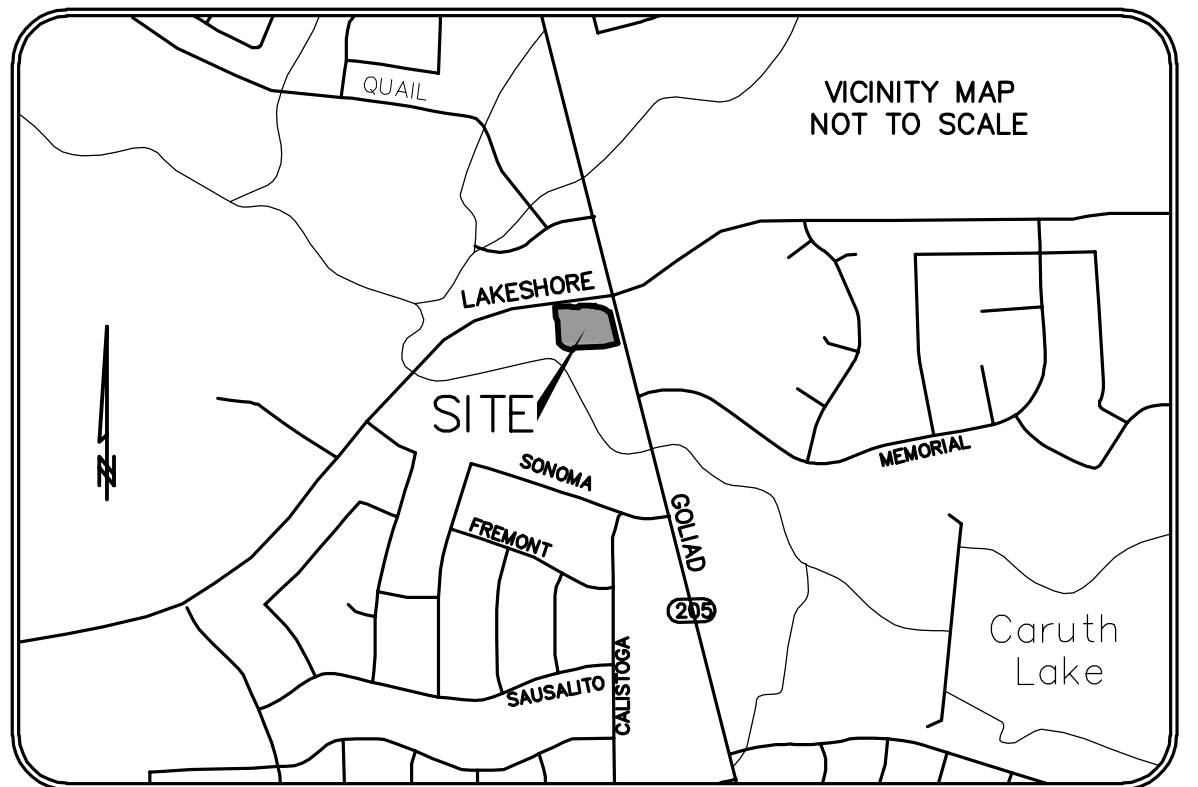
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"

CITY MON. R008
N 7040334.90
E 2592424.90



NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

PLACE OF BEGINNING
"X" CUT FOUND (CM)

N: 7034555.25
E: 2593149.42

N03°01'36"W
50.01'
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W "X" CUT FOUND (CM)
CL=26.42'
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N47°04'05"W
33.07'

N03°01'36"W
116.19'

N24°35'01"E
26.16'

N60°55'51"E
12.67'

N72°06'04"W
46.17'

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

LOT 2R, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 2, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

ABANDONED BY THIS PLAT
DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' DRAINAGE EASEMENT
BY THIS PLAT

DETENTION & DRAINAGE EASEMENT
BY THIS PLAT

10' ONCOR ELECTRIC EASEMENT
INST. No. 20170000012674
P.R.R.C.T.

10' ONCOR ELECTRIC EASEMENT
INST. No. 20170000012674
P.R.R.C.T.

5/8" IRF "STOVALL & ASSOC"

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 2, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
- (2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;
- (5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
- (3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK A, LAKESHORE COMMONS 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 LOT 2R, BLOCK A, LAKESHORE COMMONS 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 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 ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES; OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT; SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

OWNER

MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED

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

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2018.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

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. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10039300

PRINTED: 10/10/2018 3:28 PM FILE: MATTHEW STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: WIER-SURVEY-STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: REPLAT-17144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

Survey Boundary Closure Report

 Map-Check Lot 2R, Block A 10/11/18 10:55:19 Factor: 1.000000

Correct End - N: 5000.00000 E: 5000.00000
 Calc. End - N: 4999.99872 E: 4999.99845
 Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
 Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt. No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT

Survey Boundary Closure Report

S 67-41-34 E	81.07	4973.93899	5285.57925	10	PC->PT
S 14-17-14 E	165.99	4813.08293	5326.54274	11	
S 75-42-46 W	74.36	4794.73216	5254.48263	12	
S 86-59-47 W	154.50	4786.63653	5100.19488	13	
S 42-07-52 W	17.76	4773.46550	5088.28095	14	
N 72-06-04 W	46.17	4787.65531	5044.34556	15	
N 47-04-05 W	33.07	4810.18025	5020.13292	16	
N 03-01-36 W	116.19	4926.20817	5013.99801	17	

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq. Feet: 61014 Acres: 1.401

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/30/2018

APPLICANT: Priya Acharya, PE; *Weir & Associates*

AGENDA ITEM: **P2018-036**; *Lot 8, Block A, Lakeshore Commons Addition*

SUMMARY:

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 1.401-acre parcel of land (*i.e. Lot 2, Block A, Lakeshore Commons Addition*) into one (1) parcel of land (*i.e. Lot 8, Block A, Lakeshore Commons Addition*) for the purpose of abandoning and dedicating certain easements on Lot 2, Block A, Lakeshore Commons Addition for the construction of a restaurant (*i.e. Chick-Fil-A*).
- On April 18 2016, the City Council approved a preliminary plat [*P2016-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.
- On April 3 2017, the City Council approved a final plat [*P2017-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.
- On June 18 2018 the City Council approved a Specific Use Permit (SUP) [*Z2018-024*] to allow a restaurant with a drive-through on the subject property.
- On August 14, 2018, the Planning and Zoning Commission approved a site plan with a drive-through [*SP2018-020*] for a restaurant (*i.e. Chick-Fil-A*) on Lot 8.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the *replat* for *Lot 8, Block A, Lakeshore Commons Addition*, staff would recommend the following conditions:

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

City of Rockwall Project Plan Review History



Project Number	P2018-036	Owner	ARKOMA, DEVELOPMENT LLC	Applied	10/12/2018	LM
Project Name	Lot 8, Block A, Lakeshore Commons	Applicant	WIER & ASSOCIATES, INC	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	Staff Review			Status		


Site Address	City, State Zip	Zoning
1979 N LAKESHORE DR 104	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	8-4	NULL	8-4	0124-0000-0008-04-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/12/2018	10/19/2018	10/16/2018	4	APPROVED	
ENGINEERING	Sarah Hager	10/12/2018	10/19/2018	10/19/2018	7	APPROVED	
FIRE	Kevin Clark	10/12/2018	10/19/2018	10/17/2018	5	APPROVED	
GIS	Lance Singleton	10/12/2018	10/19/2018	10/17/2018	5	APPROVED	
PLANNING	Korey Brooks	10/12/2018	10/19/2018	10/26/2018	14	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-036 Lot 8, Block A, Lakeshore Commons Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205].						
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 (P2018-036) in the lower right hand corner of all pages on future submittals.						
M.4 Please label centerlines of all adjacent roadways. .						
M.5 Please note that we do not use the "R" nomenclature for replats so this will be Lot 8 and not Lot 2-R.						
M.6 Please dimension and label access drive.						
M.7 Please greyscale all easements not affected by the replat.						
M.8 Please provide a separate easement sheet						
M.13 Please show new and abandoned easements on a separate "easements" page.						
M.14 Please note that although the setback adjacent to SH-205 IS, indeed, 25-feet, please remove from the plat.						
M.15 Please label 15-foot front setback						
I.16 No structures in easements.						
Please note that the landscape plan submitted has not been reviewed.						
I.17 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 November 6, 2018. The Planning and Zoning Meeting for this case is October 30, 2018.						
I.18 The projected City Council meeting date and subsequent approval for this plat is November 5, 2018.						

0 25 50 100 150 200 Feet

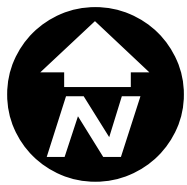
P2018-036 - LOT 8, BLOCK A, LAKESHORE COMMONS
REPLAT - LOCATION MAP = 



City of Rockwall

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

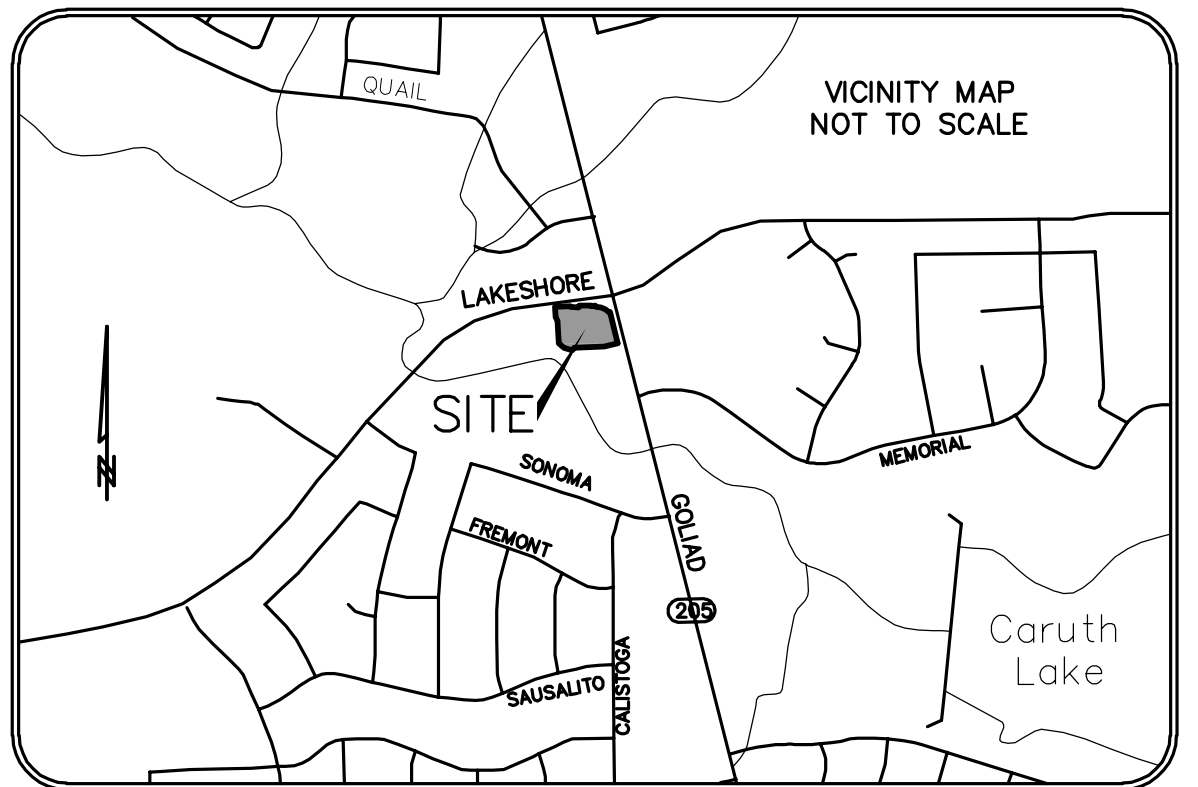
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"

CITY MON. R008
N 7040334.90
E 2592424.90



NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

PLACE OF BEGINNING
"X" CUT FOUND (CM)

N: 7034555.25
E: 2593149.42

N03°01'36"W
50.01'
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W "X" CUT FOUND (CM)
CL=26.42'

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N47°04'05"W
33.07'

N03°01'36"W
116.19'

N24°35'01"E
26.16'

N47°04'05"W
33.07'

N72°06'04"W
46.17'

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

LOT 2R, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 2, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

ABANDONED
BY THIS PLAT
DETENTION &
DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' DRAINAGE EASEMENT
BY THIS PLAT

DETENTION &
DRAINAGE EASEMENT
BY THIS PLAT

SIDEWALK EASEMENT
BY THIS PLAT

10' ONCOR
ELECTRIC EASEMENT
INST. No. 20170000012674
P.R.R.C.T.

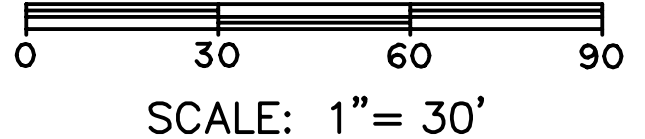
DRAINAGE &
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

NORTH STREET
GOLIAD STREET
(S.H. 205)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	39.22'	77.15'	29°07'53"	S14°30'36"E	38.80'
C2	23.19'	109.97'	12°04'50"	S21°59'35"E	23.14'
C3	15.56'	69.88'	12°45'16"	S06°55'49"E	15.52'
C4	34.65'	78.79'	25°11'56"	S14°44'48"E	34.38'
C5	20.41'	62.24'	18°47'26"	S16°43'08"E	20.32'
C6	19.32'	237.00'	4°40'12"	S04°30'03"E	19.31'
C7	27.23'	68.10'	22°54'34"	S12°41'56"E	27.05'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER
MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE
COMMONS AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2 DATE: 10/10/2018
W.A. No. 17144

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 2, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
- (2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;
- (5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
- (3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK A, LAKESHORE COMMONS 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 LOT 2R, BLOCK A, LAKESHORE COMMONS 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 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 ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES; OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT; SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

OWNER

MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED

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

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2018.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

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. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10039300

PRINTED: 10/10/2018 3:28 PM FILE: MATTHEW STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: WIER-SURVEY-STB PRINTED: 10/10/2018 3:28 PM FILE: MATTHEW STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: WIER-SURVEY-STB

Survey Boundary Closure Report

 Map-Check Lot 2R, Block A 10/11/18 10:55:19 Factor: 1.000000

Correct End - N: 5000.00000 E: 5000.00000
 Calc. End - N: 4999.99872 E: 4999.99845
 Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
 Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt. No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT

Survey Boundary Closure Report

S 67-41-34 E	81.07	4973.93899	5285.57925	10	PC->PT
S 14-17-14 E	165.99	4813.08293	5326.54274	11	
S 75-42-46 W	74.36	4794.73216	5254.48263	12	
S 86-59-47 W	154.50	4786.63653	5100.19488	13	
S 42-07-52 W	17.76	4773.46550	5088.28095	14	
N 72-06-04 W	46.17	4787.65531	5044.34556	15	
N 47-04-05 W	33.07	4810.18025	5020.13292	16	
N 03-01-36 W	116.19	4926.20817	5013.99801	17	

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq. Feet: 61014 Acres: 1.401

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Priya Acharya, PE; *Weir & Associates*

AGENDA ITEM: **P2018-036**; *Lot 8, Block A, Lakeshore Commons Addition*

SUMMARY:

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a replat for Lot 8, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 1.401-acre parcel of land (*i.e. Lot 2, Block A, Lakeshore Commons Addition*) into one (1) parcel of land (*i.e. Lot 8, Block A, Lakeshore Commons Addition*) for the purpose of abandoning and dedicating certain easements on Lot 2, Block A, Lakeshore Commons Addition for the construction of a restaurant (*i.e. Chick-Fil-A*).
- On April 18 2016, the City Council approved a preliminary plat [*P2016-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.
- On April 3 2017, the City Council approved a final plat [*P2017-012*] for Lots 1-4, Block A, Lakeshore Commons Addition.
- On June 18 2018 the City Council approved a Specific Use Permit (SUP) [*Z2018-024*] to allow a restaurant with a drive-through on the subject property.
- On August 14, 2018, the Planning and Zoning Commission approved a site plan with a drive-through [*SP2018-020*] for a restaurant (*i.e. Chick-Fil-A*) on Lot 8.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:


Should the City Council choose approve the *replat* for *Lot 8, Block A, Lakeshore Commons Addition*, staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On October 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Lyons absent.

0 25 50 100 150 200 Feet

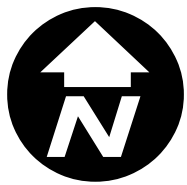
P2018-036 - LOT 8, BLOCK A, LAKESHORE COMMONS
REPLAT - LOCATION MAP = 



City of Rockwall

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

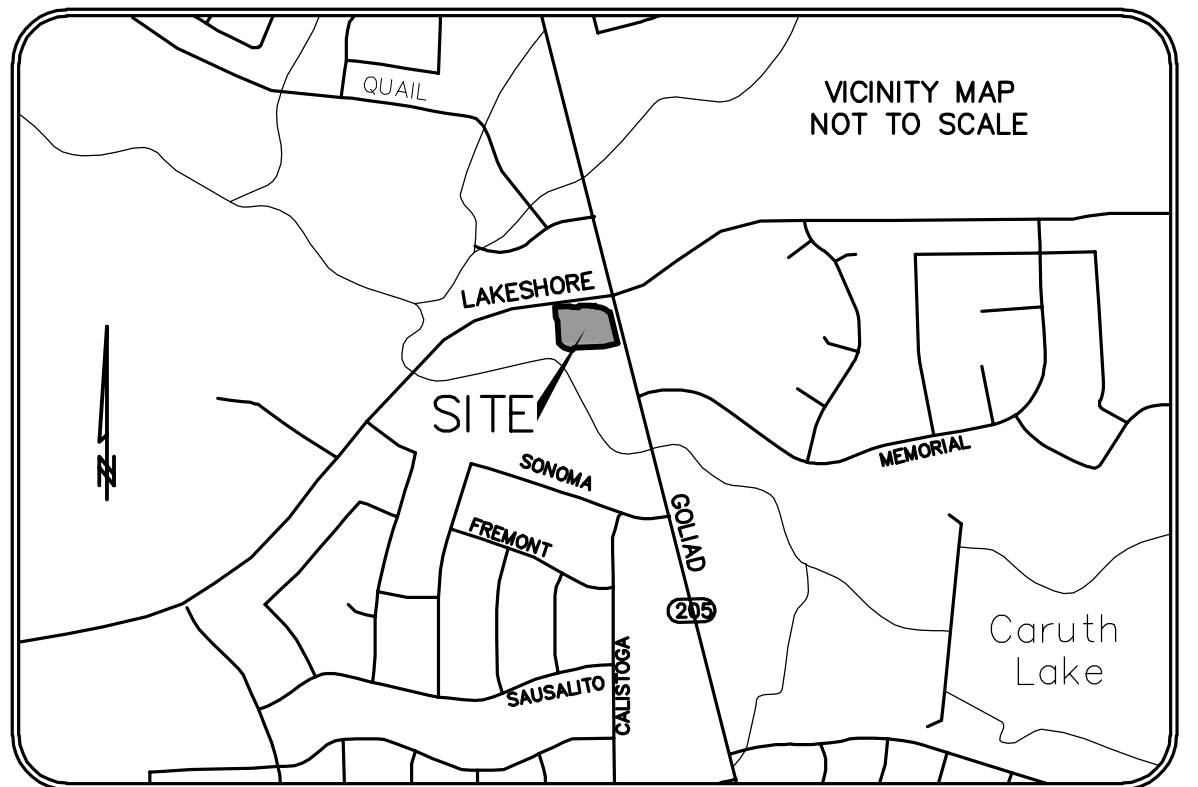
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"

CITY MON. R008
N 7040334.90
E 2592424.90



NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

PLACE OF BEGINNING
"X" CUT FOUND (CM)

N: 7034555.25
E: 2593149.42

N03°01'36"W
50.01'
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W "X" CUT FOUND (CM)
CL=26.42'

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N47°04'05"W
33.07'

N03°01'36"W
116.19'

N24°35'01"E
26.16'

N47°04'05"W
33.07'

N72°06'04"W
46.17'

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

LOT 2R, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 2, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

SLOPE EASEMENT
TRACT 1
VOL. 3828, PG. 31
D.R.R.C.T.

5/8" IRF
"STOVALL & ASSOC"
15' BUILDING LINE
INST. No. 20170000015245
P.R.R.C.T.

SLOPE EASEMENT
TRACT 2
VOL. 3828, PG. 31
D.R.R.C.T.

ABANDONED
BY THIS PLAT
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

ABANDONED
BY THIS PLAT
DETENTION &
DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' DRAINAGE EASEMENT
BY THIS PLAT

10' ONCOR ELECTRIC EASEMENT
INST. No. 2017000012674
P.R.R.C.T.

5/8" IRF
"STOVALL & ASSOC"

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

DRAINAGE &
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' WATER EASEMENT
BY THIS PLAT

SIDEWALK EASEMENT
BY THIS PLAT

25' BUILDING LINE
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

SIDEWALK EASEMENT
BY THIS PLAT

10' ONCOR
ELECTRIC EASEMENT
INST. No. 2017000012674
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
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INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

L=20.08'

5/8" IRF
"STOVALL & ASSOC"
N: 7034529.19
E: 2593434.96

12' WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

10' ROW DEDICATION
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

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INST. No. 20170000015245
P.R.R.C.T.

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10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

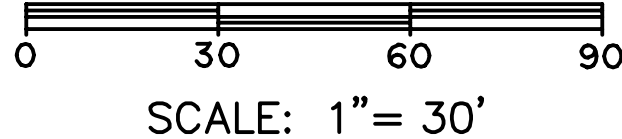
10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	39.22'	77.15'	29°07'53"	S14°30'36"E	38.80'
C2	23.19'	109.97'	12°04'50"	S21°59'35"E	23.14'
C3	15.56'	69.88'	12°45'16"	S06°55'49"E	15.52'
C4	34.65'	78.79'	25°11'56"	S14°44'48"E	34.38'
C5	20.41'	62.24'	18°47'26"	S16°43'08"E	20.32'
C6	19.32'	237.00'	4°40'12"	S04°30'03"E	19.31'
C7	27.23'	68.10'	22°54'34"	S12°41'56"E	27.05'



REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE
COMMONS AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER
MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 1 OF 2

DATE: 10/10/2018
W.A. No. 17144

PRINTED: 10/10/2018 STB FILE: WIER-SURVEY-STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW FILE: REPLAT-17144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 2, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
- (2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;
- (5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
- (3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK A, LAKESHORE COMMONS 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 LOT 2R, BLOCK A, LAKESHORE COMMONS 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 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 ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES; OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT; SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF MOORE WORTH INVESTMENTS, LLC, 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

PRINTED NAME

OWNER

MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED

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

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2018.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

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. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10039300

PRINTED: 10/10/2018 3:28 PM FILE: MATTHEW STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: WIER-SURVEY-STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW STB FILE: REPLAT-17144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

Survey Boundary Closure Report

 Map-Check Lot 2R, Block A 10/11/18 10:55:19 Factor: 1.000000

Correct End - N: 5000.00000 E: 5000.00000
 Calc. End - N: 4999.99872 E: 4999.99845
 Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
 Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt. No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT

Survey Boundary Closure Report

S 67-41-34 E	81.07	4973.93899	5285.57925	10	PC->PT
S 14-17-14 E	165.99	4813.08293	5326.54274	11	
S 75-42-46 W	74.36	4794.73216	5254.48263	12	
S 86-59-47 W	154.50	4786.63653	5100.19488	13	
S 42-07-52 W	17.76	4773.46550	5088.28095	14	
N 72-06-04 W	46.17	4787.65531	5044.34556	15	
N 47-04-05 W	33.07	4810.18025	5020.13292	16	
N 03-01-36 W	116.19	4926.20817	5013.99801	17	

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq. Feet: 61014 Acres: 1.401



November 13, 2018

ATTN: PRIYA ACHARYA
WIER & ASSOCIATES, INC
2201 E. LAMAR BLVD, SUITE 200E
ARLINGTON, TX 76006

RE: REPLAT PLAT (P2018-036), Lot 8, Block A, Lakeshore Commons

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:

Should the City Council choose approve the replat for Lot 8, Block A, Lakeshore Commons Addition, staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION:

On October 30, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Lyons absent.

CITY COUNCIL:

On November 5, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

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

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