



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-038 P&Z DATE 12/11/18 CC DATE 12/17/18 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

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

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2018-038

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address Lot 16, Block 2, Alliance Addn. Ph 2

Subdivision Alliance Addn. Ph 2

Lot

16

Block

2

General Location Southeast corner of Wallace Rd and FM 3097

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

Current Zoning Planned Development District

Current Use Undeveloped

Proposed Zoning Not Applicable (N/A)

Proposed Use Medical Office

Acreage 0.85

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 Woodhill Dental Specialties

Applicant Eric L. Davis Engineering, Inc

Contact Person

Contact Person Mitchell Lenamond, P.E.

Address 8355 Walnut Hill Lane

Address 120 E Main St

Suite #100

City, State & Zip Dallas, TX

City, State & Zip Forney, TX 75126

Phone 9727715258

Phone 9725640592

E-Mail

E-Mail ml@eldengineering.com

## NOTARY VERIFICATION [REQUIRED]

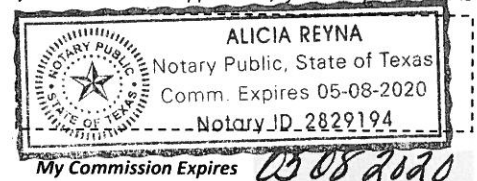
Before me, the undersigned authority, on this day personally appeared Mitchell Lenamond [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 8<sup>th</sup> day of November, 2018. 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 8<sup>th</sup> day of November, 2018.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

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

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

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

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

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

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

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

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

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

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

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

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



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police


From: Planning & Zoning Department

Date: 11/13/2018

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, 11/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 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:** P2018-038  
**Project Name:** LOt 16, Block 2, Alliance Addition Phase 2  
**Project Type:** PLAT  
**Applicant Name:** ERIC L. DAVIS, ENGINEERING, INC.  
**Owner Name:** WOODHILL DENTAL SPECIALTIES  
**Project Description:**

0 25 50 100 150 200 Feet

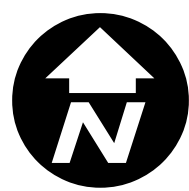
P2018-038 - LOT 16, BLOCK 2, ALLIANCE ADDITION PHASE 2  
FINAL PLAT - LOCATION MAP = 

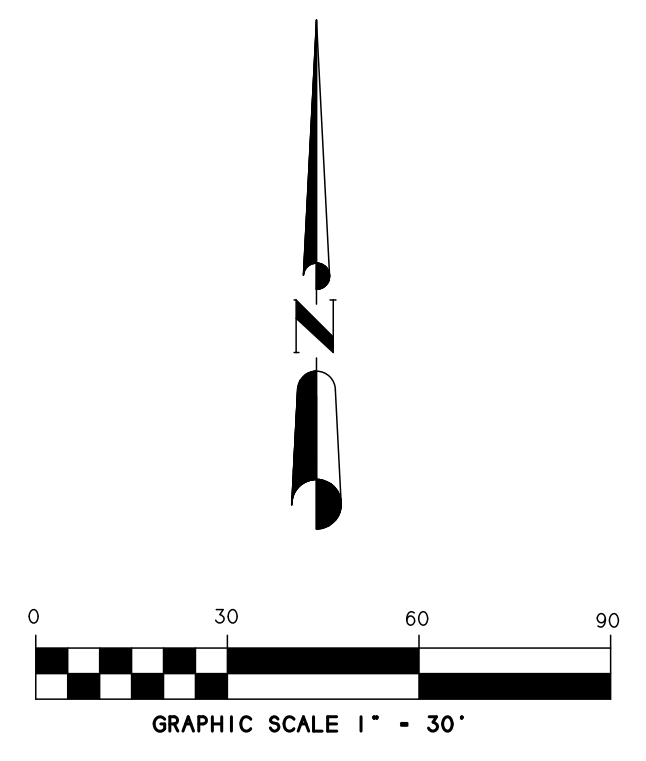
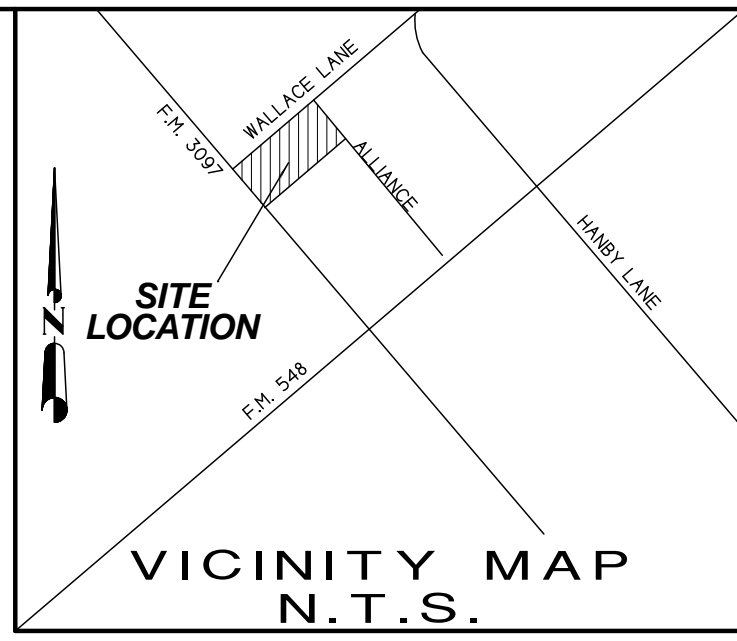
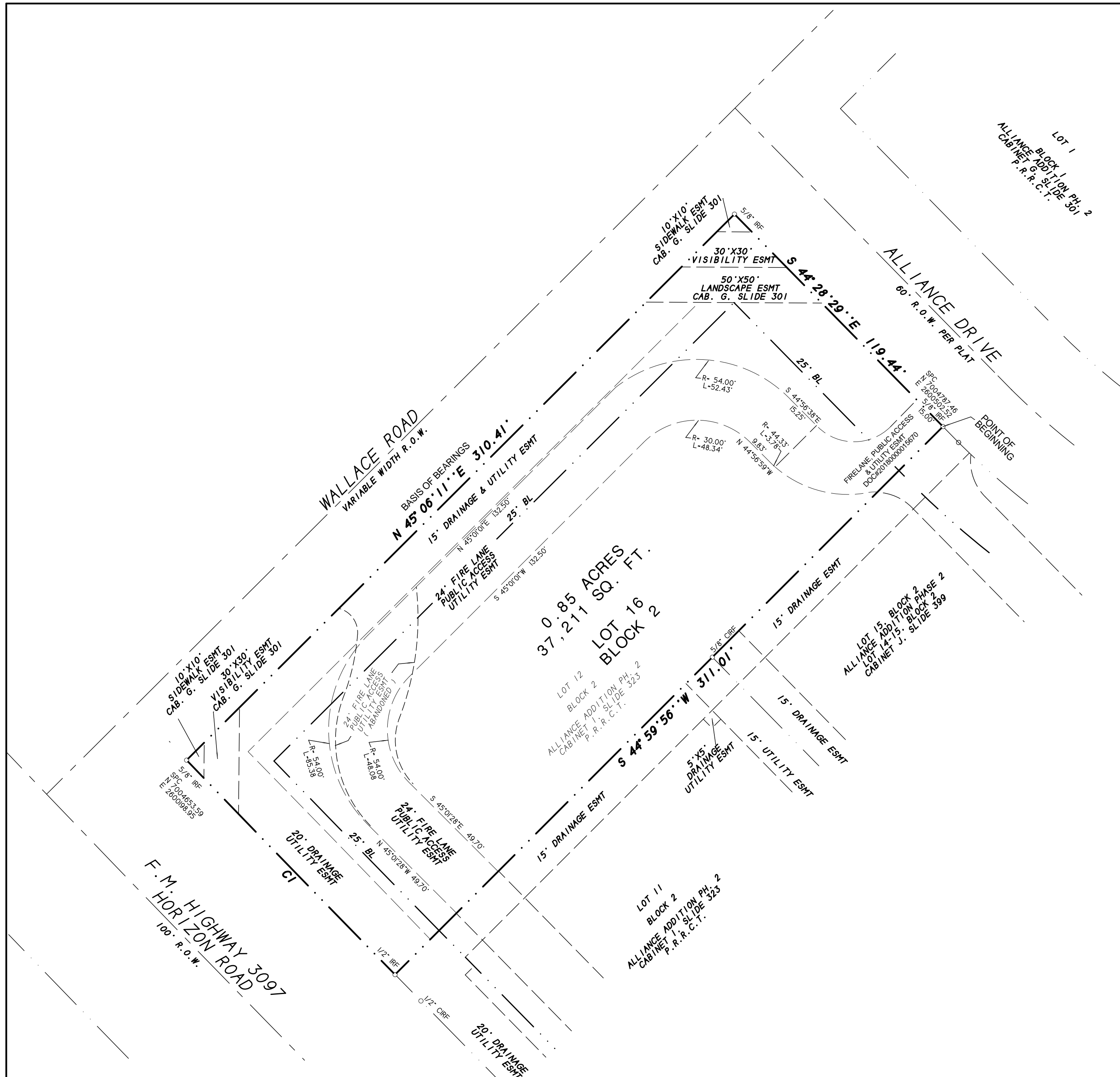


# City of Rockwall

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





CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	0°36'10"	11409.16	120.01	60.01	120.01	N 44°11'33"W

FINAL PLAT  
**ALLIANCE ADDITION PHASE 2**  
**LOT 16, BLOCK 2**  
 BEING A REPLAT OF LOT 12, BLOCK 2  
 ALLIANCE ADDITION PHASE 2  
 0.85 ACRES OR 37,211 S.F.  
 ( 1 LOT )  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	PH	FP
TELEVISION	METER	METER	METER	METER
CABLE RISER	BOX	BOX	BOX	BOX
ELEC	ELEC	NO	LP	1/2" BF
ELECTRIC	SUBSURFACE	BOX	METER	POST AND RAIL
METER	JUNCTION BOX	POLE	CORNER	
-X-	BOUNDARY LINE	A/C	PROPANE TANK	
FENCE		UNIT		

OWNER:  
 WOODHILL DENTAL SPECIALTIES, LLC  
 8355 WALNUT HILL LANE  
 SUITE 100  
 DALLAS, TEXAS 75237

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 9, 2018  
 SCALE 1" = 40' FILE # 20180036-RP  
 CLIENT WOODHILL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS WOODHILL DENTAL SPECIALTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 323, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 12, Block 2 and west most corner of Lot 15, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 399, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 44 deg. 59 min. 56 sec. W. a distance of 311.01 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Horizon Road F.M. Highway 3097, a 100 foot right-of-way;

THENCE in a northwesterly direction along a curve to the right having a central angle of 00°36'10", a radius of 11409.16 feet, a tangent of 60.01 feet, a chord of N 44°11'33" W, 120.01 feet along said right-of-way line, an arc distance of 120.01 feet to a 5/8" iron rod found for corner in the southeast right-of-way of Wallace Road;

THENCE N. 45 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 310.41 feet to a 5/8" iron rod found for corner at the north corner of Lot 12, and in the southwest right-of-way line of said Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 119.44 feet to the POINT OF BEGINNING and containing 37,211 square feet or 0.85 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, an Addition 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. I further certify that all other parties who have a mortgage or lien interest in the ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint aining, 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.
- 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.
- The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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.

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 exaction's made herein.

\_\_\_\_\_ for WOODHILL DENTAL SPECIALTIES, LLC

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 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

\_\_\_\_\_  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 16, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

FINAL PLAT  
**ALLIANCE ADDITION PHASE 2  
LOT 16, BLOCK 2**  
BEING A REPLAT OF LOT 12, BLOCK 2  
ALLIANCE ADDITION PHASE 2  
0.85 ACRES OR 37,211 S.F.  
( 1 LOT )  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FI	PP	PP						
TELEVISION	GAS	TEL	FI	PP	PP						
CABLE	METER	PHONE	HOSE	FIRE	HYDRANT	POLE					
ELEC	ELEC	ELEC	WATER	LP	LP	LP	LP	LP	LP	LP	LP
ELECTRIC	BOILER	BOILER	SUBSURFACE	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
METER	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX
—X—	EXEMPT LINE	—	A/C	PROPANE	TANK						
—	PROPERTY LINES										

OWNER:  
WOODHILL DENTAL SPECIALTIES, LLC  
8355 WALNUT HILL LANE  
SUITE 100  
DALLAS, TEXAS 75237

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 9, 2018  
SCALE 1" = 40' FILE # 20180036-RP  
CLIENT WOODHILL

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, February 20, 2018 9:18 am.					
Start					
33	REF		7004567.54827	2600282.61315	0.00
IC To Cntr. Pt.		N 45°30'22" E			
38	RP		7012563.47965	2608421.04133	0.00
	Arc	120.01		Central Angle	0°36'10"
	Chord	120.01		Chord Bearing	N 44°11'33" W
	Radius	11409.16		Bng from Cntr Pt	S 46°06'31" W
	Tangent	60.01		Elevation Change	0.00
35	REF		7004653.59636	2600198.95655	0.00
IN		N 45°06'11" E	310.41		
34	REF		7004872.69737	2600418.84716	0.00
IN		S 44°28'29" E	119.44		
30	REF		7004787.46982	2600502.52617	0.00
IN		S 44°59'56" W	311.01		
33	REF		7004567.54827	2600282.61315	0.00

Area = 37210.56 Sq. Feet or 0.85 Acres



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

**AGENDA DATE:** 11/27/2018

**APPLICANT:** Mitchell Lenamond; *Eric L. Davis Engineering, Inc.*

**AGENDA ITEM:** **P2018-38**; *Lot 16, Block 2, Alliance Addition, Phase 2*

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**SUMMARY:**

Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to replat a 0.85-acre parcel of land (*i.e. Lot 12, Block 2, Alliance Addition*) for the purpose of creating one (1) lot (*i.e. Lot 16, Block 2, Alliance Addition, Phase 2*) to establish the necessary public access, fire lane, drainage, and utility easements to construct a medical office building (*i.e. Woodhill Dental*).
- On June 26, 2018, the Planning and Zoning Commission approved a Site Plan [*i.e. SP2018-014*] for a medical office building on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

**RECOMMENDATIONS:**

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for Lot 16, Block 2, Alliance Addition, Phase 2, staff would recommend the following conditions:

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


## City of Rockwall Project Plan Review History



<b>Project Number</b> P2018-038	<b>Owner</b> WOODHILL DENTAL SPECIALTIES	<b>Applied</b> 11/13/2018	<b>LM</b>
<b>Project Name</b> LOt 16, Block 2, Alliance Addition Phase 2	<b>Applicant</b> ERIC L. DAVIS, ENGINEERING, INC.	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> FINAL		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 149 H WALLACE LN		<b>City, State Zip</b> ROCKWALL, TX 75032	
		<b>Zoning</b>	
<b>Subdivision</b> ALLIANCE ADDITION PH 2	<b>Tract</b> 1	<b>Block</b> 2	<b>Lot No</b> 12
		<b>Parcel No</b> 3039-0002-0001-00-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/13/2018	11/20/2018	11/20/2018	7	APPROVED	
ENGINEERING	Sarah Hager	11/13/2018	11/20/2018	11/21/2018	8	APPROVED	
FIRE	Ariana Hargrove	11/13/2018	11/20/2018	11/21/2018	8	APPROVED	
GIS	Lance Singleton	11/13/2018	11/20/2018	11/20/2018	7	APPROVED	
PLANNING	Daniella Madubuike	11/13/2018	11/20/2018	11/21/2018	8	COMMENTS	COMMENTS
P2018-038 Replat for Woodhill Dental: Please address the following comments (M= Mandatory Comments; I = Informational Comments)							
I.1 This is a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane.							
I.2 For questions or comments concerning this case please contact Daniella Madubuike in the Planning Department at (972) 772-6436 or email dmadubuike@rockwall.com.							
M.3 For reference, include the case number (P2018-038) in the lower right hand corner of all pages on future submittals.							
M.3 Site Plan. Please show new and existing easements on a separate easements page.							
M.4 Site Plan. Please review PD-57 setback and landscape buffer requirements to ensure conformance.							
I.5 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 December 4th, 2018. The Planning and Zoning Meeting for this case is November 27, 2018.							
I.6 The projected City Council meeting date and subsequent approval for this plat is December 3rd, 2018.							

0 25 50 100 150 200 Feet

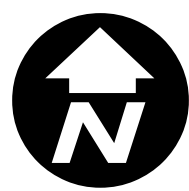
P2018-038 - LOT 16, BLOCK 2, ALLIANCE ADDITION PHASE 2  
FINAL PLAT - LOCATION MAP = 

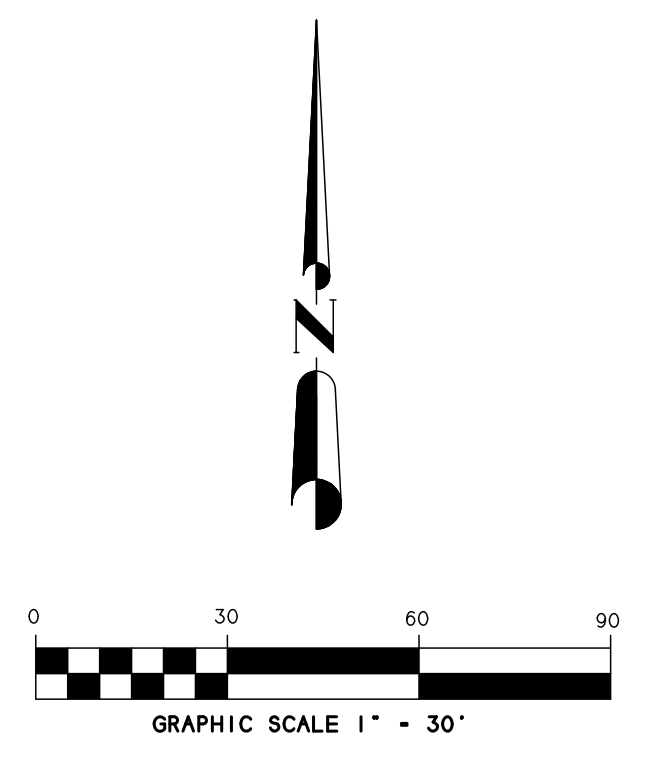
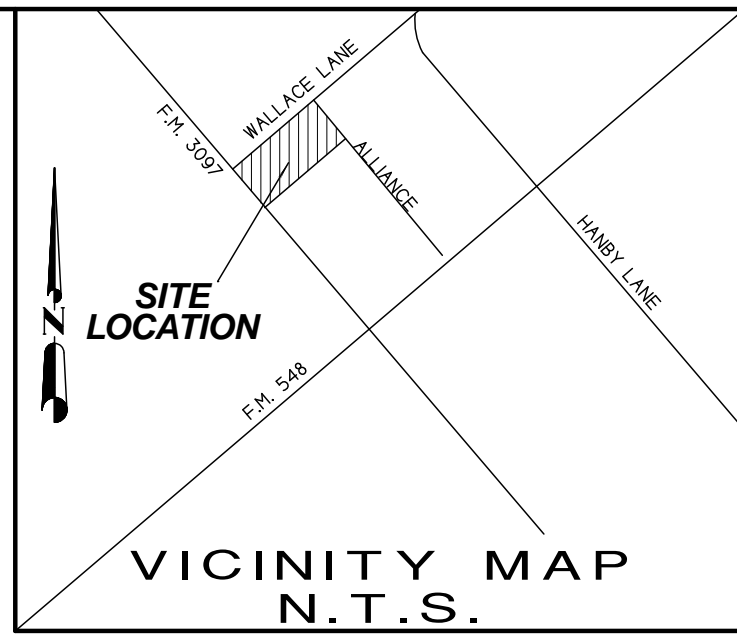
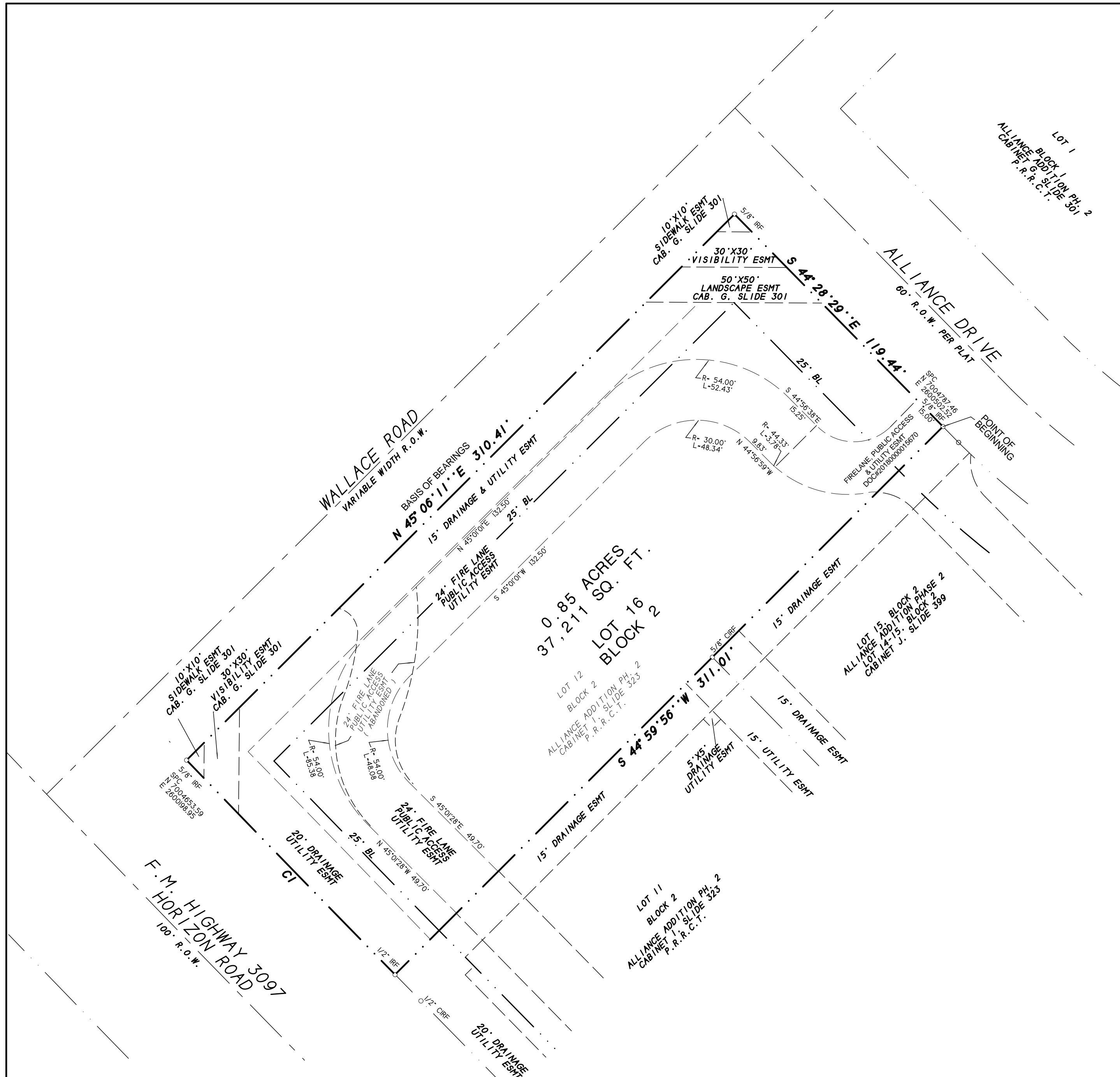


# City of Rockwall

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





CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	0°36'10"	11409.16	120.01	60.01	120.01	N 44°11'33"W

FINAL PLAT  
**ALLIANCE ADDITION PHASE 2**  
**LOT 16, BLOCK 2**  
 BEING A REPLAT OF LOT 12, BLOCK 2  
 ALLIANCE ADDITION PHASE 2  
 0.85 ACRES OR 37,211 S.F.  
 ( 1 LOT )  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	FP
TELEVISION	METER	METER	METER	METER
CABLE RISER	PHONE	PHONE	HYDRANT	POWER
				POLE
ELEC	ELEC	NO	LP	1/2" BF
ELECTRIC	BOX	BOX	METER	POST AND
METER	SUBSURFACE	JUNCTION	POLE	CORNER
-X-	BOUNDARY	LINE	A/C	PROPANE
FENCE			UNIT	TANK

OWNER:  
 WOODHILL DENTAL SPECIALTIES, LLC  
 8355 WALNUT HILL LANE  
 SUITE 100  
 DALLAS, TEXAS 75237

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 9, 2018  
 SCALE 1" = 40' FILE # 20180036-RP  
 CLIENT WOODHILL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS WOODHILL DENTAL SPECIALTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 323, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 12, Block 2 and west most corner of Lot 15, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 399, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 44 deg. 59 min. 56 sec. W. a distance of 311.01 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Horizon Road F.M. Highway 3097, a 100 foot right-of-way;

THENCE in a northwesterly direction along a curve to the right having a central angle of 00°36'10", a radius of 11409.16 feet, a tangent of 60.01 feet, a chord of N 44°11'33" W, 120.01 feet along said right-of-way line, an arc distance of 120.01 feet to a 5/8" iron rod found for corner in the southeast right-of-way of Wallace Road;

THENCE N. 45 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 310.41 feet to a 5/8" iron rod found for corner at the north corner of Lot 12, and in the southwest right-of-way line of said Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 119.44 feet to the POINT OF BEGINNING and containing 37,211 square feet or 0.85 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, an Addition 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. I further certify that all other parties who have a mortgage or lien interest in the ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint aining, 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.
- 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.
- The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- 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.

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 exaction's made herein.

\_\_\_\_\_ for WOODHILL DENTAL SPECIALTIES, LLC

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 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

\_\_\_\_\_  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 16, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

FINAL PLAT  
**ALLIANCE ADDITION PHASE 2  
LOT 16, BLOCK 2**  
BEING A REPLAT OF LOT 12, BLOCK 2  
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0.85 ACRES OR 37,211 S.F.  
( 1 LOT )  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
⊗	⊙	TEL	⊖	⊕	⊕	TELEVISION CABLE	GAS METER	PHONE METER	FIRE HOSE	FIRE HYDRANT	POWER POLE
▲	□	⊙	⊕	⊕	⊕	ELEC. METER	ELEC. BOX	ELEC. WATER METER	WATER METER	LIGHT POLE	7/8" IRON ROD FOUND (1 CORNER)
—X—	—	—	—	—	—	FENCE	EXEMPT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

OWNER:  
WOODHILL DENTAL SPECIALTIES, LLC  
8355 WALNUT HILL LANE  
SUITE 100  
DALLAS, TEXAS 75237

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 9, 2018  
SCALE 1" = 40' FILE # 20180036-RP  
CLIENT WOODHILL

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, February 20, 2018 9:18 am.					
Start					
33	REF		7004567.54827	2600282.61315	0.00
IC To Cntr. Pt.		N 45°30'22" E			
38	RP		7012563.47965	2608421.04133	0.00
	Arc	120.01		Central Angle	0°36'10"
	Chord	120.01		Chord Bearing	N 44°11'33" W
	Radius	11409.16		Bng from Cntr Pt	S 46°06'31" W
	Tangent	60.01		Elevation Change	0.00
35	REF		7004653.59636	2600198.95655	0.00
IN		N 45°06'11" E	310.41		
34	REF		7004872.69737	2600418.84716	0.00
IN		S 44°28'29" E	119.44		
30	REF		7004787.46982	2600502.52617	0.00
IN		S 44°59'56" W	311.01		
33	REF		7004567.54827	2600282.61315	0.00

Area = 37210.56 Sq. Feet or 0.85 Acres

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 12/03/2018

**APPLICANT:** Mitchell Lenamond; *Eric L. Davis Engineering, Inc.*

**AGENDA ITEM:** **P2018-38**; *Lot 16, Block 2, Alliance Addition, Phase 2*

---

## **SUMMARY:**

Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 0.85-acre parcel of land (*i.e. Lot 12, Block 2, Alliance Addition*) for the purpose of creating one (1) lot (*i.e. Lot 16, Block 2, Alliance Addition, Phase 2*) to establish the necessary public access, fire lane, drainage, and utility easements to construct a medical office building (*i.e. Woodhill Dental*).
- On June 26, 2018, the Planning and Zoning Commission approved a Site Plan [*i.e. SP2018-014*] for a medical office building on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

## **RECOMMENDATIONS:**


If the City Council chooses to approve the *replat* for Lot 16, Block 2, Alliance Addition, Phase 2, 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 November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Commissioner Logan absent.

0 25 50 100 150 200 Feet

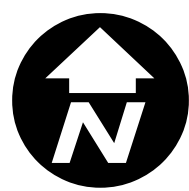
P2018-038 - LOT 16, BLOCK 2, ALLIANCE ADDITION PHASE 2  
FINAL PLAT - LOCATION MAP = 



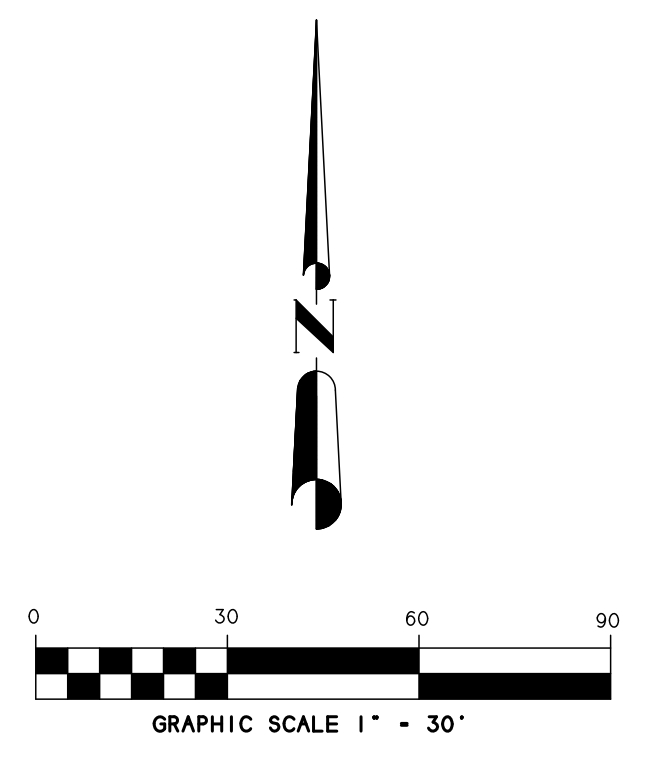
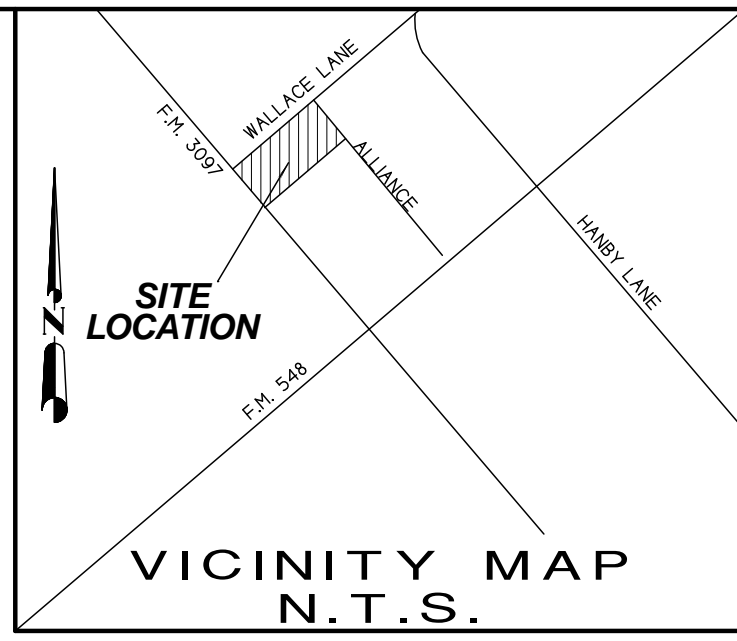
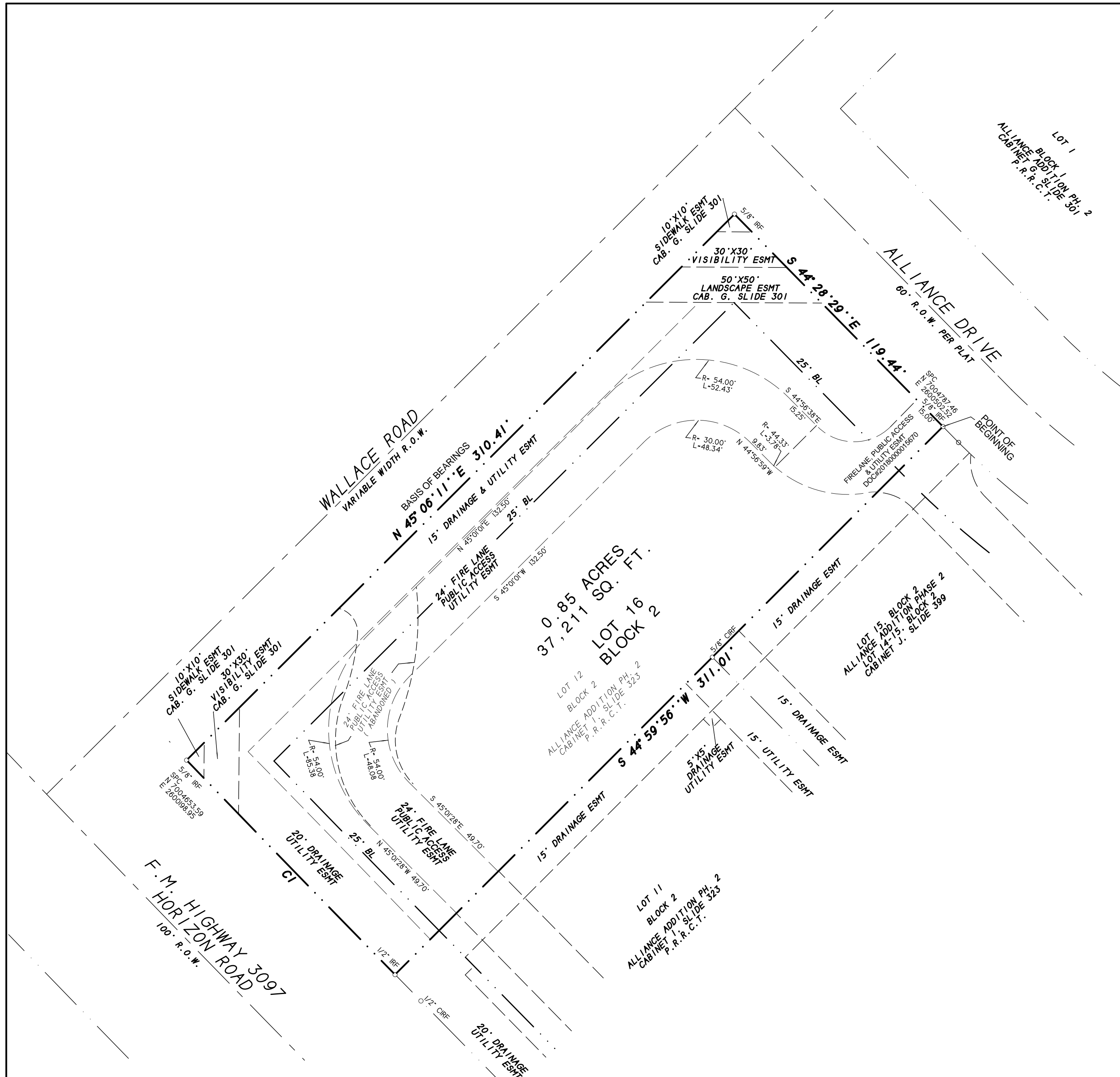
# City of Rockwall

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 W.W. FORD SURVEY, ABSTRACT NO. 80  
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SHEET 1 OF 2

SYMBOL LEGEND

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TELEVISION	METER	METER	POLE	POLE
CABLE RISER	PHONE	RISER	HYDRANT	
ELEC	ELEC	BOX	LP	1/2" BF
ELECTRIC	SUBSURFACE	JUNCTION BOX	METER	POST AND RAIL
METER	JUNCTION BOX			CORNER
-X-	BOUNDARY LINE	A/C	PROPANE TANK	
FENCE		UNIT		

OWNER:  
 WOODHILL DENTAL SPECIALTIES, LLC  
 8355 WALNUT HILL LANE  
 SUITE 100  
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SURVEY DATE FEBRUARY 9, 2018  
 SCALE 1" = 40' FILE # 20180036-RP  
 CLIENT WOODHILL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
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(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, an Addition 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. I further certify that all other parties who have a mortgage or lien interest in the ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, have been notified and signed this plat.

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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.

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 exaction's made herein.

\_\_\_\_\_ for WOODHILL DENTAL SPECIALTIES, LLC

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 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

\_\_\_\_\_  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 16, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

FINAL PLAT  
**ALLIANCE ADDITION PHASE 2  
LOT 16, BLOCK 2**  
BEING A REPLAT OF LOT 12, BLOCK 2  
ALLIANCE ADDITION PHASE 2  
0.85 ACRES OR 37,211 S.F.  
( 1 LOT )  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
⊗	⊕	TEL	⊖	⊕	⊕	TELEVISION CABLE WIRE	GAS METER	PHONE METER	FIRE HOSE	FIRE HYDRANT	POWER POLE
▲	□	⊕	⊕	⊕	⊕	ELEC. METER	ELEC. BOX	ELEC. WATER METER	WATER METER	LIGHT POLE	7/8" IRON ROD FOUND (1 CORNER)
—X—	—	—	—	—	—	FENCE	EXEMPT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

OWNER:  
WOODHILL DENTAL SPECIALTIES, LLC  
8355 WALNUT HILL LANE  
SUITE 100  
DALLAS, TEXAS 75237

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 9, 2018  
SCALE 1" = 40' FILE # 20180036-RP  
CLIENT WOODHILL

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, February 20, 2018 9:18 am.					
Start					
33	REF		7004567.54827	2600282.61315	0.00
IC To Cntr. Pt.		N 45°30'22" E			
38	RP		7012563.47965	2608421.04133	0.00
	Arc	120.01		Central Angle	0°36'10"
	Chord	120.01		Chord Bearing	N 44°11'33" W
	Radius	11409.16		Bng from Cntr Pt	S 46°06'31" W
	Tangent	60.01		Elevation Change	0.00
35	REF		7004653.59636	2600198.95655	0.00
IN		N 45°06'11" E	310.41		
34	REF		7004872.69737	2600418.84716	0.00
IN		S 44°28'29" E	119.44		
30	REF		7004787.46982	2600502.52617	0.00
IN		S 44°59'56" W	311.01		
33	REF		7004567.54827	2600282.61315	0.00

Area = 37210.56 Sq. Feet or 0.85 Acres



December 7, 2018

**ATTN:** Eric L. Davis  
Engineering, INC.  
120 E. Main Street  
Forney, TX 75126

**RE: FINAL PLAT (P2018-038), Lot 16, Block 2, Alliance Addition Phase 2**

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 12/03/2018. The following is a record of all recommendations, voting records and conditions of approval:

*STAFF RECOMMENDATIONS:*

*If the City Council chooses to approve the replat for Lot 16, Block 2, Alliance Addition, Phase 2, 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 November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Commissioner Logan absent.*

*CITY COUNCIL:*

*On December 3, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.*

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

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

**Daniella Madubuike**  
Planner  
Planning & Zoning Department  
City of Rockwall, TX