



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-044 P&Z DATE 1/2/2019 CC DATE 1/22/2018 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 checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-044

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address Ridge Rd Rockwall
 Subdivision The Woods Addition Lot 1,7 Block A
 General Location Ridge Rd south of Yellowjacket Ln.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use _____
 Proposed Zoning _____ Proposed Use _____
 Acreage 2.0 Lots [Current] _____ Lots [Proposed] _____

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

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

<input type="checkbox"/> Owner <u>Russell Frank</u>	<input checked="" type="checkbox"/> Applicant <u>Douphrate & Assoc.</u>
Contact Person _____	Contact Person <u>W.L. Douphrate II</u>
Address <u>15 Pringle Lane</u>	Address <u>2235 Ridge Rd</u>
City, State & Zip <u>Rockwall, TX 75087</u>	City, State & Zip <u>Rockwall, TX 75087</u>
Phone _____	Phone <u>972 771 9004</u>
E-Mail _____	E-Mail <u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

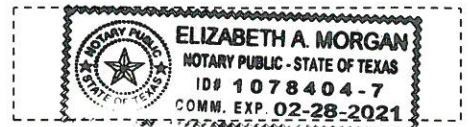
Before me, the undersigned authority, on this day personally appeared W.L. Douphrate [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 340.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 4th day of December, 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 4 day of December, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



RECEIPT

Project Number: P2018-044
Job Address: RIDGE RD
ROCKWALL, TX 75087

Receipt Number: B83332
Printed: 12/17/2018 9:34 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 340.00

Total Fees Paid:

Date Paid: 12/17/2018 12:00:00AM
Paid By: HACIENDA CAR WASH INC
Pay Method: CHECK 1033
Received By: DMA

\$ 340.00



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

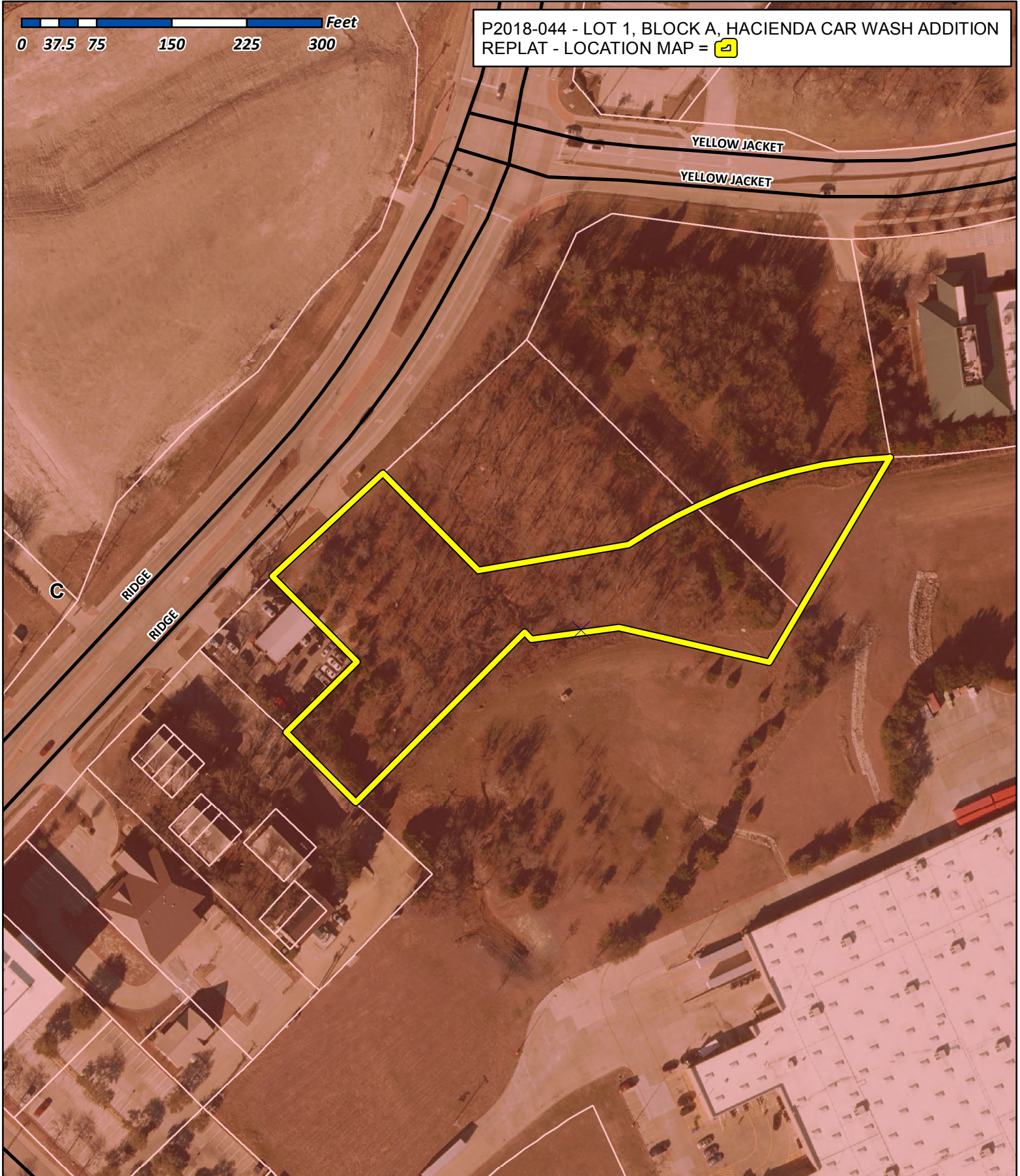
Date: 12/5/2018

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, 01/02/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/2/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/2/2019 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: P2018-044
Project Name: Lot 1, Block A, Hacienda Car Wash Addition
Project Type: PLAT
Applicant Name: DOUPHRATE & ASSOCIATES
Owner Name: Russell, Frank
Project Description:

0 37.5 75 150 225 300 Feet

P2018-044 - LOT 1, BLOCK A, HACIENDA CAR WASH ADDITION
REPLAT - LOCATION MAP = 

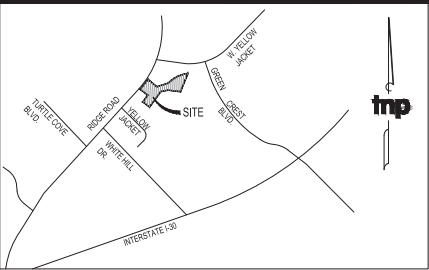


City of Rockwall

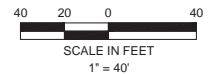
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NTS

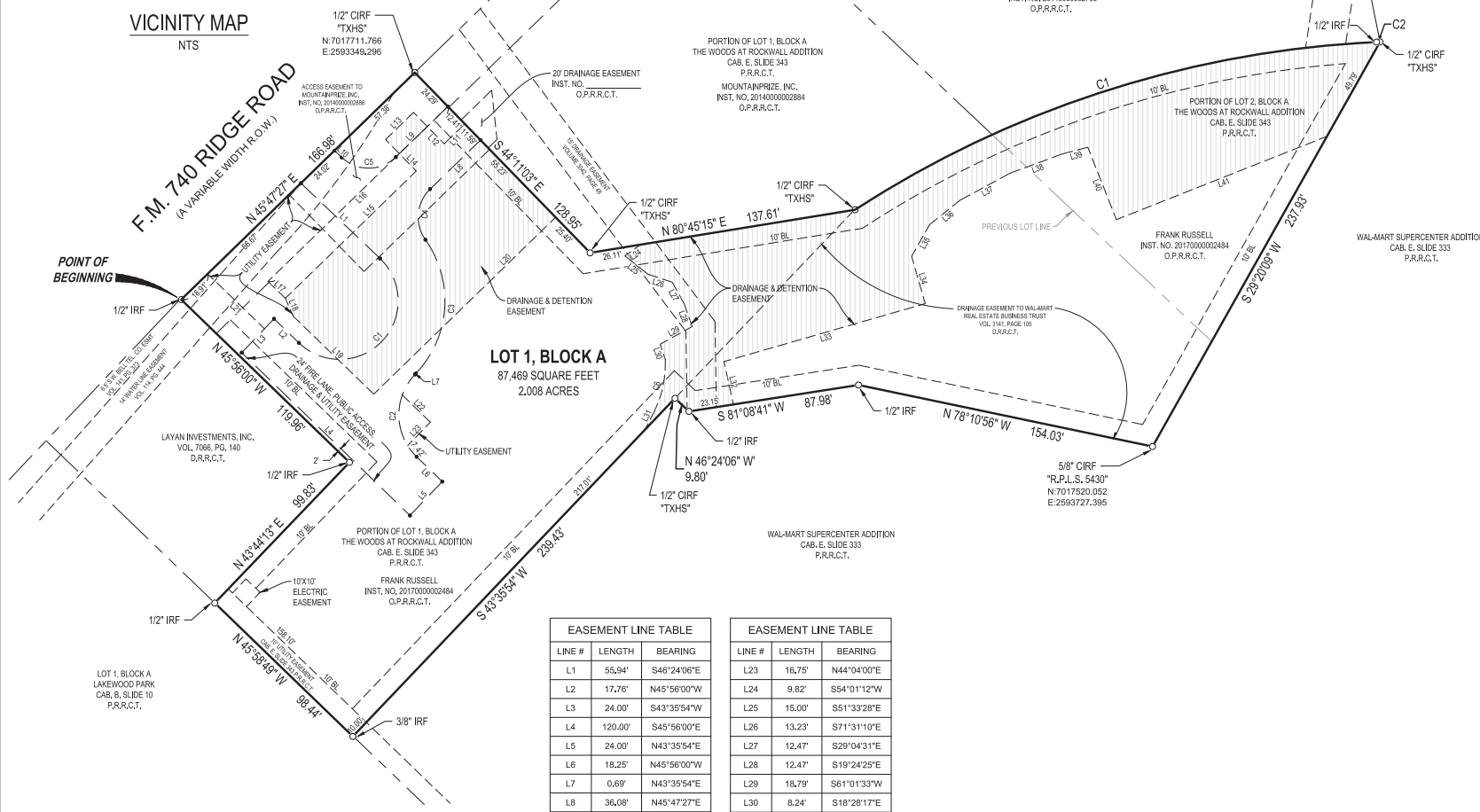


LEGEND

- (C/M) - CONTROLLING MONUMENT
- CRF - CAPPED IRON ROD FOUND
- IRF - IRON ROD FOUND
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- NTS - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- INST. - INSTRUMENT
- CAB. - CABINET
- VOL. - VOLUME
- NO. - NUMBER
- PG. - PAGE
- SF - SQUARE FEET
- AC - ACRES
- D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
- [Hatched Box] DRAINAGE & DETENTION EASEMENT

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. (COMBINED SCALE FACTOR OF 0.99995475)
- 2) BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0041, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL COORDINATES SHOWN ARE GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202).



LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L1	55.94'	S46°24'06"E
L2	17.76'	N45°56'00"W
L3	24.00'	S43°35'54"W
L4	120.00'	S45°56'00"E
L5	24.00'	N43°35'54"E
L6	18.25'	N45°56'00"W
L7	0.69'	N43°35'54"E
L8	36.08'	N45°47'27"E
L9	37.19'	S45°47'27"W
L10	5.10'	N46°24'06"W
L11	14.69'	N45°47'27"E
L12	22.52'	S44°12'33"E
L13	20.00'	N45°47'27"E
L14	22.52'	N44°12'33"W
L15	93.56'	N45°47'27"E
L16	128.62'	N45°47'27"E
L17	12.41'	N45°56'00"W
L18	9.94'	N23°26'00"W
L19	57.58'	N45°56'00"W
L20	130.01'	S45°47'27"W
L21	40.49'	N45°56'00"W
L22	20.00'	S45°56'00"E

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L23	16.75'	N44°04'00"E
L24	9.82'	S54°01'12"W
L25	15.00'	S51°33'28"E
L26	13.23'	S71°31'10"E
L27	12.47'	S29°04'31"E
L28	12.47'	S19°24'25"E
L29	16.79'	S61°01'33"W
L30	8.24'	S18°28'17"E
L31	9.47'	S27°12'04"W
L32	22.51'	N12°31'12"W
L33	107.37'	N73°56'01"E
L34	25.26'	N16°03'59"W
L35	16.73'	N29°41'10"E
L36	19.92'	N51°14'59"E
L37	29.17'	N61°37'08"E
L38	28.35'	N69°46'37"E
L39	13.69'	N75°12'10"E
L40	39.89'	S21°34'41"E
L41	116.03'	N68°25'19"E

BOUNDARY CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	536.81'	30°19'15"	284.08'	N 72°10'42" E	280.77'
C2	772.78'	0°07'47"	1.75'	N 87°16'31" E	1.75'

EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°37'27"	94.58'	S 43°49'57" W	60.00'
C2	30.00'	89°31'54"	46.88'	N 01°10'03" W	42.25'
C3	54.00'	79°02'20"	74.49'	N 04°04'44" E	68.72'
C4	20.00'	81°13'53"	28.36'	N 05°10'31" E	26.04'
C5	20.00'	87°48'27"	30.65'	S 89°41'41" W	27.74'
C6	55.79'	29°26'08"	28.68'	S 12°29'00" W	28.35'

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 1 of 2



SURVEYOR
TEAGUE HALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplnc.com

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as HACIENDA CAR WASH 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
- 7. 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 Addition 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.

Frank Russell

Owner:

STATE OF TEXAS
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Frank Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of The Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, same being all of a tract of land to Frank Russell as recorded in Instrument Number 2017000002484 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the southeast line of F.M. 740 a variable width right-of-way at the northwest corner of said Woods At Rockwall Addition, same being the northwest corner of said Russell tract ;

THENCE North 45 degrees 47 minutes 27 seconds East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 2014000002284 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 11 minutes 03 seconds East, along the westerly said Mountainprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE North 80 degrees 45 minutes 15 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 72 degrees 10 minutes 42 seconds East, 280.77 feet;

THENCE continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 87 degrees 16 minutes 31 seconds East, 1.75 feet;

THENCE along said reverse curve to the left, an arc distance of 1.75 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northeast corner of said Russell tract, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE South 29 degrees 20 minutes 09 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner lying on the northerly line of same;

THENCE along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 78 degrees 10 minutes 56 seconds West, a distance of 154.03 feet to a 1/2 inch iron rod found for corner;

South 81 degrees 08 minutes 41 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 46 degrees 24 minutes 06 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

South 43 degrees 35 minutes 54 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 45 degrees 58 minutes 49 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7086, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 43 degrees 44 minutes 13 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 1/2 inch iron rod found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 45 degrees 56 minutes 00 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2,008 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

Planning & Zoning Commission, Chairman	_____	Date	_____
APPROVED:			
I hereby certify that the above and foregoing plat of as recorded 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 the ____ day of _____, 2018.			
_____ Mayor, City of Rockwall	_____ City Secretary	_____ City Engineer	

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2,008 ACRES

SITUATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No. - DPH 18326
Date - November 30, 2018
Drawn By: G59
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplinc.com

DPH 18326 Boundary Closure Report

N 45°47'27" E 166.98

S 44°11'03" E 128.95

N 80°45'15" E 137.61

Radius: 536.81 Chord: 280.77 Degree: 10°40'24" Dir: Right

Length: 284.08 Delta: 30°19'15" Tangent: 145.45

Chord BRG: N 72°10'42" E Rad-In: S 32°58'56" E Rad-Out: S 02°39'41" E

Radius: 772.78 Chord: 1.75 Degree: 7°24'51" Dir: Left

Length: 1.75 Delta: 0°07'47" Tangent: 0.875

Chord BRG: N 87°16'31" E Rad-In: N 02°39'35" W Rad-Out: N 02°47'22" W

S 29°20'09" W 237.93

N 78°10'56" W 154.03

S 81°08'41" W 87.98

N 46°24'06" W 9.80

S 43°35'54" W 239.43

N 45°58'49" W 98.44

N 43°44'13" E 99.83

N 45°56'00" W 119.96

Closure Error Distance > 0.00000

Total Distance > 1766.774

Polyline Area: 87,469 sq ft, 2.008 acres

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/02/2019

APPLICANT: Dub Douphrate of *Douphrate and Associates*

AGENDA ITEM: **P2018-044**; *Lot 1, Block A, Hacienda Car Wash Addition*

SUMMARY:

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat Lot 1, Block A, Hacienda Carwash Addition for the purpose of constructing an approximate 4,396 SF carwash [*i.e. Hacienda Carwash*], and to add the necessary fire lane, public access, and utility easements for the development of this site. The subject property is a 2.008-acre tract identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition. The site is addressed as 2215 Ridge Road [FM-740], situated within the Scenic Overlay (SOV) District, and zoned Commercial (C) District.
- There are two (2) 20-foot drainage easements located off-site and adjacent to the property north of this site [*i.e. Lots 1 & 2, Block A, of the Woods at Rockwall Addition*]. These easements must be recorded and filed (*i.e. by plat*), with the filed instrument number indicated on this plat, for both easements prior to the filing of this plat and the release of a building permit for this site. This has been included as a condition of approval.
- A Specific Use Permit (*SUP No. S-162*) allowing the carwash within the *Scenic Overlay (SOV) District* was approved on February 6, 2017.
- A Site Plan [*i.e. SP2017-039*] for the carwash [*i.e. Hacienda Car Wash*] was approved on December 18, 2017. The Planning and Zoning Commission approved a treescape plan showing a mitigation balance of 1,196 inches. This is required to be satisfied at the time the final plat is submitted for filing.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A, Hacienda Carwash Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) The required off-site easements [*i.e. 20-foot drainage easements*], located on the adjacent lot, must be recorded and filed prior to the filing of this plat and the release of a building permit for this site.
- 3) A tree mitigation balance of 1,196 caliper inches must be satisfied at the time the final plat is submitted for filing.
- 4) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number P2018-044	Owner Russell, Frank	Applied 12/5/2018 DMA
Project Name Lot 1, Block A, Hacienda Car Wash	Applicant DOUPHRATE & ASSOCIATES	Approved
Type Addition		Closed
Subtype FINAL		Expired
Status STAFF REVIEW		Status 12/18/2018 DG

Site Address 2215 RIDGE RD	City, State Zip ROCKWALL, TX 75087	Zoning
--------------------------------------	--	---------------

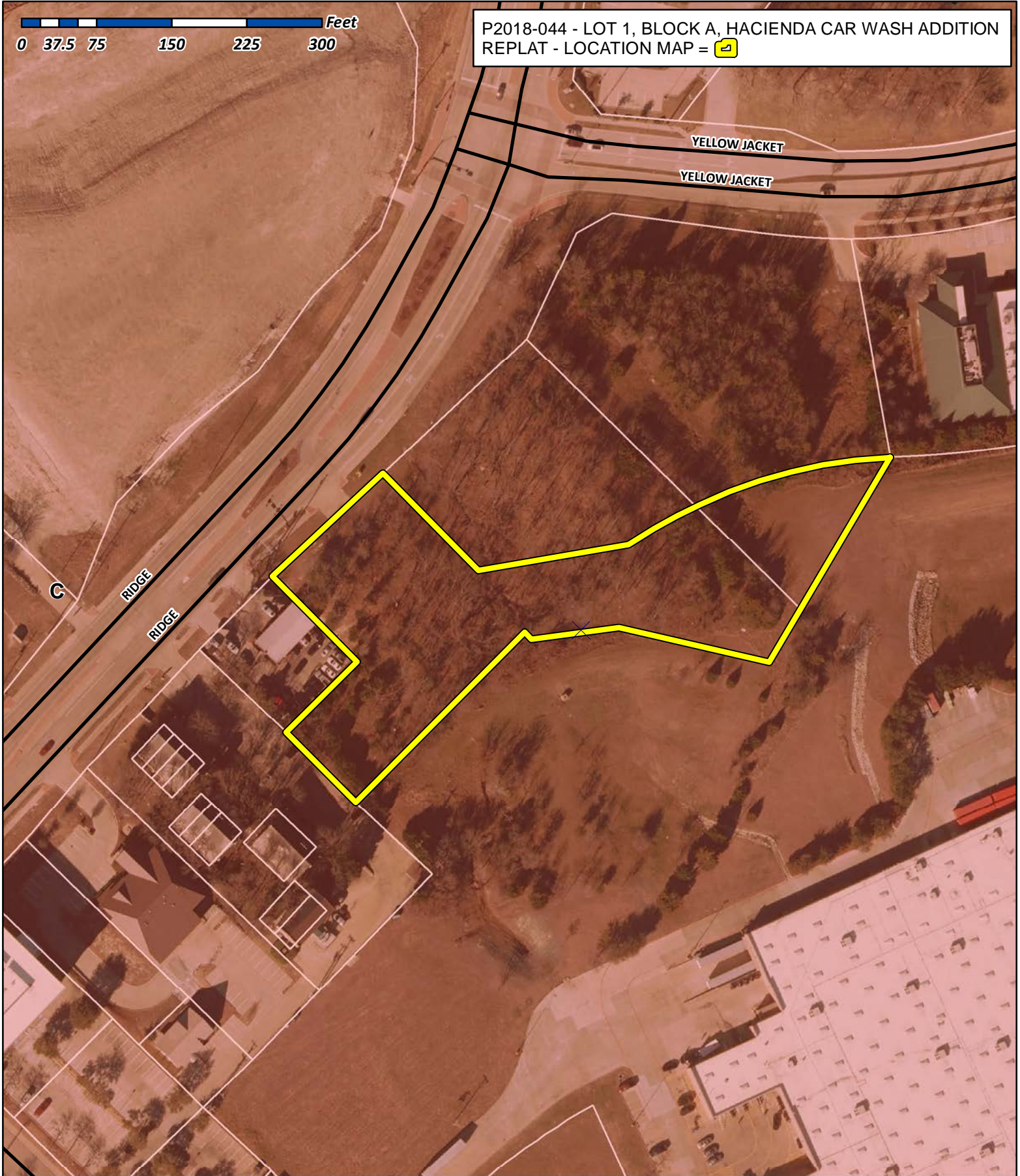
Subdivision THE WOODS AT ROCKWALL	Tract 1	Block A	Lot No 1	Parcel No 5172-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/5/2018	12/12/2018	12/18/2018	13	APPROVED	
ENGINEERING (12/27/2018 11:22 AM SH) - The instrument numbers will be needed before filing. - The bearing and distance information is needed for the drainage easement on the north west side of the property. (See markup) - Drainage calculations are still under review. The easements may change.	Sarah Hager	12/5/2018	12/12/2018	12/27/2018	22	COMMENTS	
FIRE	Ariana Hargrove	12/5/2018	12/12/2018	12/19/2018	14	APPROVED	
GIS (12/18/2018 4:12 PM LS) Address assignment will be: 2215 Ridge Rd, Rockwall, TX 75087	Lance Singleton	12/5/2018	12/12/2018	12/18/2018	13	APPROVED	See comment
PLANNING	David Gonzales	12/5/2018	12/12/2018	12/18/2018	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 12.18.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Thursday, January 3, 2019. 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"> 1. The final plat shall conform to all standards and requirements of SUP No. 162 (Ord. No. 17-09), the Unified 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. 2. Provide a label indicating "Case No. P2018-044" on the lower right corner on all pages of the revised final plat submittal. 3. Include a label on platted lot that identifies the name of the subdivision [i.e. Hacienda Carwash Addition] above 'Lot 1, Block A', etc... 4. There are two (2) off-site easements [i.e. 20-ft drainage easement] that are required to be recorded/filed and that filing information added to this plat prior to filing of the plat and the issuance of building permits. This may require the adjacent property to file their plat prior to this plat being filed. 5. Ghost-in easements from adjacent lot. 5. Page 2, change all 2018 year dates to '2019'. 6. The tree mitigation balance of 1,196 caliper inches is due at final plat. 						
<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. 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 - Consent Agenda: January 2, 2019 (6:00p.m.)</p>						
<p>City Council - Consent Agenda: January 22, 2019 (Tuesday at 6:00 p.m.)</p>						

0 37.5 75 150 225 300 Feet

P2018-044 - LOT 1, BLOCK A, HACIENDA CAR WASH ADDITION
REPLAT - LOCATION MAP = 

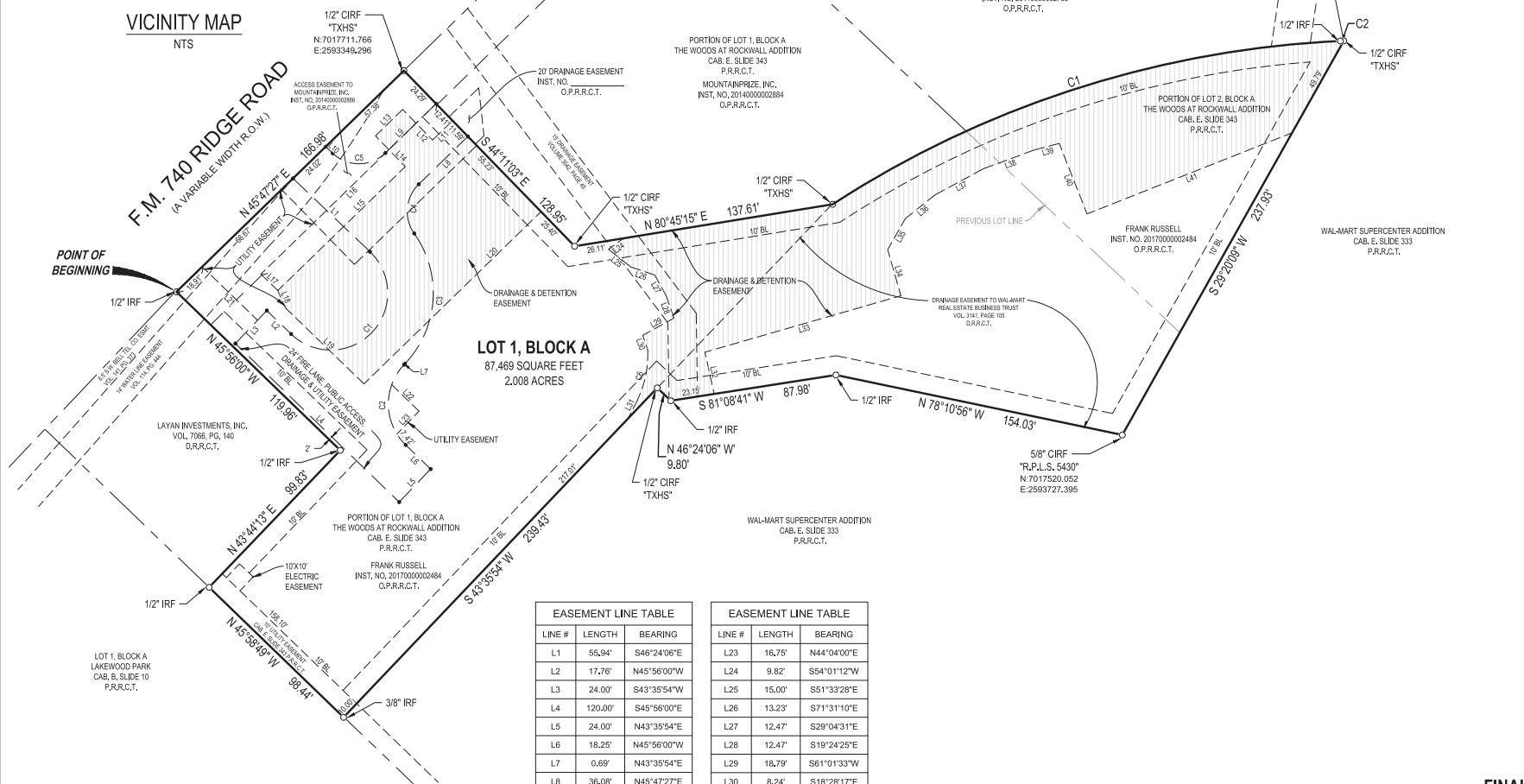
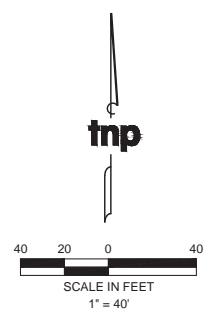
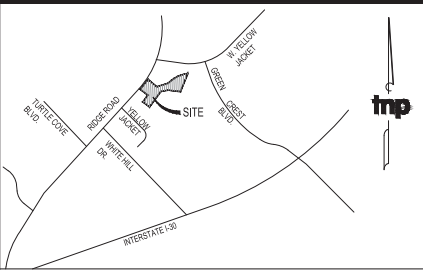


City of Rockwall

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

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





- LEGEND**
- (C/M) - CONTROLLING MONUMENT
 - CRF - CAPPED IRON ROD FOUND
 - IRF - IRON ROD FOUND
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
 - PG. - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
- DRAINAGE & DETENTION EASEMENT

- GENERAL NOTES:**
- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. (COMBINED SCALE FACTOR OF 0.99995475)
 - 2) BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0041, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 5) ALL COORDINATES SHOWN ARE GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202).

**FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES**

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 1 of 2



SURVEYOR
TEAGUE HALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.L.S. Registration No. 10194381
www.tnplnc.com

EASEMENT LINE TABLE			
LINE #	LENGTH	BEARING	
L1	55.94'	S46°24'06"E	
L2	17.76'	N45°56'00"W	
L3	24.00'	S43°35'54"W	
L4	120.00'	S45°56'00"E	
L5	24.00'	N43°35'54"E	
L6	18.25'	N45°56'00"W	
L7	0.69'	N43°35'54"E	
L8	36.08'	N45°47'27"E	
L9	37.19'	S45°47'27"W	
L10	5.10'	N46°24'06"W	
L11	14.69'	N45°47'27"E	
L12	22.52'	S44°12'33"E	
L13	20.00'	N45°47'27"E	
L14	22.52'	N44°12'33"W	
L15	93.56'	N45°47'27"E	
L16	128.62'	N45°47'27"E	
L17	12.41'	N45°56'00"W	
L18	9.94'	N23°26'00"W	
L19	57.58'	N45°56'00"W	
L20	130.01'	S45°47'27"W	
L21	40.49'	N45°56'00"W	
L22	20.00'	S45°56'00"E	

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L23	16.75'	N44°04'00"E
L24	9.82'	S54°01'12"W
L25	15.00'	S51°33'28"E
L26	13.23'	S71°31'10"E
L27	12.47'	S29°04'31"E
L28	12.47'	S19°24'25"E
L29	16.79'	S61°01'33"W
L30	8.24'	S18°28'17"E
L31	9.47'	S27°12'04"W
L32	22.51'	N12°31'12"W
L33	107.37'	N73°56'01"E
L34	25.26'	N16°03'59"W
L35	16.73'	N29°41'10"E
L36	19.92'	N51°14'59"E
L37	29.17'	N61°37'08"E
L38	28.35'	N69°46'37"E
L39	13.69'	N75°12'10"E
L40	39.89'	S21°34'41"E
L41	116.03'	N68°25'19"E

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	536.81'	30°19'15"	284.08'	N 72°10'42" E	280.77'
C2	772.78'	0°07'47"	1.75'	N 87°16'31" E	1.75'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°37'27"	94.58'	S 43°49'57" W	60.00'
C2	30.00'	89°31'54"	46.88'	N 01°10'03" W	42.25'
C3	54.00'	79°02'20"	74.49'	N 04°04'44" E	68.72'
C4	20.00'	81°13'53"	28.36'	N 05°10'31" E	26.04'
C5	20.00'	87°48'27"	30.65'	S 89°41'41" W	27.74'
C6	55.79'	29°26'08"	28.68'	S 12°29'00" W	28.35'

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as HACIENDA CAR WASH 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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 Addition 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.

Frank Russell

Owner:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Frank Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of The Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, same being all of a tract of land to Frank Russell as recorded in Instrument Number 2017000002484 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the southeast line of F.M. 740 a variable width right-of-way at the northwest corner of said Woods At Rockwall Addition, same being the northwest corner of said Russell tract ;

THENCE North 45 degrees 47 minutes 27 seconds East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 2014000002284 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 11 minutes 03 seconds East, along the westerly said Mountainprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE North 80 degrees 45 minutes 15 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 72 degrees 10 minutes 42 seconds East, 280.77 feet;

THENCE continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 87 degrees 16 minutes 31 seconds East, 1.75 feet;

THENCE along said reverse curve to the left, an arc distance of 1.75 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northeast corner of said Russell tract, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE South 29 degrees 20 minutes 09 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner lying on the northerly line of same;

THENCE along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 78 degrees 10 minutes 56 seconds West, a distance of 154.03 feet to a 1/2 inch iron rod found for corner;

South 81 degrees 08 minutes 41 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 46 degrees 24 minutes 06 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

South 43 degrees 35 minutes 54 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 45 degrees 58 minutes 49 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7086, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 43 degrees 44 minutes 13 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 1/2 inch iron rod found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 45 degrees 56 minutes 00 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2,008 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

Planning & Zoning Commission, Chairman	Date
APPROVED:	
I hereby certify that the above and foregoing plat of as recorded 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 the ____ day of _____, 2018.	
_____ Mayor, City of Rockwall	_____ City Secretary
	_____ City Engineer

**FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2,008 ACRES**

SITUATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No. - DPH 18326
Date - November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplinc.com

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 01/07/2019

APPLICANT: Dub Douphrate of *Douphrate and Associates*

AGENDA ITEM: **P2018-044**; *Lot 1, Block A, Hacienda Car Wash Addition*

SUMMARY:

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION:

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- There are two (2) 20-foot drainage easements located off-site and adjacent to the property north of this site [*i.e. Lots 1 & 2, Block A, of the Woods at Rockwall Addition*]. These easements must be recorded and filed (*i.e. by plat*), with the filed instrument number indicated on this plat, for both easements prior to the filing of this plat and the release of a building permit for this site. This has been included as a condition of approval.
- A Specific Use Permit (SUP No. S-162) allowing the carwash within the *Scenic Overlay (SOV) District* was approved on February 6, 2017.
- A Site Plan [*i.e. SP2017-039*] for the carwash [*i.e. Hacienda Car Wash*] was approved on December 18, 2017. The Planning and Zoning Commission approved a treescape plan showing a mitigation balance of 1,196 inches. This is required to be satisfied at the time the final plat is submitted for filing.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A, Hacienda Carwash Addition*, staff would recommend the following conditions:

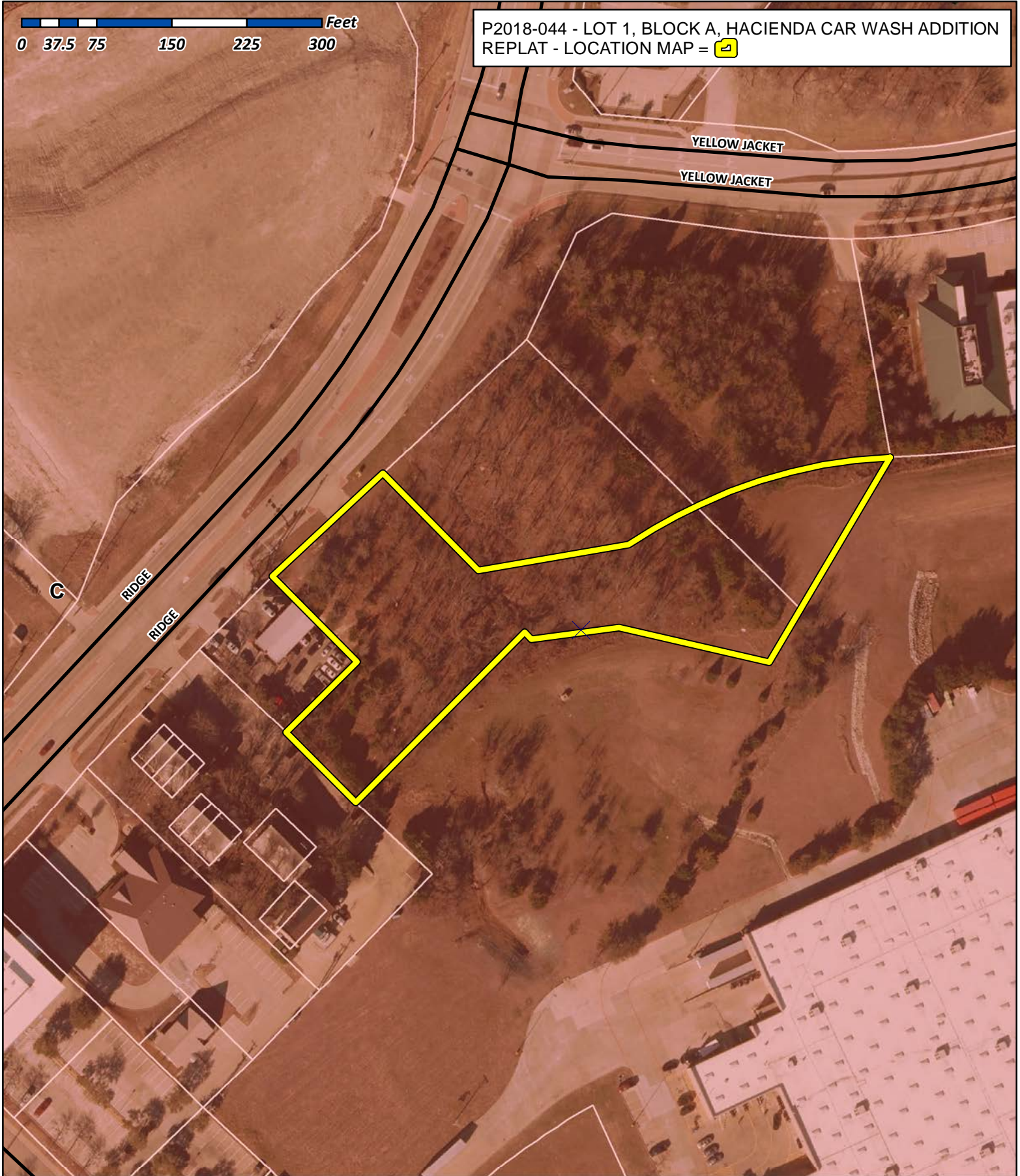
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) The required off-site easements [*i.e. 20-foot drainage easements*], located on the adjacent lot, must be recorded and filed prior to the filing of this plat and the release of a building permit for this site.
- 3) A tree mitigation balance of 1,196 caliper inches must be satisfied at the time the final plat is submitted for filing.
- 4) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 2, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Fishman absent.

0 37.5 75 150 225 300 Feet

P2018-044 - LOT 1, BLOCK A, HACIENDA CAR WASH ADDITION
REPLAT - LOCATION MAP = 

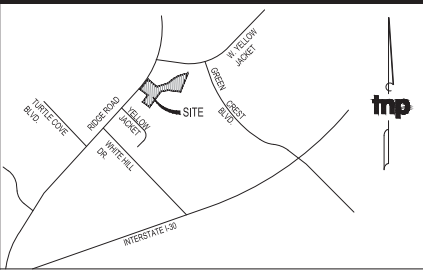


City of Rockwall

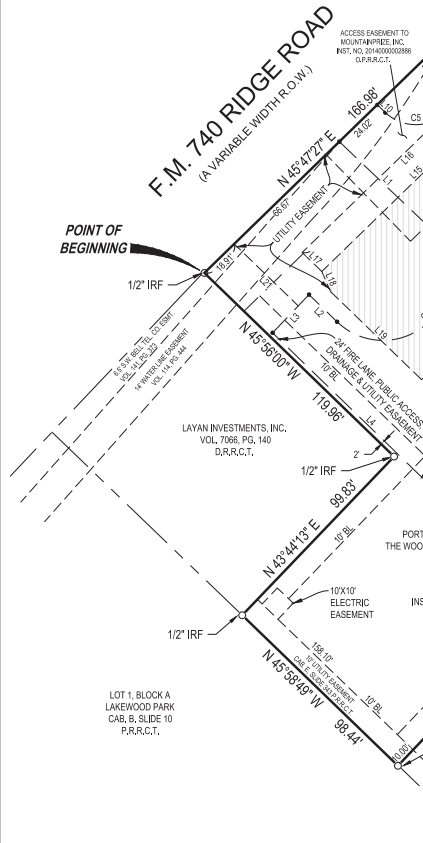
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NTS



BOUNDARY CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	536.81'	30°19'15"	284.08'	N 72°10'42" E	280.77'
C2	772.78'	0°07'47"	1.75'	N 87°16'31" E	1.75'

EASEMENT CURVE TABLE

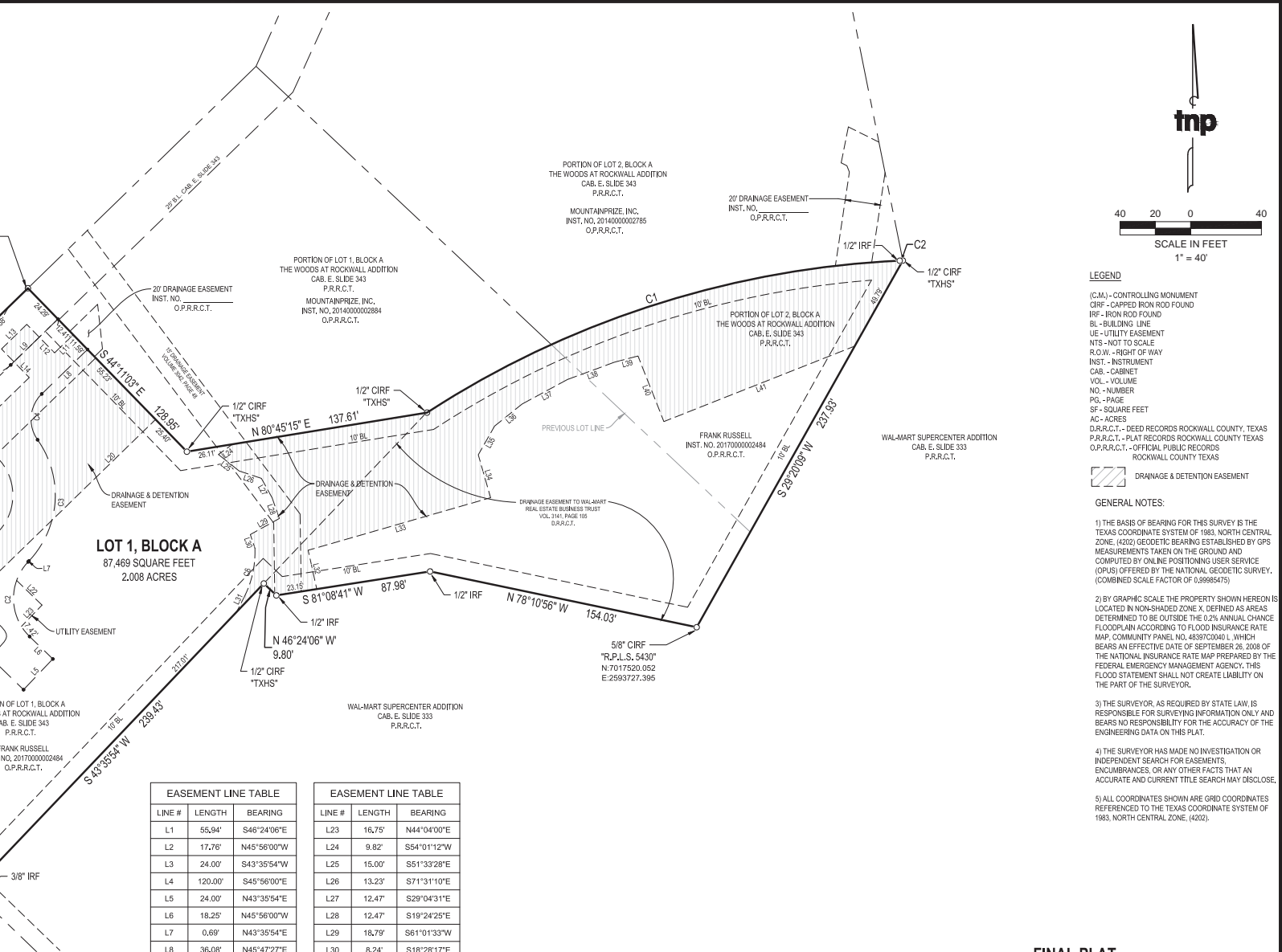
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°37'27"	94.58'	S 43°49'57" W	60.00'
C2	30.00'	89°31'54"	46.88'	N 01°10'03" W	42.25'
C3	54.00'	79°02'20"	74.49'	N 04°04'44" E	68.72'
C4	20.00'	81°13'53"	28.36'	N 05°10'31" E	26.04'
C5	20.00'	87°48'27"	30.65'	S 89°41'41" W	27.74'
C6	55.79'	29°26'08"	28.68'	S 12°29'00" W	28.35'

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L1	55.94'	S46°24'06"E
L2	17.76'	N45°56'00"W
L3	24.00'	S43°35'54"W
L4	120.00'	S45°56'00"E
L5	24.00'	N43°35'54"E
L6	18.25'	N45°56'00"W
L7	0.69'	N43°35'54"E
L8	36.08'	N45°47'27"E
L9	37.19'	S45°47'27"W
L10	5.10'	N46°24'06"W
L11	14.69'	N45°47'27"E
L12	22.52'	S44°12'33"E
L13	20.00'	N45°47'27"E
L14	22.52'	N44°12'33"W
L15	93.56'	N45°47'27"E
L16	128.82'	N45°47'27"E
L17	12.41'	N45°56'00"W
L18	9.94'	N23°26'00"W
L19	57.58'	N45°56'00"W
L20	130.01'	S45°47'27"W
L21	40.49'	N45°56'00"W
L22	20.00'	S45°56'00"E

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L23	16.75'	N44°04'00"E
L24	9.82'	S54°01'12"W
L25	15.00'	S51°33'28"E
L26	13.23'	S71°31'10"E
L27	12.47'	S29°04'31"E
L28	12.47'	S19°24'25"E
L29	16.79'	S61°01'33"W
L30	8.24'	S18°28'17"E
L31	9.47'	S27°12'04"W
L32	22.51'	N12°31'12"W
L33	107.37'	N73°56'01"E
L34	25.26'	N16°03'59"W
L35	16.73'	N29°41'10"E
L36	19.92'	N51°14'59"E
L37	29.17'	N61°37'08"E
L38	28.35'	N69°46'37"E
L39	13.69'	N75°12'10"E
L40	39.89'	S21°34'41"E
L41	116.03'	N68°25'19"E



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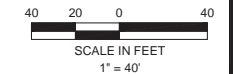
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- LEGEND**
- (C/M) - CONTROLLING MONUMENT
 - CRF - CAPPED IRON ROD FOUND
 - IRF - IRON ROD FOUND
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - CAB. - CABINET
 - VOL. - VOLUME
 - NO. - NUMBER
 - PG. - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
- GENERAL NOTES:**
- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. (COMBINED SCALE FACTOR OF 0.99995475)
 - 2) BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0041, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 5) ALL COORDINATES SHOWN ARE GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202).

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 1 of 2



SURVEYOR
TEAGUE HALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplnc.com

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as HACIENDA CAR WASH 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
- 7. 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 Addition 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.

Frank Russell

Owner:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Frank Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of The Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, same being all of a tract of land to Frank Russell as recorded in Instrument Number 2017000002484 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the southeast line of F.M. 740 a variable width right-of-way at the northwest corner of said Woods At Rockwall Addition, same being the northwest corner of said Russell tract ;

THENCE North 45 degrees 47 minutes 27 seconds East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 2014000002284 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 11 minutes 03 seconds East, along the westerly said Mountainprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE North 80 degrees 45 minutes 15 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 72 degrees 10 minutes 42 seconds East, 280.77 feet;

THENCE continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 87 degrees 16 minutes 31 seconds East, 1.75 feet;

THENCE along said reverse curve to the left, an arc distance of 1.75 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northeast corner of said Russell tract, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE South 29 degrees 20 minutes 09 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner lying on the northerly line of same;

THENCE along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 78 degrees 10 minutes 56 seconds West, a distance of 154.03 feet to a 1/2 inch iron rod found for corner;

South 81 degrees 08 minutes 41 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 46 degrees 24 minutes 06 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

South 43 degrees 35 minutes 54 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 45 degrees 58 minutes 49 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7086, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 43 degrees 44 minutes 13 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 1/2 inch iron rod found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 45 degrees 56 minutes 00 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2,008 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

Planning & Zoning Commission, Chairman	_____	Date	_____
APPROVED:			
I hereby certify that the above and foregoing plat of as recorded 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 the ____ day of _____, 2018.			
_____ Mayor, City of Rockwall	_____ City Secretary	_____ City Engineer	

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2,008 ACRES

SITUATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No. - DPH 18326
Date - November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplinc.com



January 30, 2019

ATTN: Dub Douphrate
DOUPHRATE & ASSOCIATES
2235 RIDGE ROAD,
ROCKWALL, TX 75087

RE: FINAL PLAT (P2018-044), Lot 1, Block A, Hacienda Car Wash Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 01/07/2019. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for Lot 1, Block A, Hacienda Carwash Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.*
- 2) The required off-site easements [i.e. 20-foot drainage easements], located on the adjacent lot, must be recorded and filed prior to the filing of this plat and the release of a building permit for this site.*
- 3) A tree mitigation balance of 1,196 caliper inches must be satisfied at the time the final plat is submitted for filing.*
- 4) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 2, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Fishman absent.

CITY COUNCIL

On January 7, 2018, the City Council's motion to approve the final plat with staff recommendations was approved by a vote of 7-0.

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) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

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



Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

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

Sincerely,

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