



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-0 P&Z DATE 11/27/2018 CC DATE 12/07/2018 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

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

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

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

Subdivision

Lot

3

Block

A

General Location

La Jolla Point Dr & Carmel Cir

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

1.28

Lots [Current]

1

Lots [Proposed]

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

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

Owner

Same As Applicant

Applicant

Clay Shipman

Contact Person

Contact Person

Address

Address

7700 Cody Lane #2705

City, State & Zip

City, State & Zip

Sachse, TX 75048

Phone

Phone

469-853-0400

E-Mail

E-Mail

clay@shipman-fire.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Clay Shipman [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 \$ 325.00, 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, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 8<sup>th</sup> day of November, 20 18.

Owner's/Applicant's Signature

*Clay Shipman*  
*Lorena Perez*

Notary Public in and for the State of Texas



My Commission Expires 10-03-2021



**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: 11/15/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/27/2018. 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:** P2018-039  
**Project Name:** Lot 3, Block A, La Jolla Pointe Addition Phase 2  
**Project Type:** PLAT  
**Applicant Name:** CLAY SHIPMAN  
**Owner Name:** Shipman, Clay  
**Project Description:**



# RECEIPT

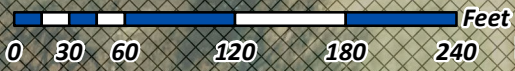
Project Number: P2018-039  
Job Address: LA JOLLA POINTE DR  
ROCKWALL, TX 75087

Receipt Number: B83042  
Printed: 11/21/2018 11:02 am

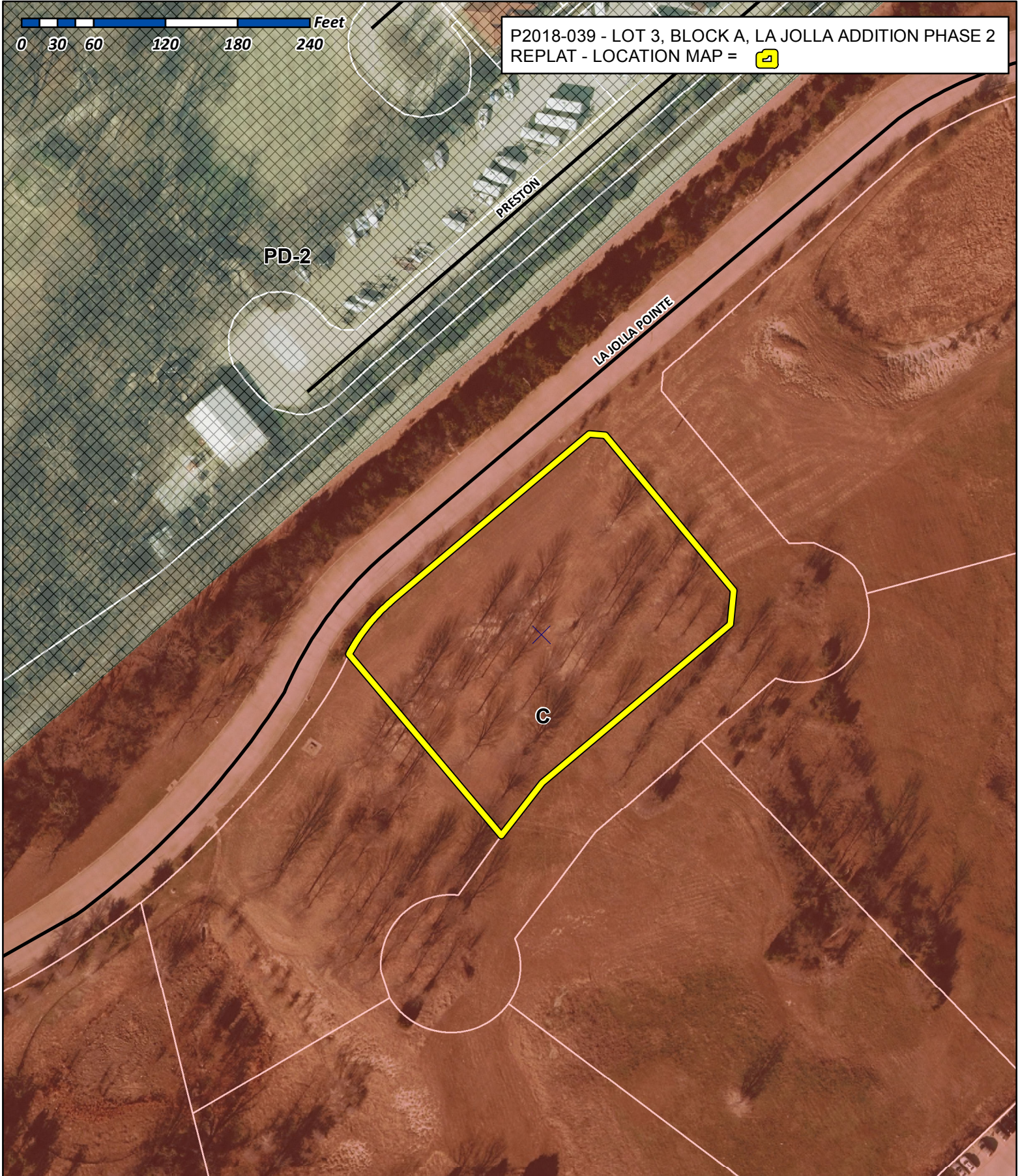
Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 325.60

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**Total Fees Paid:** \$ 325.60  
Date Paid: 11/21/2018 12:00:00AM  
Paid By: SHIPMAN FIRE  
Pay Method: CHECK 8489  
Received By: LM



P2018-039 - LOT 3, BLOCK A, LA JOLLA ADDITION PHASE 2  
REPLAT - LOCATION MAP =

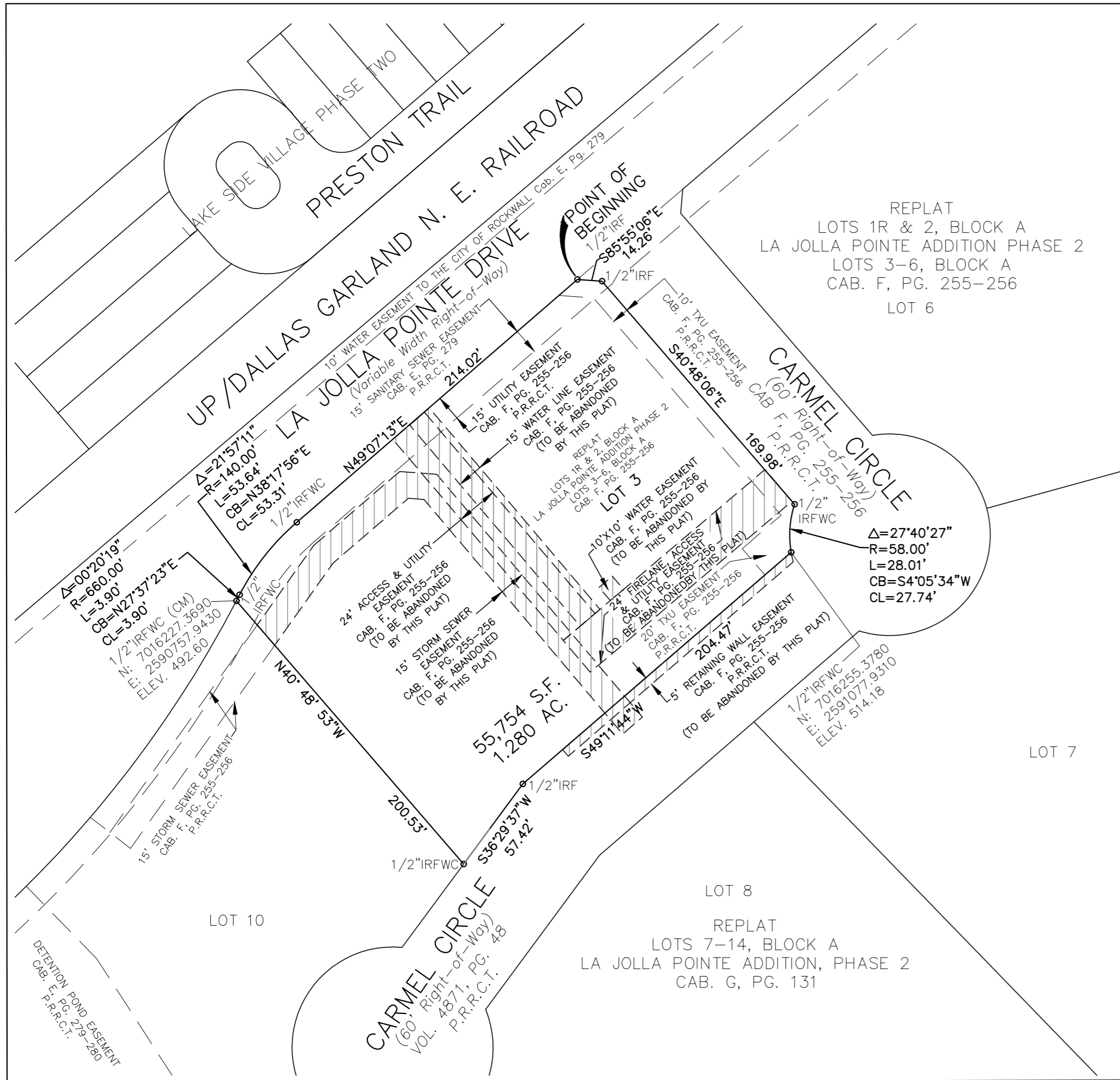


# City of Rockwall

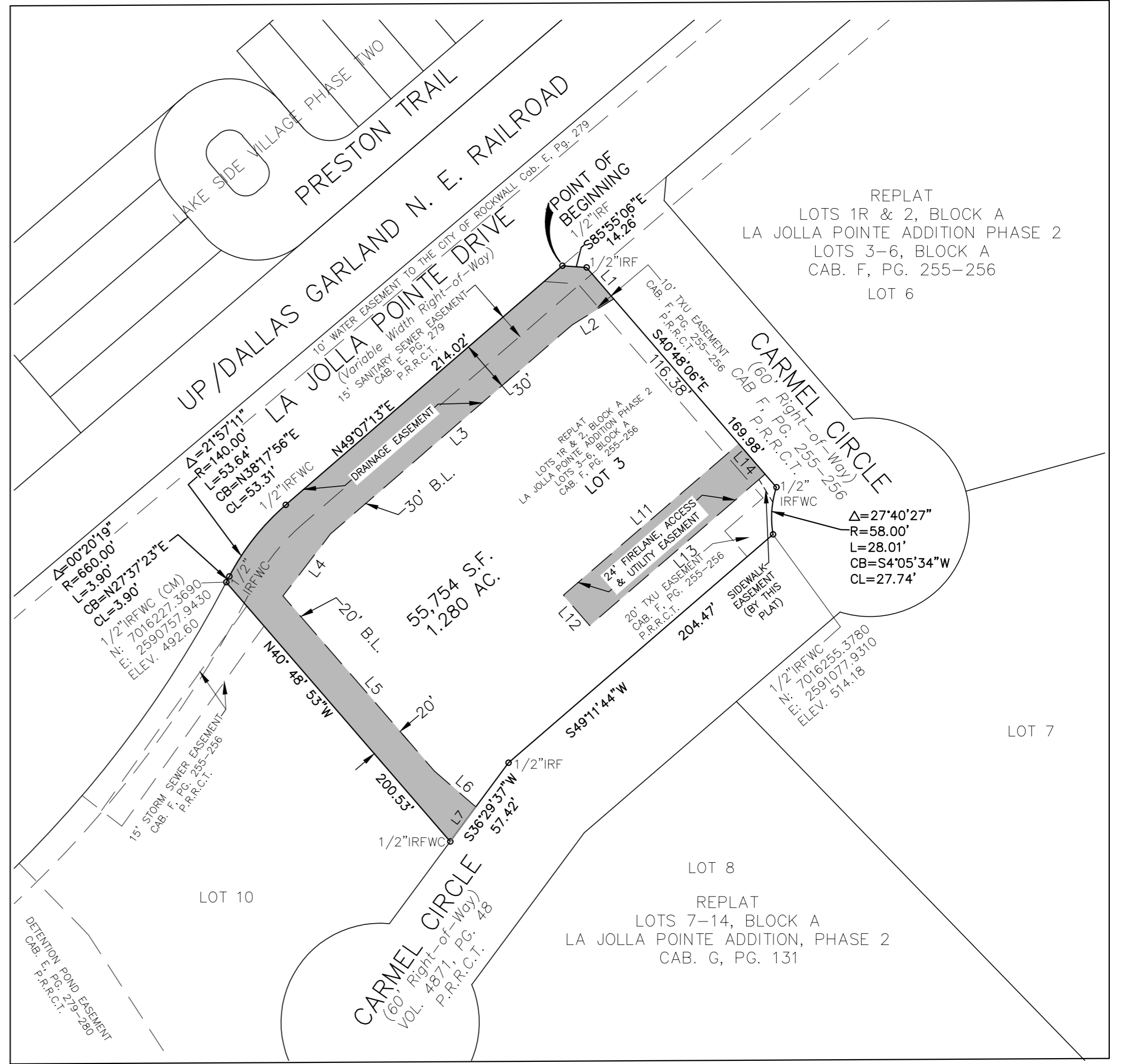
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.

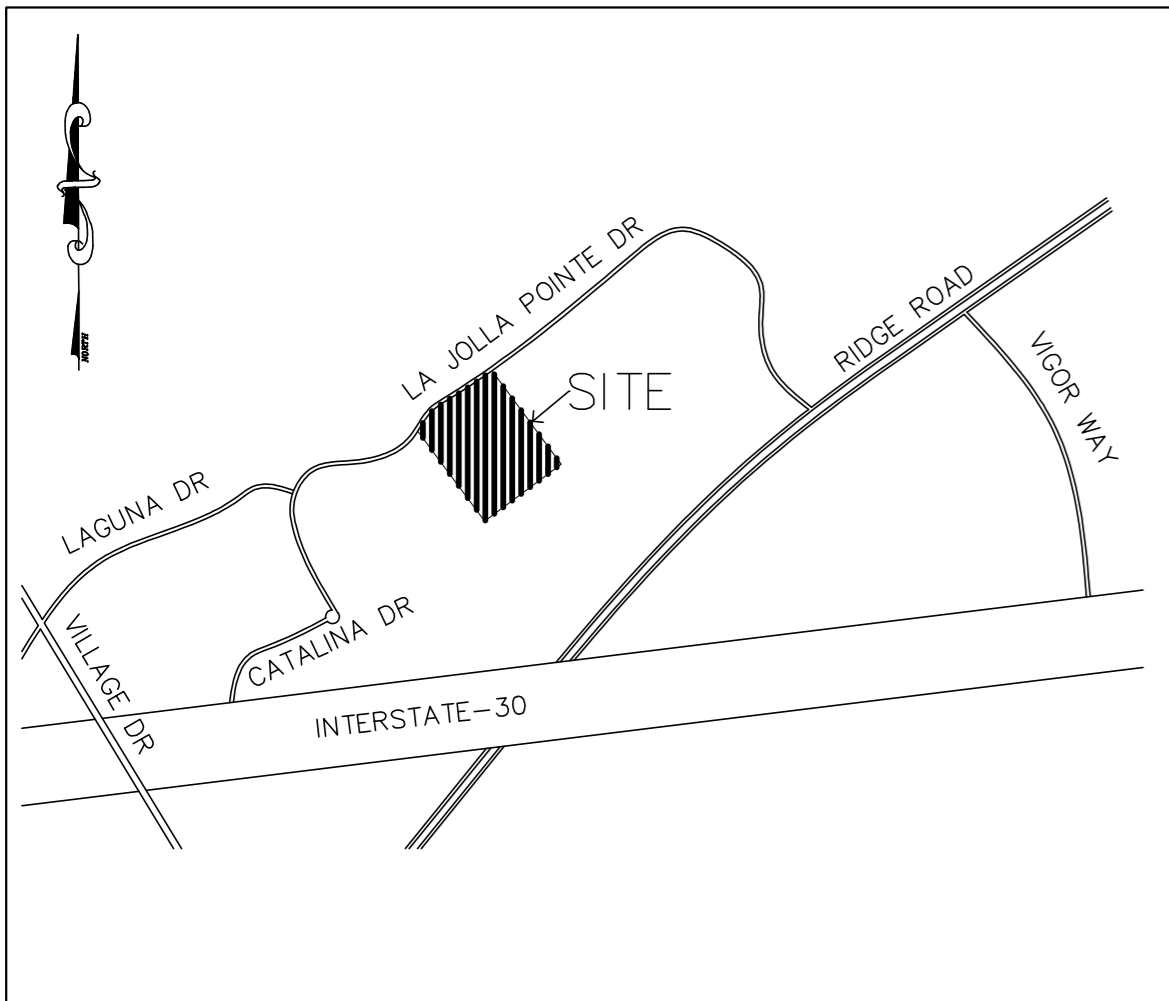




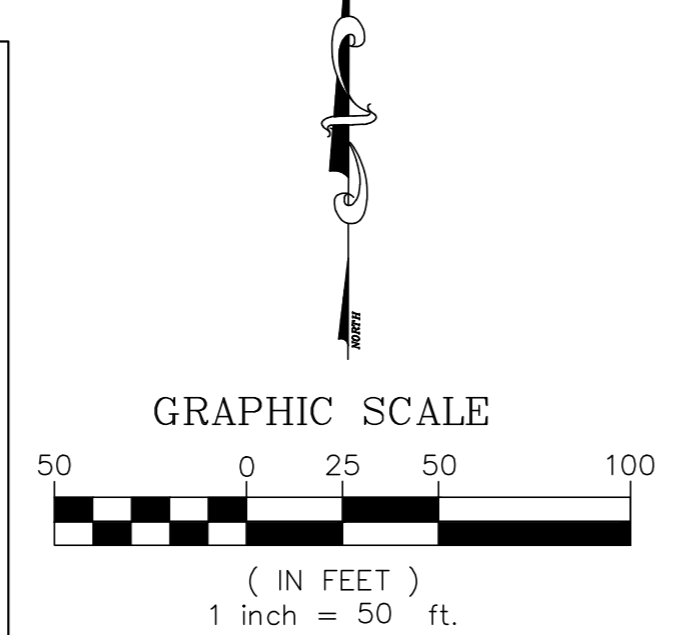
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



**SURVEYORS:**  
33° LATITUDE  
A LAND SURVEYING & ENGINEERING COMPANY  
**33 DEGREES LATITUDE, LLC**  
17250 DALLAS PARKWAY  
DALLAS, TEXAS 75248  
(972) 677-9933

**DEVELOPER:**  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
7700 CODY LANE, SUITE 2705  
SACHSE, TEXAS 75048  
(469) 853-0400

**LEGEND:**

P.R.R.C.T.  
IRF  
P.O.B.  
ROW  
BL  
SQ FT  
IRFWC  
VOL.  
CAB.  
PG.

PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
IRON ROD FOUND  
POINT OF BEGINNING  
RIGHT-OF-WAY  
BUILDING LINE  
SQUARE FEET  
IRON ROD FOUND WITH CAP  
VOLUME  
CABINET  
PAGE

-----  
EASEMENT TO BE ABANDONED

-----  
EASEMENT TO BE DEDICATED

**ENGINEERS:**

**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
OFFICE: (214) 634-3300 FAX: (214) 634-3338  
WWW.USAENGINEERS.COM  
USA1 2018006.00

Line Table		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'

- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
  - Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

**REPLAT**  
LOT 3, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
BEING A REPLAT  
OF  
LOTS 1R & 2, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SEPTEMBER 2018

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title
Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Truong, 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

JOHN TRUONG DATE
Registered Professional Land Surveyor Registration No. 6514
33 DEGREES LATITUDE, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

SURVEYORS:
33° LATITUDE
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00

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

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

**APPLICANT:** Clay Shipman

**AGENDA ITEM:** **P2018-039**; *Lot 21, Block A, La Jolla Pointe Addition, Phase 2*

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**SUMMARY:**

Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to replat a 1.28-acre parcel of land [*i.e. Lot 3, Block A, La Jolla Pointe Addition, Phase 2*] to create *Lot 21, Block A, La Jolla Pointe Addition, Phase 2* for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements to allow for the construction of an office building.
- On July 10, 2018, the Planning and Zoning Commission approved a site plan [*SP2018-016*] establishing a three (3) story, ~7,282 SF 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 21, Block A, La Jolla Pointe 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) The total tree mitigation balance of 245-caliper inches will be due prior to the issuance of a building permit and/or prior to the filing of a final plat; and,
- 3) 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**



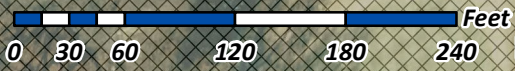
<b>Project Number</b>	P2018-039	<b>Owner</b>	Shipman, Clay	<b>Applied</b>	11/15/2018	LM
<b>Project Name</b>	Lot 3, Block A, La Jolla Pointe Addition	<b>Applicant</b>	CLAY SHIPMAN	<b>Approved</b>		
<b>Type</b>	Phase 2			<b>Closed</b>		
<b>Subtype</b>	REPLAT			<b>Expired</b>		
<b>Status</b>	P&Z HEARING			<b>Status</b>	11/21/2018	RM

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
LA JOLLA POINTE DR	ROCKWALL, TX 75087	

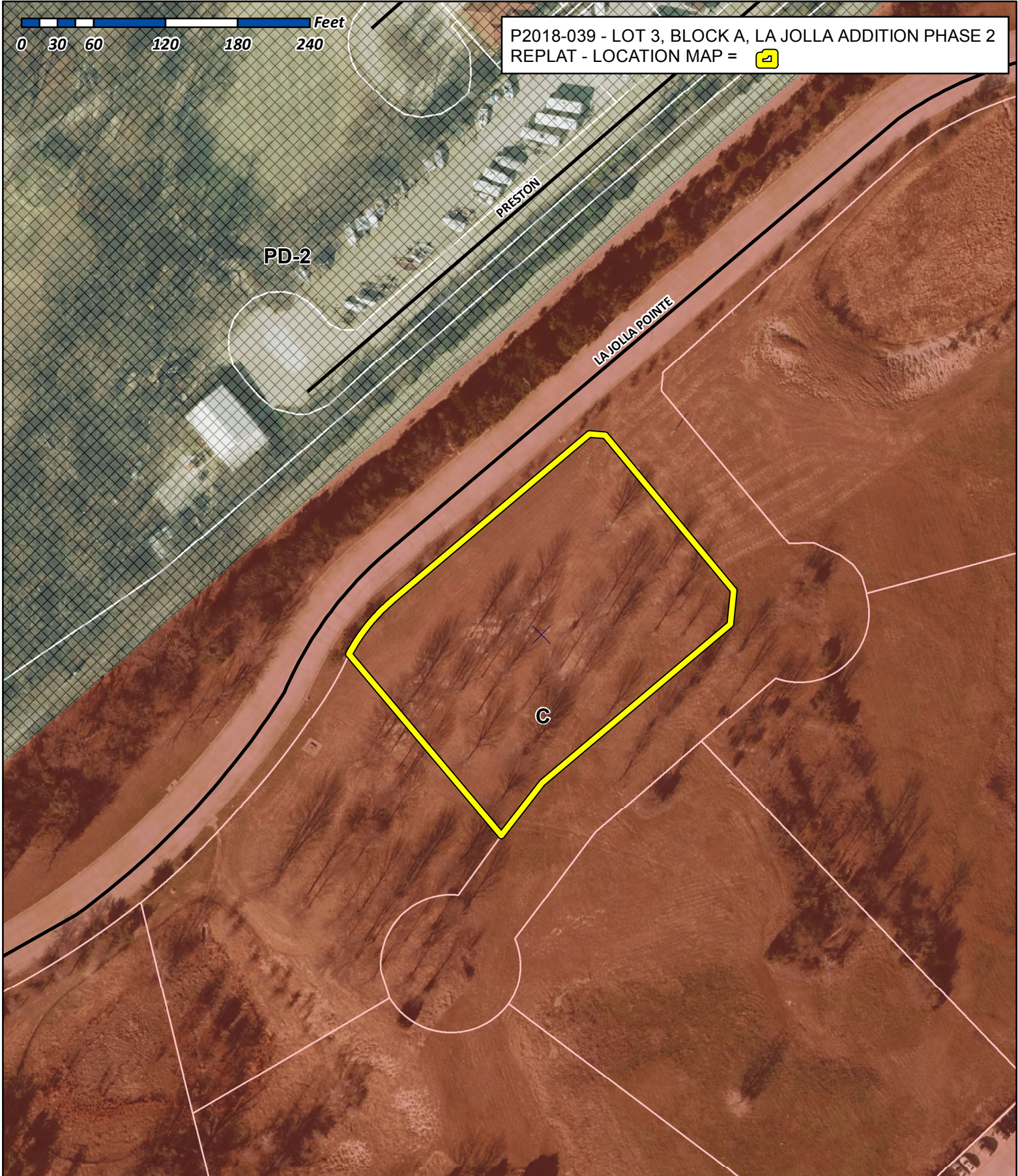
<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
LA JOLLA POINTE ADDITION PH 2	3	A	3	4119-000A-0003-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2018	11/22/2018	11/19/2018	4	APPROVED	
ENGINEERING	Sarah Hager	11/15/2018	11/22/2018	11/21/2018	6	APPROVED	
FIRE	Ariana Hargrove	11/15/2018	11/22/2018	11/21/2018	6	APPROVED	
GIS	Lance Singleton	11/15/2018	11/22/2018	11/20/2018	5	APPROVED	
PLANNING	David Gonzales	11/15/2018	11/22/2018	11/17/2018	2	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 11.19.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday, December 4, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p>						
<ol style="list-style-type: none"> <li>1. The final plat shall conform to all standards and requirements of the United Development Code (UDC, and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.</li> <li>2. Provide a label indicating "Case No. P2018-039" on the lower right corner on all pages of the revised final plat submittal.</li> <li>3. Change lot information on plat to indicate Lot 21, Block A, La Jolla Pointe Addition, Phase 2 and include old lot information (i.e. Lot 3, Block A, La Jolla Pointe....in a lighter gray scale).</li> <li>4. Relabel the firelane and access as "24-ft Firelane, Public Access &amp; Utility Easement".</li> </ol>						
<p>5. Correct Title Block - Should read as follows:</p> <p>Final Plat  Lot 21, Block A, La Jolla Pointe Addition, Phase 2  Being a Replat of  Lot 3, Block A, La Jolla Pointe Addition, Phase 2  1 Lot - 1.280-Acres  City of Rockwall  Rockwall County, Texas</p>						
<ol style="list-style-type: none"> <li>6. On all signature lines on page 2, provide a 'blank line' to write in the year (i.e. remove 2018).</li> <li>7. Remove building set-back lines from plat.</li> <li>8. Landscape/Treescape Plans indicate total mitigation due has increased by 33-caliper inches, from 212-inches to 245-inches. Mitigation balance to be satisfied prior to release of building permit and/or the filing of this final plat.</li> </ol>						
<p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **</p>						
<p>Staff recommends that a representative be present for the meetings as listed below, even if they are on consent. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>*** Scheduled Meeting Dates to Attend ***</p>						
<p>Planning - Action/Consent Agenda: November 27, 2018 (6:00p.m.) [Consent Agenda].</p>						
<p>City Council - Action/Consent : December 3, 2018 (6:00 p.m.) [Consent Agenda].</p>						



P2018-039 - LOT 3, BLOCK A, LA JOLLA ADDITION PHASE 2  
REPLAT - LOCATION MAP = 

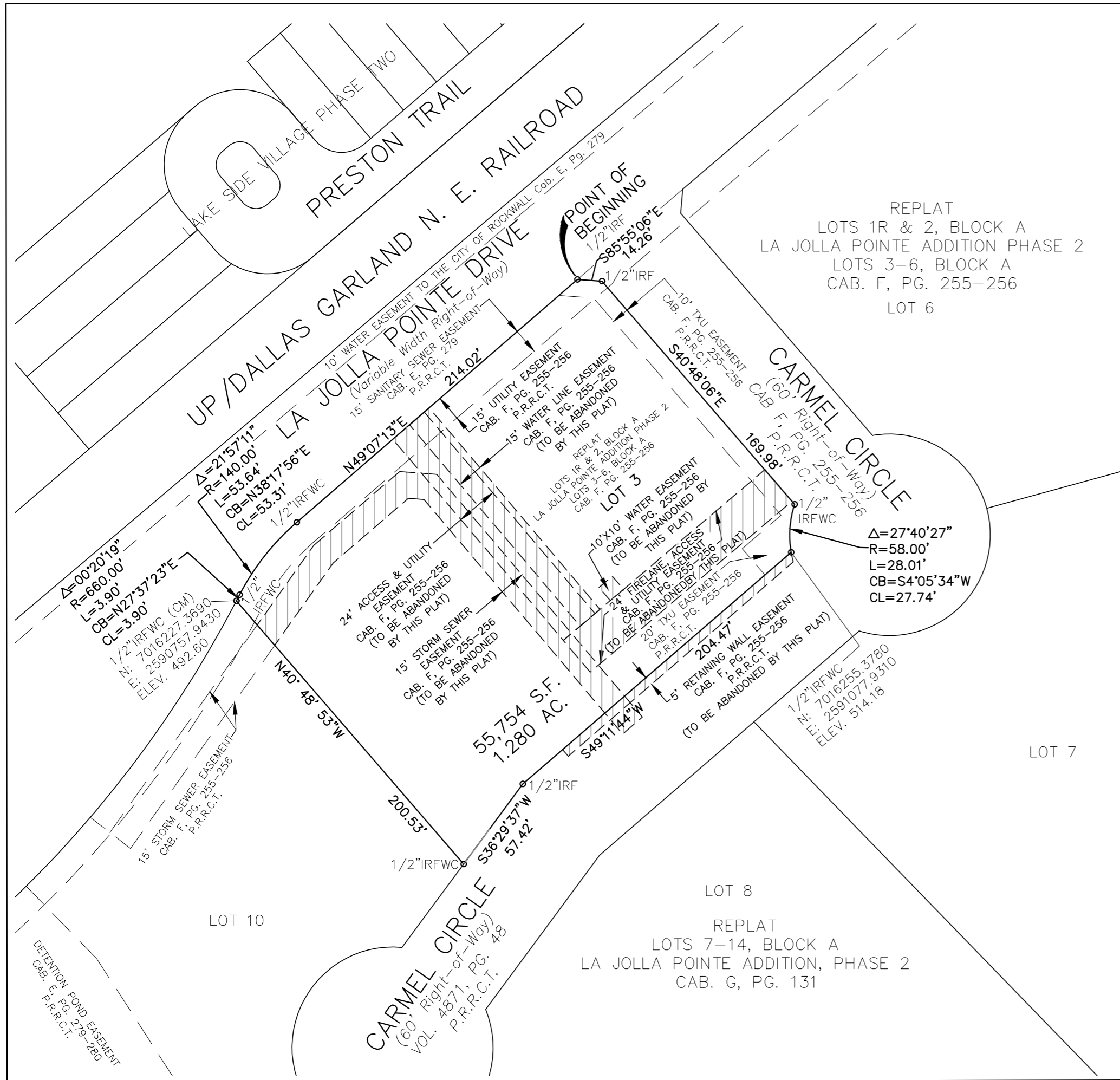


# City of Rockwall

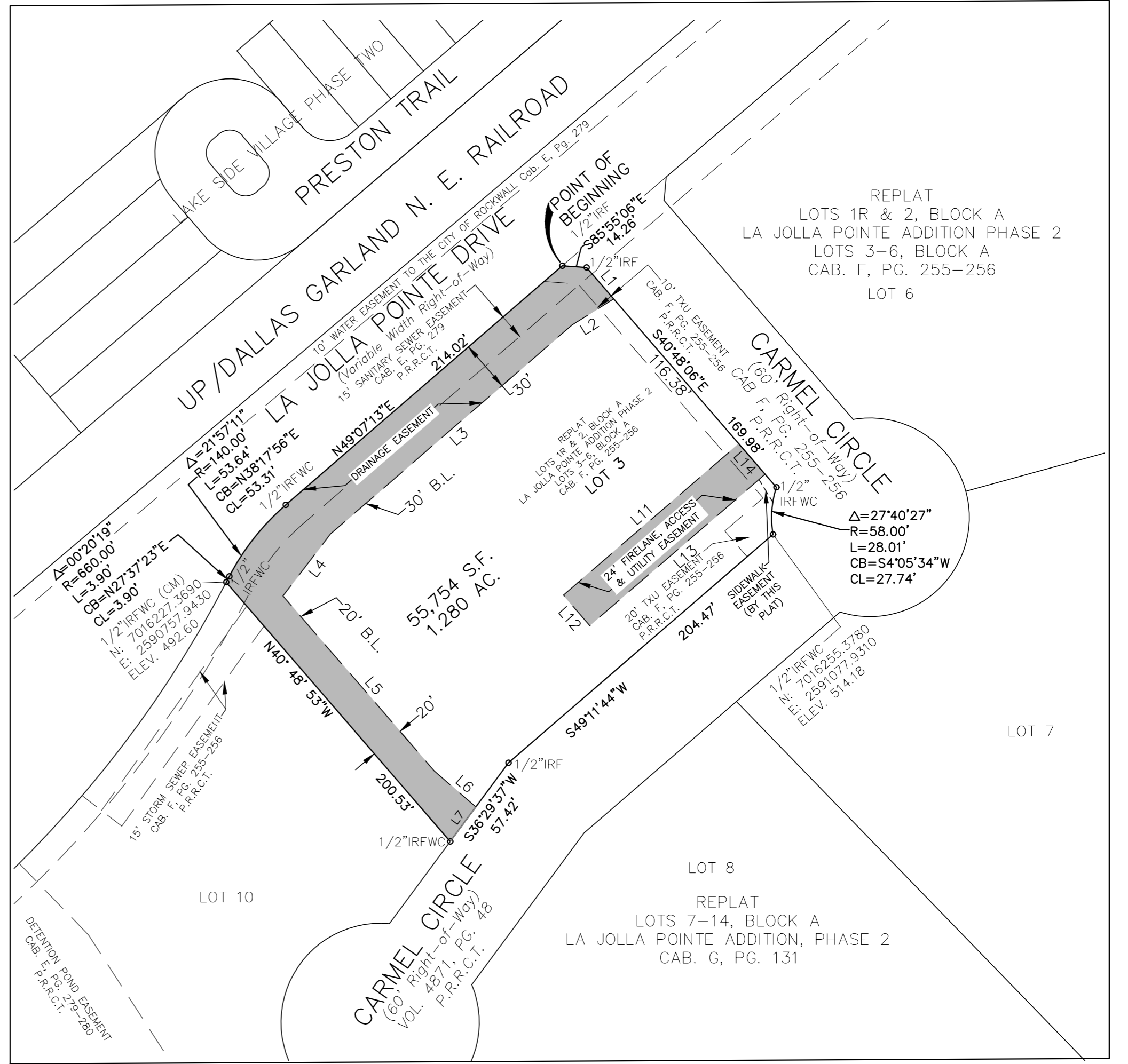
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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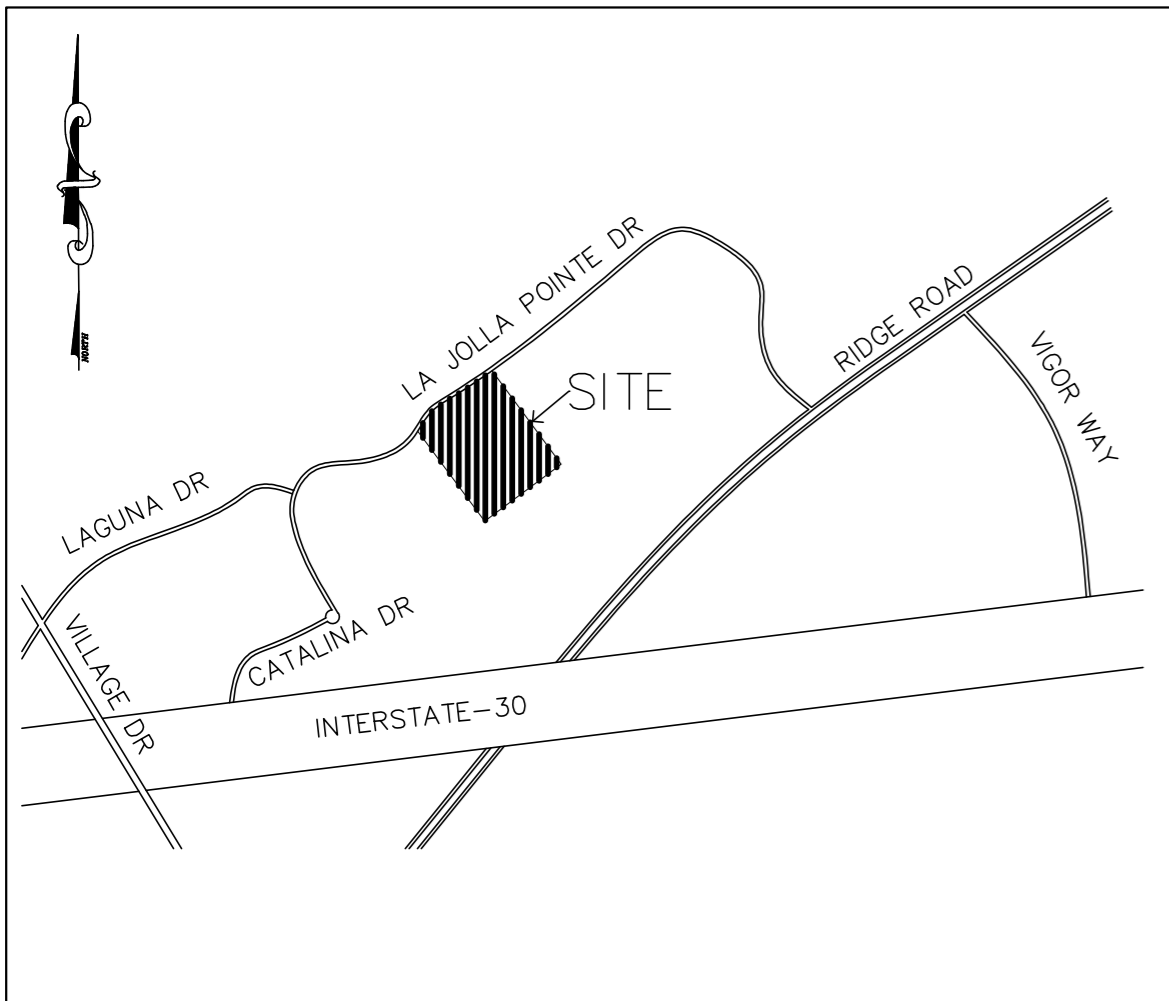




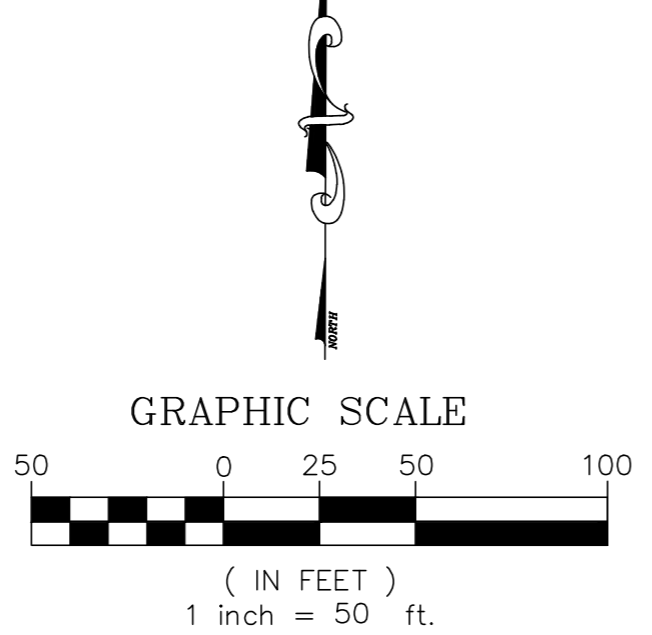
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SQ FT SQUARE FEET
- IRFWC IRON ROD FOUND WITH CAP
- VOL. VOLUME
- CAB. CABINET
- PG. PAGE
- EASEMENT TO BE ABANDONED
- EASEMENT TO BE DEDICATED

**SURVEYORS:**  
**33° LATITUDE, LLC**  
 17250 DALLAS PARKWAY  
 DALLAS, TEXAS 75248  
 (972) 677-9933

**DEVELOPER:**  
**CLAY SHIPMAN FIRE PROTECTION, LLC**  
 7700 CODY LANE, SUITE 2705  
 SACHSE, TEXAS 75048  
 (469) 853-0400



**ENGINEERS:**  
**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
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Line Table		
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L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

**REPLAT**  
 LOT 3, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT  
 OF  
 LOTS 1R & 2, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 SEPTEMBER 2018

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title
Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Truong, 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

JOHN TRUONG DATE
Registered Professional Land Surveyor Registration No. 6514
33 DEGREES LATITUDE, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

SURVEYORS:
33° LATITUDE
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA1 2018006.00

P:\Sdskenng\2018006.00 Shipman Office Building\Dwg\2018006.00 replat.dwg, Layout1, 11/8/2018 10:47:25 AM, Craig Smiley

# CITY OF ROCKWALL CITY COUNCIL MEMO

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

**APPLICANT:** Clay Shipman

**AGENDA ITEM:** **P2018-039**; *Lot 21, Block A, La Jolla Pointe Addition, Phase 2*

---

## **SUMMARY:**

Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 1.28-acre parcel of land [*i.e. Lot 3, Block A, La Jolla Pointe Addition, Phase 2*] to create *Lot 21, Block A, La Jolla Pointe Addition, Phase 2* for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements to allow for the construction of an office building.
- On July 10, 2018, the Planning and Zoning Commission approved a site plan [*SP2018-016*] establishing a three (3) story, ~7,282 SF 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*.

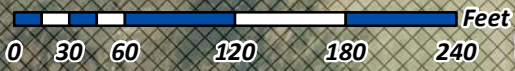
## **RECOMMENDATIONS:**


If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Lot 21, Block A, La Jolla Pointe 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) The total tree mitigation balance of 245-caliper inches will be due prior to the issuance of a building permit and/or prior to the filing of a final plat; and,
- 3) 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 RECOMMENDATION:**

On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0, with Commissioner Logan absent.



P2018-039 - LOT 3, BLOCK A, LA JOLLA ADDITION PHASE 2  
REPLAT - LOCATION MAP = 

PD-2

PRESTON

LA JOLLA POINTE

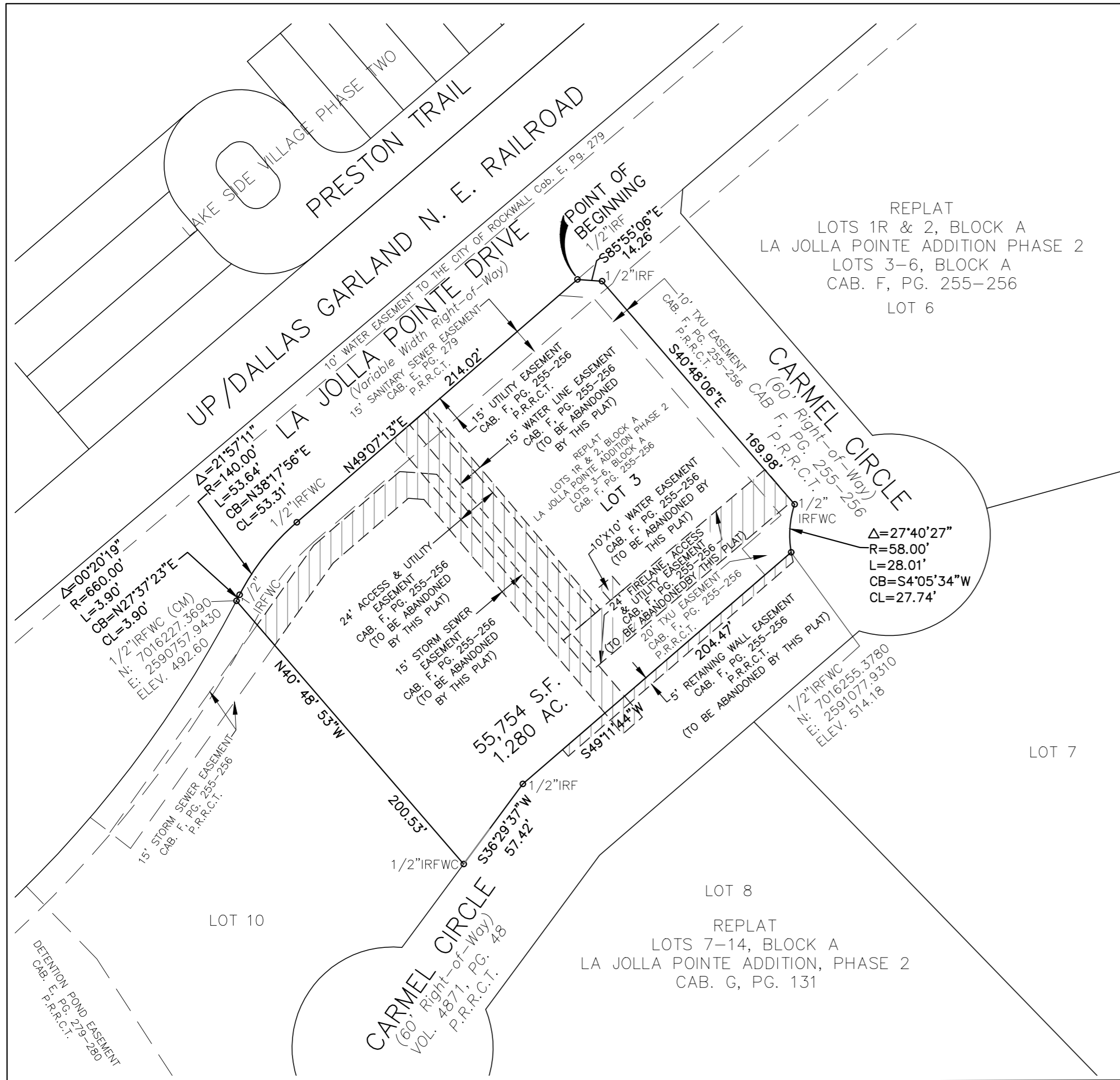


# City of Rockwall

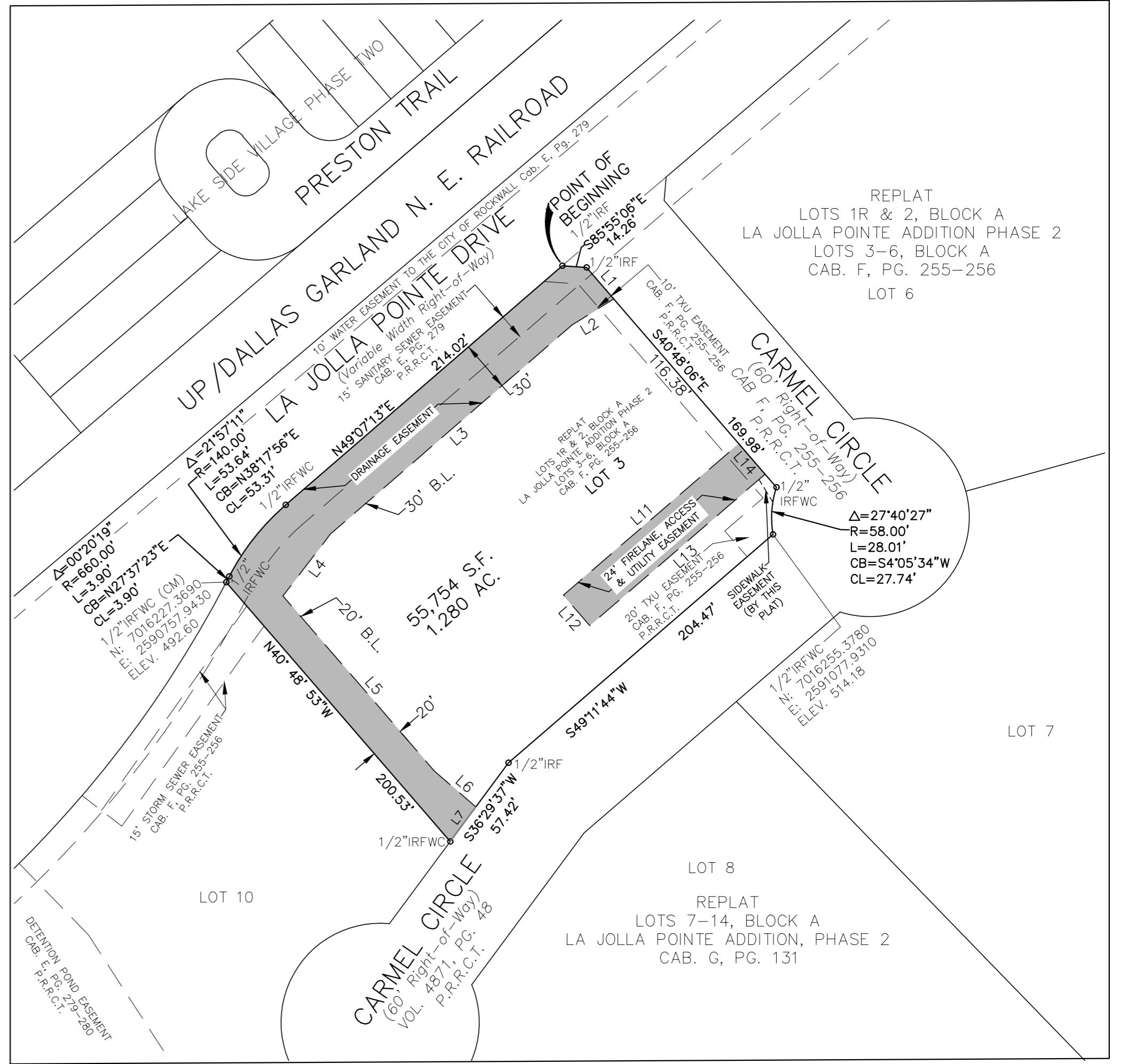
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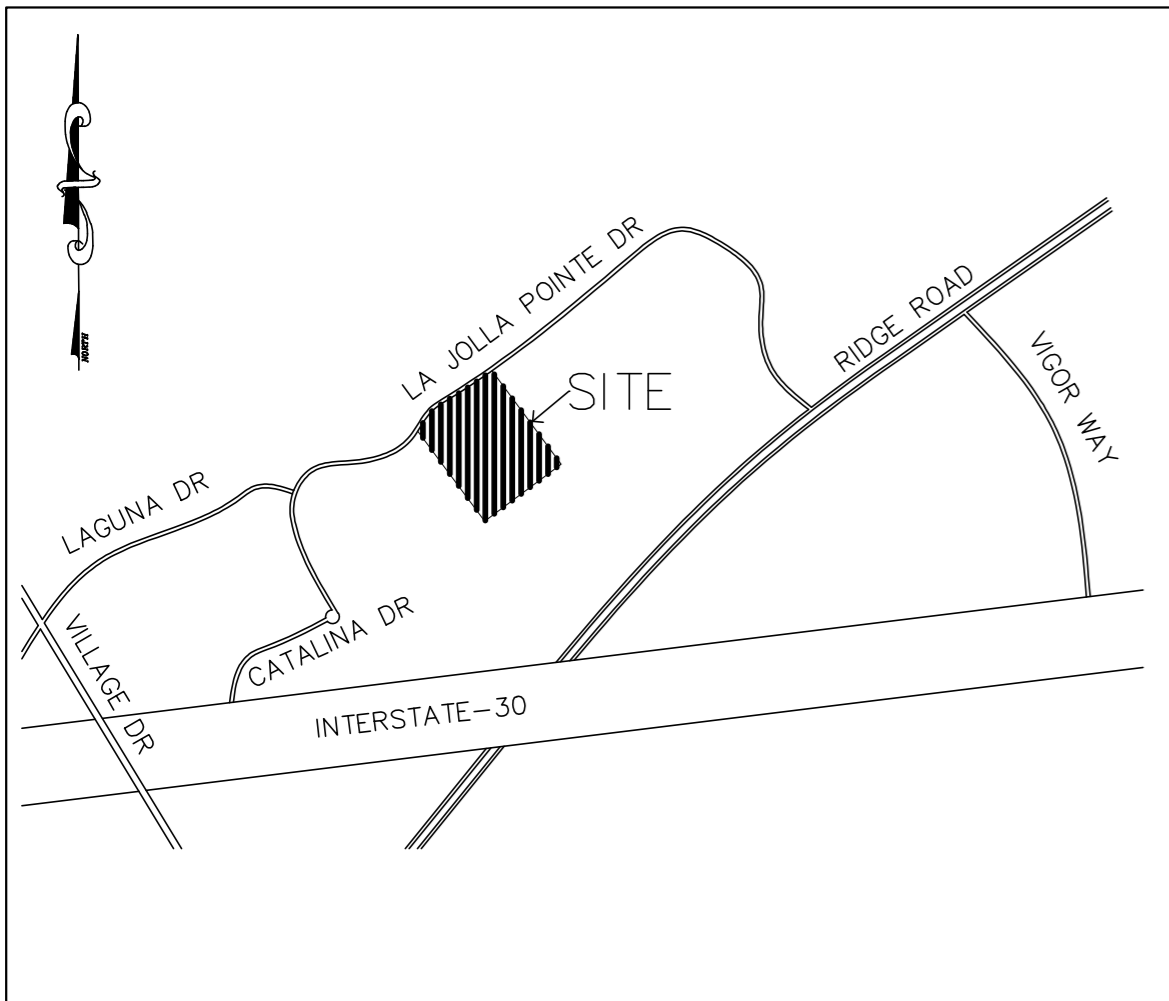




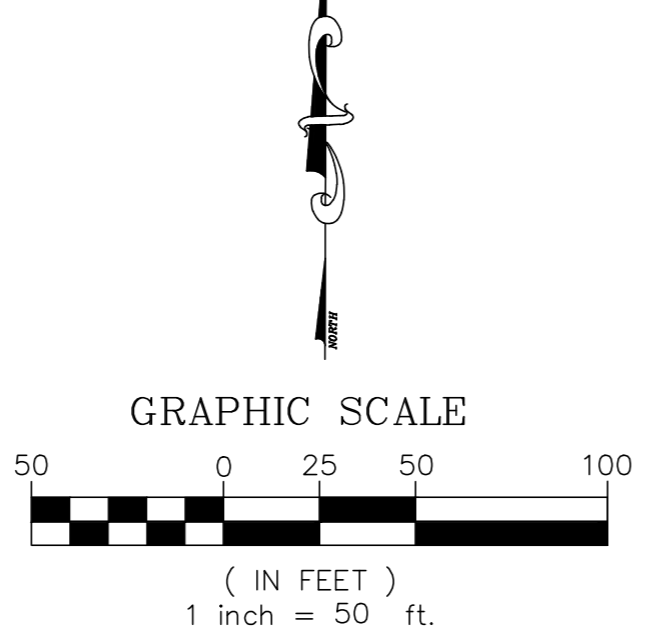
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



**SURVEYORS:**  
**33° LATITUDE**  
 A LAND SURVEYING & ENGINEERING COMPANY  
**33 DEGREES LATITUDE, LLC**  
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 DALLAS, TEXAS 75248  
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 7700 CODY LANE, SUITE 2705  
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**LEGEND:**

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- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
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1 LOT / 1.280 ACRES  
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 ROCKWALL COUNTY, TEXAS  
 SEPTEMBER 2018



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BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

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THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: \_\_\_\_\_
Owner Name
Title
Dated: \_\_\_\_\_

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

Before me, the undersigned authority. On this day personal appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Truong, 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

JOHN TRUONG DATE
Registered Professional Land Surveyor Registration No. 6514
33 DEGREES LATITUDE, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

SURVEYORS:
33° LATITUDE
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00



December 10, 2018

CLAY SHIPMAN  
7700 CODY LANE  
SACHSE, TX 75048

**RE: REPLAT PLAT (P2018-039), Lot 3, Block A, La Jolla Pointe 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:

*RECOMMENDATIONS:*

*If the Planning and Zoning Commission chooses to recommend approval of the replat for Lot 21, Block A, La Jolla Pointe 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) The total tree mitigation balance of 245-caliper inches will be due prior to the issuance of a building permit and/or prior to the filing of a final plat; and,*
- 3) 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 RECOMMENDATION:*

*On November 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 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.*

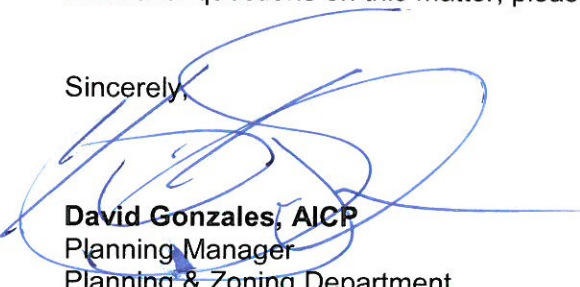
Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) set of mylars, one (1) tax certificate 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.**



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

Sincerely,



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