



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-045 P&Z DATE 1/15/2019 CC DATE 1/26/2019 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 checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

9209-045

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 2205 Ridge Road, Rockwall, TX, 75087

Subdivision The Woods at Rockwall addition

Lot

3 & 4

Block

A

General Location Southeast corner of Ridge Road and Yellow Jacket Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C

Current Use Vacant

Proposed Zoning C

Proposed Use Convenience store with gas pumps

Acreage

4.47

Lots [Current]

1 & 2

Lots [Proposed]

3 & 4

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 RaceTrac Petroleum Inc.

Applicant Urban Structure

Contact Person Andrew Malzer

Contact Person Jennifer Haynes

Address 200 Galleria Parkway SE

Address 8140 Walnut Hill Lane

Suite 900

Suite 905

City, State & Zip Atlanta, GA 30339

City, State & Zip Dallas, TX, 75231

Phone 7062887672

Phone 2142955775

E-Mail amalzer@racetrac.com

E-Mail jhaynes@urbanstruct.com

NOTARY VERIFICATION [REQUIRED]

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

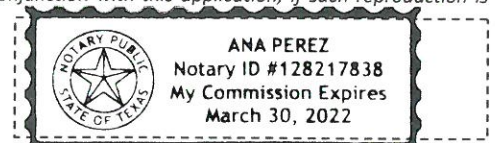
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 400.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th 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 13 day of December, 20 18.

Owner's/Applicant's Signature

Jennifer M. Haynes
Ana Perez

Notary Public in and for the State of Texas



My Commission Expires March 30, 2022



RECEIPT

Project Number: P2018-045
Job Address: YELLOW JACKET LANE
ROCKWALL, TX 75087

Receipt Number: B83526

Printed: 1/8/2019 9:36 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 389.40

Total Fees Paid:

\$ 389.40

Date Paid: 1/8/2019 12:00:00AM

Paid By: URBAN STRUCTURE

Pay Method: CHECK 5006

Received By: LM



**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

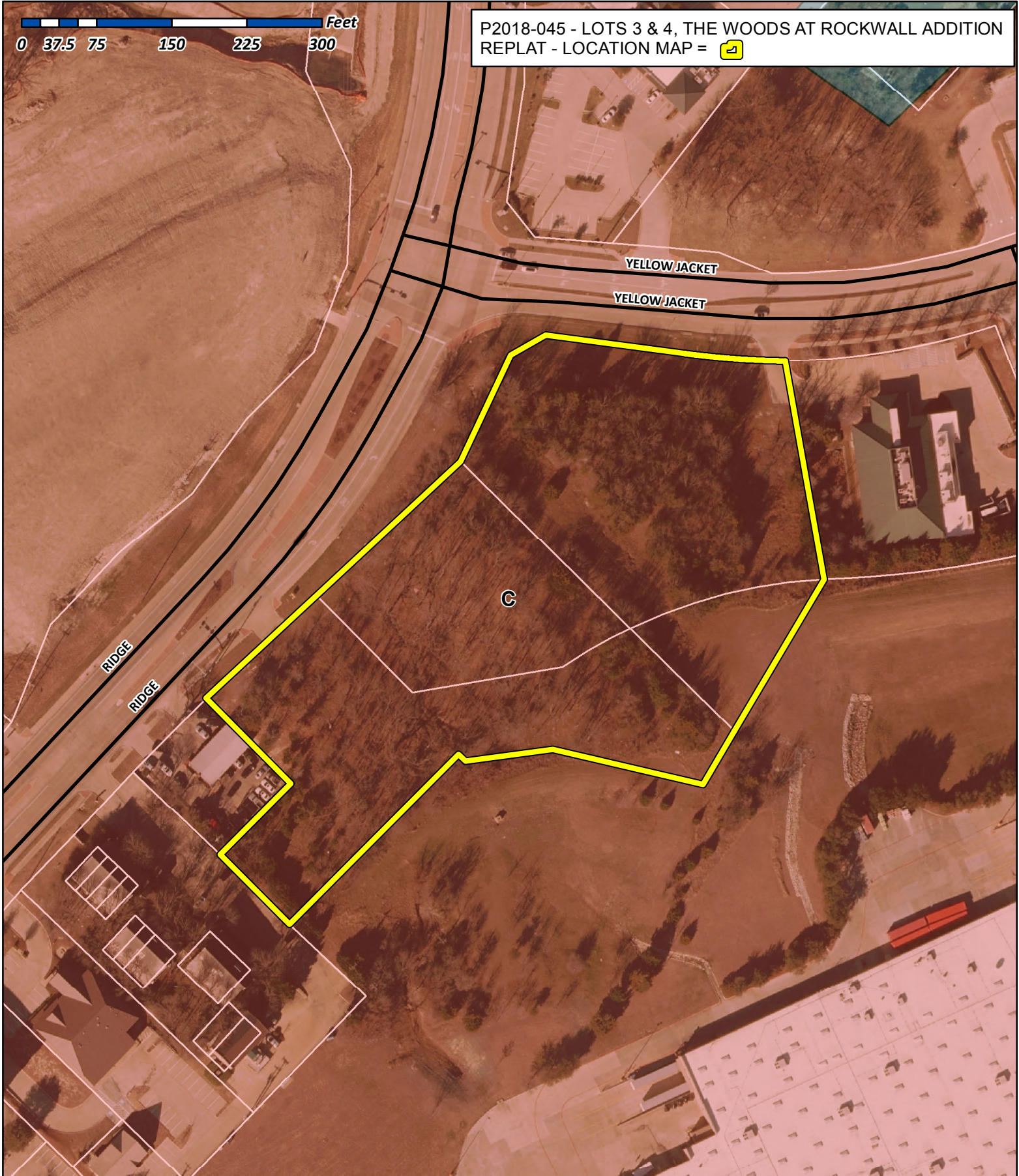
Date: 12/14/2018

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, 12/21/2018. 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: P2018-045
Project Name: Woods at Rockwall Addition
Project Type: PLAT
Applicant Name: URBAN STRUCTURE
Owner Name: INC., MOUNTAINPRIZE
Project Description:

0 37.5 75 150 225 300 Feet

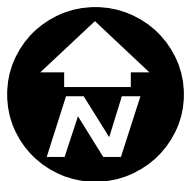
P2018-045 - LOTS 3 & 4, THE WOODS AT ROCKWALL ADDITION
REPLAT - LOCATION MAP = 



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.



VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

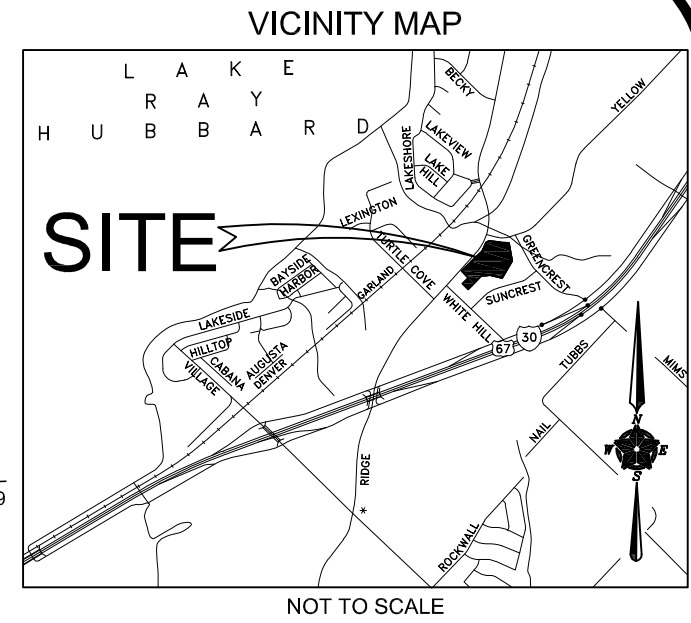
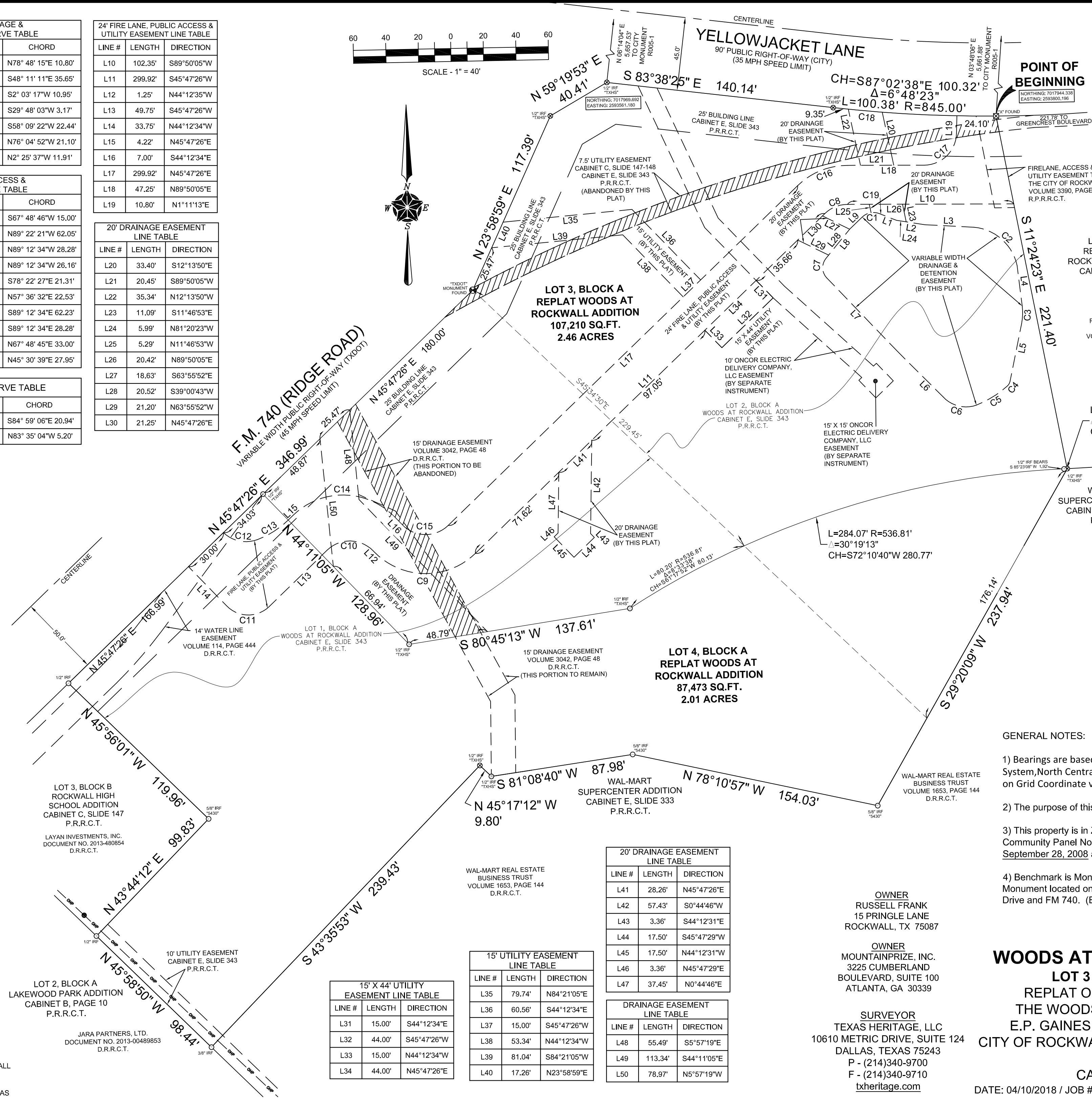
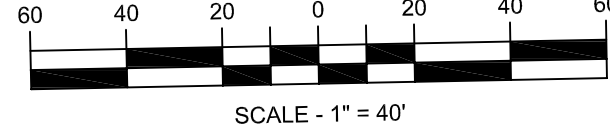
24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'35"W
L13	49.75'	S45°47'26"W
L14	33.75'	N44°12'34"W
L15	4.22'	N45°47'26"E
L16	7.00'	S44°12'34"E
L17	299.92'	N45°47'26"E
L18	47.25'	N89°50'05"E
L19	10.80'	N1°11'13"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	29.06'	18.50'	90°00'00"	N89° 12' 34"W 26.16'
C12	22.48'	20.00'	64°23'49"	S78° 22' 27"E 21.31'
C13	22.69'	55.00'	23°38'13"	N57° 36' 32"E 22.53'
C14	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C15	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C16	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C17	30.94'	20.00'	86°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L20	33.40'	S12°13'50"E
L21	20.45'	S89°50'05"W
L22	35.34'	N12°13'50"W
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	5.29'	N11°46'53"W
L26	20.42'	N89°50'05"E
L27	18.63'	S63°55'52"E
L28	20.52'	S39°00'43"W
L29	21.20'	N63°55'52"W
L30	21.25'	N45°47'26"E

20' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C18	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'
C19	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E



LOT 3R, BLOCK B
REPLAT WOODS AT
ROCKWALL ADDITION NO. 1
CABINET E, SLIDE 389
P.R.R.C.T.

ROCKWALL ASC REAL
ESTATE, LLP
VOLUME 3076, PAGE 112
D.R.R.C.T.

L=1.75' R=772.78'
Δ=0°07'47"
CH=S87°16'29"W 1.75'

WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.

- GENERAL NOTES:
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
 - The purpose of this plat is to reconfigure 2 lots.
 - This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
 - Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

**REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 1 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN**

LEGEND
 IRF IRON ROD FOUND
 P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.
DOCUMENT NO. 2013-00489853
D.R.R.C.T.

15' X 44' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	15.00'	S44°12'34"E
L32	44.00'	S45°47'26"W
L33	15.00'	N44°12'34"W
L34	44.00'	N45°47'26"E

15' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	79.74'	N84°21'05"E
L36	60.56'	S44°12'34"E
L37	15.00'	S45°47'26"W
L38	53.34'	N44°12'34"W
L39	81.04'	S84°21'05"W
L40	17.26'	N23°58'59"E

20' DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	28.26'	N45°47'26"E
L42	57.43'	S0°44'46"W
L43	3.36'	S44°12'31"E
L44	17.50'	S45°47'29"W
L45	17.50'	N44°12'31"W
L46	3.36'	N45°47'29"E
L47	37.45'	N0°44'46"E

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	55.49'	S5°57'19"E
L49	113.34'	S44°11'05"E
L50	78.97'	N5°57'19"W

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof 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, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 78 Degrees 10 Minutes 57 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 81 Degrees 08 Minutes 40 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 43 Degrees 35 Minutes 53 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 45 Degrees 58 Minutes 50 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 43 Degrees 44 Minutes 12 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 45 Degrees 56 Minutes 01 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

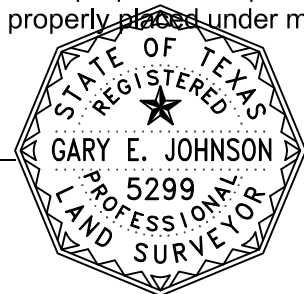
Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A, a 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or work done; or

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

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

Mountainprize, Inc.

Brian Thornton, Vice President of Real Estate and Engineering

Russell Frank

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

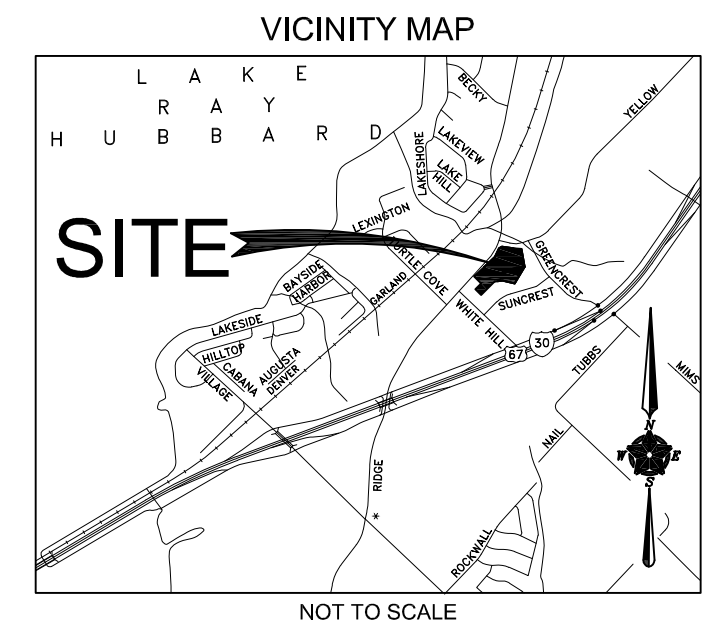
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

LEGEND

- IRF
P.R.R.C.T.
D.R.R.C.T.
IRON ROD FOUND
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

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

WITNESS OUR HANDS, on this the _____ day of _____, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

Parcel Map Check Report

Client:

Prepared by: Chris

Lot 3

Date: 12/13/2018 9:35:16 AM

Parcel Name: Propoposed Lots - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,016,250.2536'

East: 2,593,800.1959'

Segment# 1: Line

Course: S11°24'23"E

Length: 221.40'

North: 7,016,033.2265'

East: 2,593,843.9814'

Segment# 2: Curve

Length: 1.75'

Radius: 772.78'

Delta: 0.1297 (d)

Tangent: 0.87'

Chord: 1.75'

Course: S87°16'29"W

Course In: N2°47'24"W

Course Out: S2°39'37"E

RP North: 7,016,805.0905'

East: 2,593,806.3660'

End North: 7,016,033.1433'

East: 2,593,842.2337'

Segment# 3: Curve

Length: 284.07'

Radius: 536.81'

Delta: 30.3202 (d)

Tangent: 145.45'

Chord: 280.77'

Course: S72°10'40"W

Course In: S2°39'44"E

Course Out: N32°58'57"W

RP North: 7,015,496.9127'

East: 2,593,867.1674'

End North: 7,015,947.2087'

East: 2,593,574.9372'

Segment# 4: Line

Course: S80°45'13"W

Length: 137.61'

North: 7,015,925.0975'

East: 2,593,439.1153'

Segment# 5: Line

Course: N44°11'05"W
North: 7,016,017.5742'

Length: 128.96'
East: 2,593,349.2335'

Segment# 6: Line

Course: N45°47'26"E
North: 7,016,143.0852'

Length: 180.00'
East: 2,593,478.2567'

Segment# 7: Line

Course: N23°58'59"E
North: 7,016,250.3404'

Length: 117.39'
East: 2,593,525.9718'

Segment# 8: Line

Course: N59°19'53"E
North: 7,016,270.9524'

Length: 40.41'
East: 2,593,560.7298'

Segment# 9: Line

Course: S83°38'25"E
North: 7,016,255.4291'

Length: 140.14'
East: 2,593,700.0073'

Segment# 10: Curve

Length: 100.38'
Delta: 6.8063 (d)
Chord: 100.32'
Course In: N6°21'33"E
RP North: 7,017,095.2299'
End North: 7,016,250.2556'

Radius: 845.00'
Tangent: 50.25'
Course: S87°02'38"E
Course Out: S0°26'49"E
East: 2,593,793.6001'
East: 2,593,800.1916'

Perimeter: 1,352.11'
Error Closure: 0.0047
Error North : 0.00196

Area: 107,210.45Sq.Ft.
Course: N65°18'14"W
East: -0.00426

Precision 1: 287,682.98

Parcel Name: Propoposed Lots - AVAT_P - Lots : 4

Description: Lot 4

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,015,914.8831' East:2,593,843.9816'

Segment# 1: Line

Course: S29°20'09"W Length: 237.94'
North: 7,015,707.4558' East: 2,593,727.4082'

Segment# 2: Line

Course: N78°10'57"W Length: 154.03'
North: 7,015,739.0003' East: 2,593,576.6429'

Segment# 3: Line

Course: S81°08'40"W Length: 87.98'
North: 7,015,725.4564' East: 2,593,489.7116'

Segment# 4: Line

Course: N46°24'07"W Length: 9.80'
North: 7,015,732.2144' East: 2,593,482.6145'

Segment# 5: Line

Course: S43°35'53"W Length: 239.43'
North: 7,015,558.8203' East: 2,593,317.5048'

Segment# 6: Line

Course: N45°58'50"W Length: 98.44'
North: 7,015,627.2265' East: 2,593,246.7162'

Segment# 7: Line

Course: N43°44'12"E Length: 99.83'
North: 7,015,699.3562' East: 2,593,315.7331'

Segment# 8: Line

Course: N45°56'01"W Length: 119.96'
North: 7,015,782.7873' East: 2,593,229.5378'

Segment# 9: Line

Course: N45°47'26"E Length: 166.99'

North: 7,015,899.2266'

East: 2,593,349.2355'

Segment# 10: Line

Course: S44°11'05"E

North: 7,015,806.7499'

Length: 128.96'

East: 2,593,439.1172'

Segment# 11: Line

Course: N80°45'13"E

North: 7,015,828.8611'

Length: 137.61'

East: 2,593,574.9392'

Segment# 12: Curve

Length: 284.07'

Delta: 30.3202 (d)

Chord: 280.77'

Course In: S32°58'57"E

RP North: 7,015,378.5651'

End North: 7,015,914.7957'

Radius: 536.81'

Tangent: 145.45'

Course: N72°10'40"E

Course Out: N2°39'44"W

East: 2,593,867.1693'

East: 2,593,842.2357'

Segment# 13: Curve

Length: 1.75'

Delta: 0.1297 (d)

Chord: 1.75'

Course In: N2°39'37"W

RP North: 7,016,686.7429'

End North: 7,015,914.8789'

Radius: 772.78'

Tangent: 0.87'

Course: N87°16'29"E

Course Out: S2°47'24"E

East: 2,593,806.3679'

East: 2,593,843.9833'

Perimeter: 1,766.79'

Error Closure: 0.0045

Error North : -0.00416

Area: 87,472.57Sq.Ft.

Course: S22°56'19"E

East: 0.00176

Precision 1: 392,620.00

Parcel Map Check Report

Client:

Prepared by: CN

OVERALL

Date: 12/13/2018 9:54:02 AM

Parcel Name: Propoposed Lots - AVAT_P - Lots : 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,016,250.2536'

East: 2,593,800.1959'

Segment# 1: Line

Course: S11°24'23"E

Length: 221.40'

North: 7,016,033.2265'

East: 2,593,843.9814'

Segment# 2: Line

Course: S29°20'09"W

Length: 237.94'

North: 7,015,825.7992'

East: 2,593,727.4080'

Segment# 3: Line

Course: N78°10'57"W

Length: 154.03'

North: 7,015,857.3438'

East: 2,593,576.6427'

Segment# 4: Line

Course: S81°08'40"W

Length: 87.98'

North: 7,015,843.7998'

East: 2,593,489.7114'

Segment# 5: Line

Course: N46°24'07"W

Length: 9.80'

North: 7,015,850.5578'

East: 2,593,482.6143'

Segment# 6: Line

Course: S43°35'53"W

Length: 239.43'

North: 7,015,677.1637'

East: 2,593,317.5046'

Segment# 7: Line

Course: N45°58'50"W
North: 7,015,745.5699'

Length: 98.44'
East: 2,593,246.7160'

Segment# 8: Line

Course: N43°44'12"E
North: 7,015,817.6996'

Length: 99.83'
East: 2,593,315.7330'

Segment# 9: Line

Course: N45°56'01"W
North: 7,015,901.1307'

Length: 119.96'
East: 2,593,229.5376'

Segment# 10: Line

Course: N45°47'26"E
North: 7,016,143.0811'

Length: 346.99'
East: 2,593,478.2585'

Segment# 11: Line

Course: N23°58'59"E
North: 7,016,250.3363'

Length: 117.39'
East: 2,593,525.9736'

Segment# 12: Line

Course: N59°19'53"E
North: 7,016,270.9483'

Length: 40.41'
East: 2,593,560.7315'

Segment# 13: Line

Course: S83°38'25"E
North: 7,016,255.4249'

Length: 140.14'
East: 2,593,700.0091'

Segment# 14: Curve

Length: 100.38'
Delta: 6.8063 (d)
Chord: 100.32'
Course In: N6°21'33"E
RP North: 7,017,095.2257'
End North: 7,016,250.2514'

Radius: 845.00'
Tangent: 50.25'
Course: S87°02'38"E
Course Out: S0°26'49"E
East: 2,593,793.6019'
East: 2,593,800.1934'

Perimeter: 2,014.12'

Area: 194,683.01Sq.Ft.

Error Closure: 0.0033
Error North : -0.00220

Course: S48°37'11"W
East: -0.00250

Precision 1: 610,339.39

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

AGENDA DATE: 01/02/2019

APPLICANT: Jennifer Haynes of *Urban Structure*

AGENDA ITEM: **P2018-045**; *Lots 4 & 5, Block A, the Woods at Rockwall Addition*

SUMMARY:

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer pf RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as 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 & 2205 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 4.47-acre tract of land [*i.e. Lots 1 & 2, Block A, the Woods at Rockwall Addition*] to create Lots 4 & 5, Block A, the Woods at Rockwall Addition for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements. Additionally, the replat will establish lot lines for two (2) developments consisting of a 5,411 SF convenience store with gasoline sales [*i.e. RaceTrac*] on Lot 4 and a 4,396 SF carwash facility [*i.e. Hacienda Carwash*] on Lot 5. The subject property is a 4.47-acre tract identified as Lots 1 & 2, Block A, of the Woods at Rockwall Addition. The site is addressed as 2205 & 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 on the proposed Lot 4 [*i.e. RaceTrac*] that are needed for the development of the proposed Lot 5 [*i.e. Hacienda Carwash*]. These easements are to be recorded by this plat prior to the development of Lot 5. A final plat application [*i.e. P2018-044*] for Lot 5 has been requested concurrently with this request. Approval of this plat with these two (2) drainage easements has been included as a condition of approval for the proposed Lot 5. Additionally, it shall be required that the replat of Lots 4 & 5, Block A, the Woods at Rockwall Addition be filed prior to the filing of the final plat being considered by Case No. P2018-044.
- A Specific Use Permit (*SUP No. S-104*) allowing a convenience store with gasoline sales within the *Scenic Overlay (SOV) District* was approved on April 15, 2013.
- An amended Site Plan [*i.e. SP2018-019*] for a convenience store with gasoline sales [*i.e. RaceTrac*] was approved on September 25, 2018. In addition, the City Council approved an alternative tree mitigation settlement agreement in the amount of \$225,000 on May 6, 2013 that will be due at the time this plat is submitted for filing. This has been included as a condition of approval.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* 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 *replat* for *Lots 4 & 5, Block A, of the Woods at Rockwall 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) A balance of \$225,000 for the tree mitigation settlement agreement approved by the City Council shall be due at the time the *replat* is submitted for filing.
- 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 CITY COUNCIL MEMO

AGENDA DATE: 01/07/2019

APPLICANT: Jennifer Haynes of *Urban Structure*

AGENDA ITEM: **P2018-045**; *Lots 4 & 5, Block A, the Woods at Rockwall Addition*

SUMMARY:

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as 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 & 2205 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 4.47-acre tract of land [*i.e. Lots 1 & 2, Block A, the Woods at Rockwall Addition*] to create Lots 4 & 5, Block A, the Woods at Rockwall Addition for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements. Additionally, the replat will establish lot lines for two (2) developments consisting of a 5,411 SF convenience store with gasoline sales [*i.e. RaceTrac*] on Lot 4 and a 4,396 SF carwash facility [*i.e. Hacienda Carwash*] on Lot 5. The subject property is a 4.47-acre tract identified as Lots 1 & 2, Block A, of the Woods at Rockwall Addition. The site is addressed as 2205 & 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 on the proposed Lot 4 [*i.e. RaceTrac*] that are needed for the development of the proposed Lot 5 [*i.e. Hacienda Carwash*]. These easements are to be recorded by this plat prior to the development of Lot 5. A final plat application [*i.e. P2018-044*] for Lot 5 has been requested concurrently with this request. Approval of this plat with these two (2) drainage easements has been included as a condition of approval for the proposed Lot 5. Additionally, it shall be required that the replat of Lots 4 & 5, Block A, the Woods at Rockwall Addition be filed prior to the filing of the final plat being considered by Case No. P2018-044.
- A Specific Use Permit (*SUP No. S-104*) allowing a convenience store with gasoline sales within the *Scenic Overlay (SOV) District* was approved on April 15, 2013.
- An amended Site Plan [*i.e. SP2018-019*] for a convenience store with gasoline sales [*i.e. RaceTrac*] was approved on September 25, 2018. In addition, the City Council approved an alternative tree mitigation settlement agreement in the amount of \$225,000 on May 6, 2013 that will be due at the time this plat is submitted for filing. This has been included as a condition of approval.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* 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 *replat* for *Lots 4 & 5, Block A, of the Woods at Rockwall Addition*, staff would recommend the following conditions:

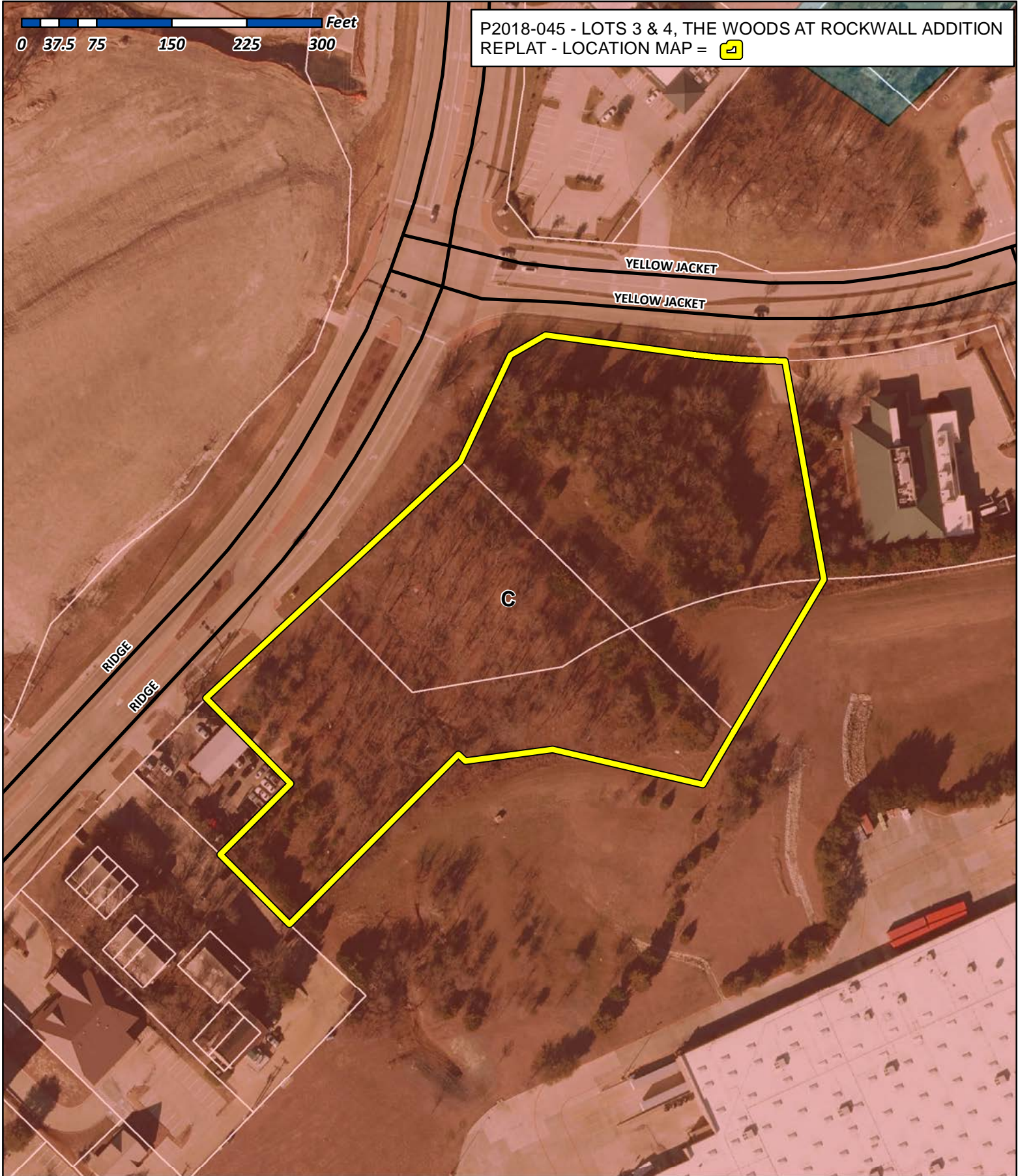
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) A balance of \$225,000 for the tree mitigation settlement agreement approved by the City Council shall be due at the time the *replat* is submitted for filing.
- 3) 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 January 2, 2019, the Planning and Zoning Commission's motion to recommend approval of the *replat* 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

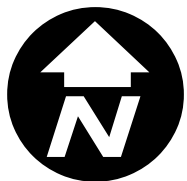
P2018-045 - LOTS 3 & 4, THE WOODS AT ROCKWALL ADDITION
REPLAT - LOCATION MAP = 



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.



VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

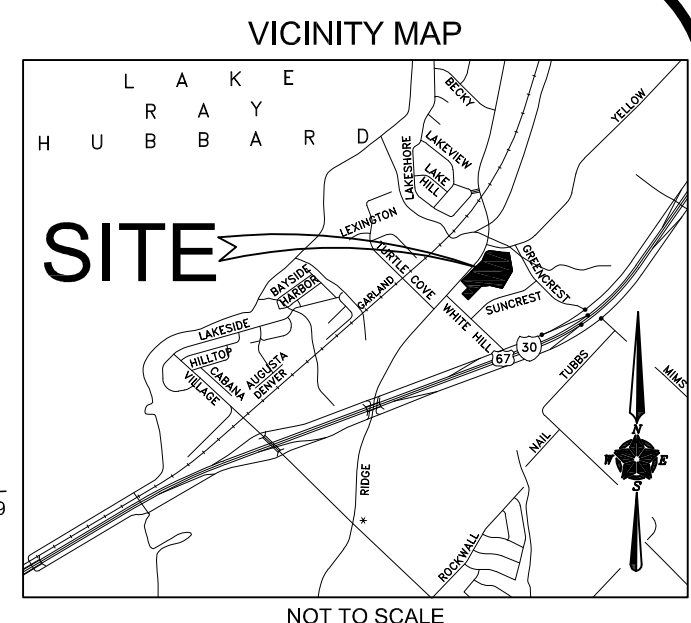
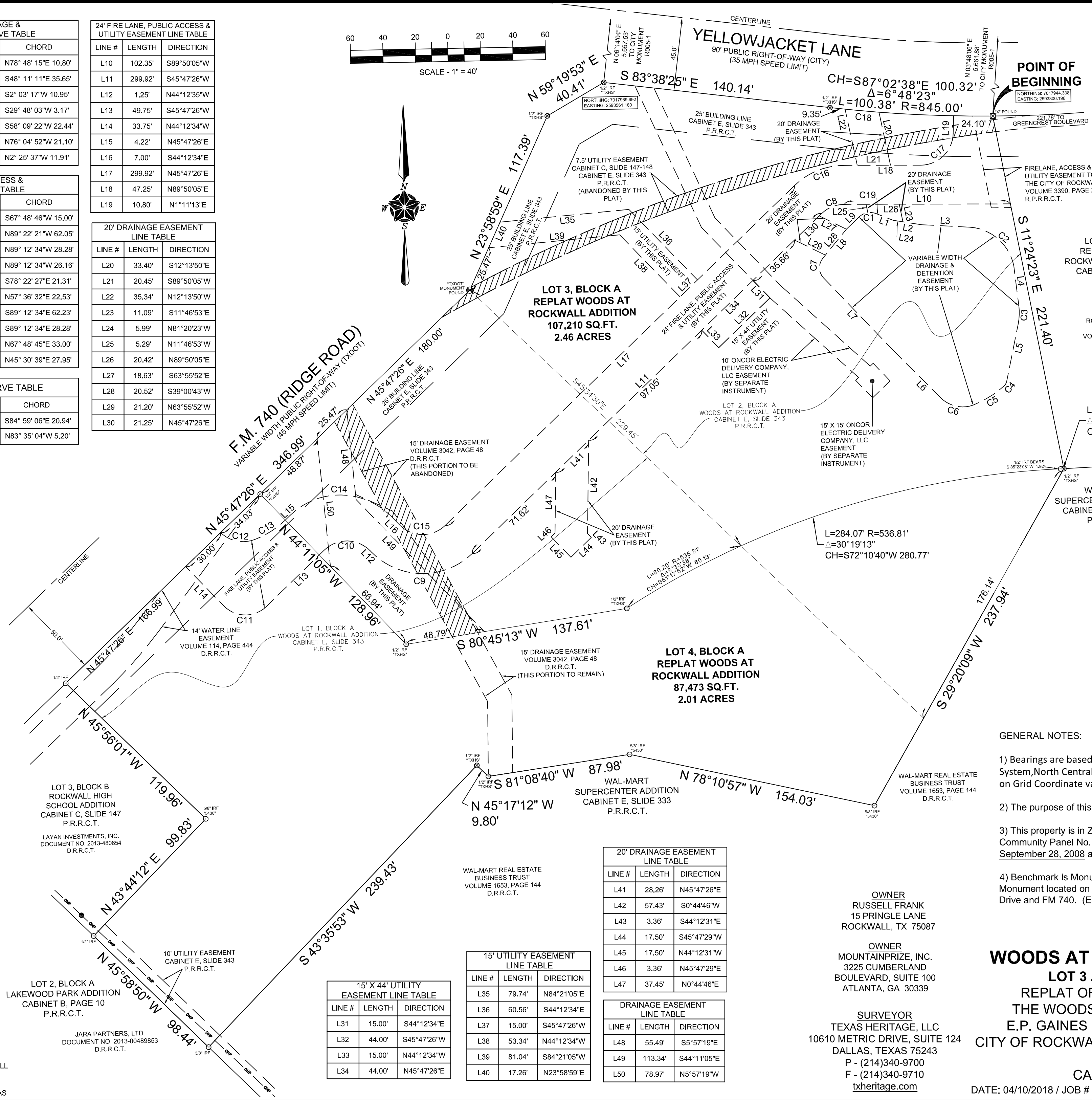
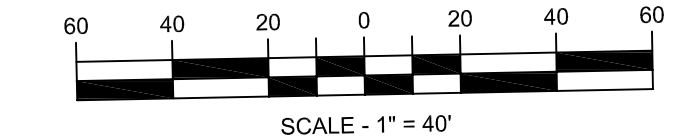
24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	29.06'	18.50'	90°00'00"	N89° 12' 34"W 26.16'
C12	22.48'	20.00'	64°23'49"	S78° 22' 27"E 21.31'
C13	22.69'	55.00'	23°38'13"	N57° 36' 32"E 22.53'
C14	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C15	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C16	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C17	30.94'	20.00'	88°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C18	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'
C19	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'35"W
L13	49.75'	S45°47'26"W
L14	33.75'	N44°12'34"W
L15	4.22'	N45°47'26"E
L16	7.00'	S44°12'34"E
L17	299.92'	N45°47'26"E
L18	47.25'	N89°50'05"E
L19	10.80'	N1°11'13"E

20' DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	33.40'	S12°13'50"E
L21	20.45'	S89°50'05"W
L22	35.34'	N12°13'50"W
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	5.29'	N11°46'53"W
L26	20.42'	N89°50'05"E
L27	18.63'	S63°55'52"E
L28	20.52'	S39°00'43"W
L29	21.20'	N63°55'52"W
L30	21.25'	N45°47'26"E



LOT 3R, BLOCK B
REPLAT WOODS AT
ROCKWALL ADDITION NO. 1
CABINET E, SLIDE 389
P.R.R.C.T.

ROCKWALL ASC REAL
ESTATE, LLP
VOLUME 3076, PAGE 112
D.R.R.C.T.

L=1.75' R=772.78'
Δ=0°07'47"
CH=S87°16'29"W 1.75'

WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 2) The purpose of this plat is to reconfigure 2 lots.
- 3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
- 4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

**REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

PAGE 1 OF 2
CASE NO: P2017-019

DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

LEGEND
 IRF IRON ROD FOUND
 P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.
DOCUMENT NO. 2013-00489853
D.R.R.C.T.

LOT 3, BLOCK B
ROCKWALL HIGH
SCHOOL ADDITION
CABINET C, SLIDE 147
P.R.R.C.T.
LAYAN INVESTMENTS, INC.
DOCUMENT NO. 2013-480854
D.R.R.C.T.

LOT 2, BLOCK A
LAKEWOOD PARK ADDITION
CABINET B, PAGE 10
P.R.R.C.T.

WAL-MART REAL ESTATE
BUSINESS TRUST
VOLUME 1653, PAGE 144
D.R.R.C.T.

WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

20' DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	28.26'	N45°47'26"E
L42	57.43'	S0°44'46"W
L43	3.36'	S44°12'31"E
L44	17.50'	S45°47'29"W
L45	17.50'	N44°12'31"W
L46	3.36'	N45°47'29"E
L47	37.45'	N0°44'46"E

15' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	79.74'	N84°21'05"E
L36	60.56'	S44°12'34"E
L37	15.00'	S45°47'26"W
L38	53.34'	N44°12'34"W
L39	81.04'	S84°21'05"W
L40	17.26'	N23°58'59"E

15' X 44' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	15.00'	S44°12'34"E
L32	44.00'	S45°47'26"W
L33	15.00'	N44°12'34"W
L34	44.00'	N45°47'26"E

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof 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, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 78 Degrees 10 Minutes 57 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 81 Degrees 08 Minutes 40 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 43 Degrees 35 Minutes 53 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 45 Degrees 58 Minutes 50 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 43 Degrees 44 Minutes 12 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 45 Degrees 56 Minutes 01 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S./No. 5299



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

LEGEND

- IRF
P.R.R.C.T.
D.R.R.C.T.
IRON ROD FOUND
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A, a 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or work done; or

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

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

Mountainprize, Inc.

Brian Thornton, Vice President of Real Estate and Engineering

Russell Frank

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

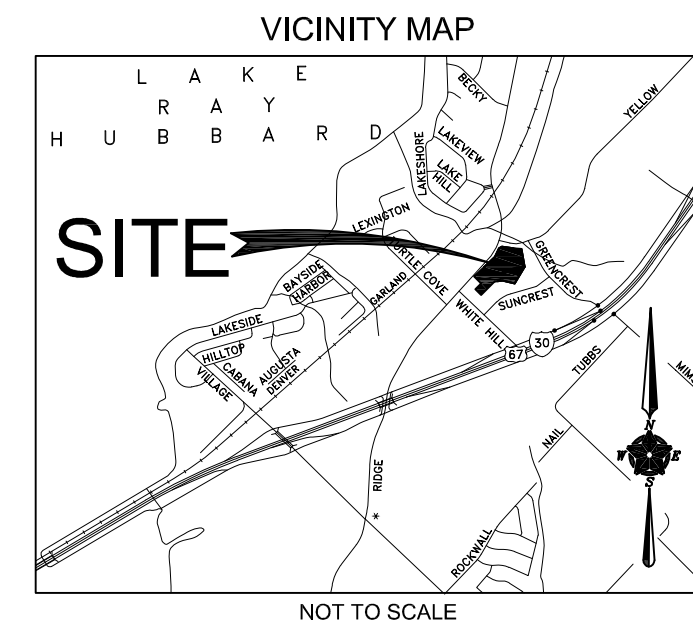
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339
OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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

WITNESS OUR HANDS, on this the _____ day of _____, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

City of Rockwall
Project Plan Review History



Project Number P2018-045	Owner INC., MOUNTAINPRIZE	Applied 12/11/2018 DMA
Project Name Lots 4 & 5, Block A, the Woods at	Applicant URBAN STRUCTURE	Approved
Type Rockwall Addition		Closed
Subtype FINAL		Expired
Status Staff Review		Status

Site Address YELLOW JACKET LANE	City, State Zip ROCKWALL, TX 75087	Zoning
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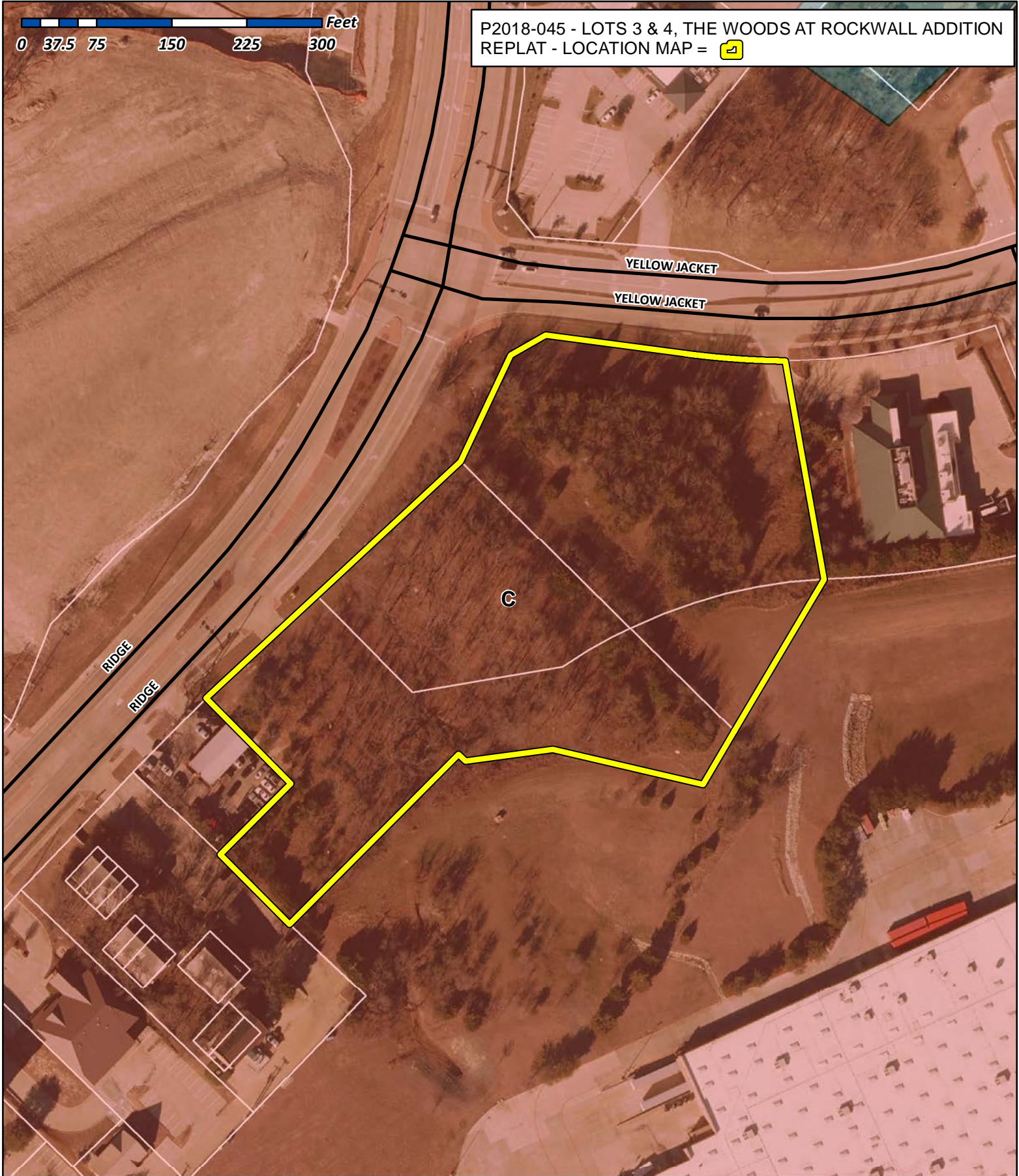
Subdivision THE WOODS AT ROCKWALL	Tract 2	Block A	Lot No 2	Parcel No 5172-000A-0002-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/11/2018	12/18/2018	12/18/2018	7	APPROVED	
ENGINEERING (12/27/2018 11:29 AM SH) - There are two more drainage easements that should be on the plat. (See markup) - Note 7 should state, "The property owner is responsible for maintenance, repair, and replacement of all detention and drainage easements."	Sarah Hager	12/11/2018	12/18/2018	12/27/2018	16	COMMENTS	
FIRE	Ariana Hargrove	12/11/2018	12/18/2018	12/19/2018	8	APPROVED	
GIS (12/18/2018 4:14 PM LS) Racetrak address assignment will be: 2205 Ridge Rd, Rockwall, TX 75087	Lance Singleton	12/11/2018	12/18/2018	12/18/2018	7	APPROVED	See comment
PLANNING	David Gonzales	12/11/2018	12/18/2018	12/18/2018	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as 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 & 2205 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. 104 (Ord. No. 13-09), 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. P2018-045" on the lower right corner on all pages of the revised replat submittal. 3. Change Lot No. of each lot on plat to indicate Lot 4, Block A (for RaceTrac) & Lot 5, Block A (for Hacienda Carwash) and remove the label "Replat" from the lot description. 4. Change Lot No. on Title Block to 'Lot 4 and Lot 5, Block A' and in Owners Certificate on page 2. 5. Identify/label the two (2) 20-ft drainage easements that are required for the adjacent lots drainage (i.e. Hacienda Carwash). 6. Ghost-in easements from adjacent lot. 7. Page 2, change all 2018 year dates to '2019'. 8. Use a heavier line to distinguish lot lines from other line drawings. 9. As a note, the tree mitigation for this site had been satisfied by an alternative tree mitigation settlement agreement approved by the City Council in the amount of \$225,000. This mitigation balance is due at final plat. <p>**As a note andonce the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand 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 quesitons 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

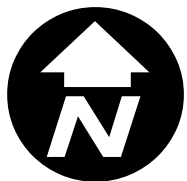
P2018-045 - LOTS 3 & 4, THE WOODS AT ROCKWALL ADDITION
REPLAT - LOCATION MAP = 



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.



VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

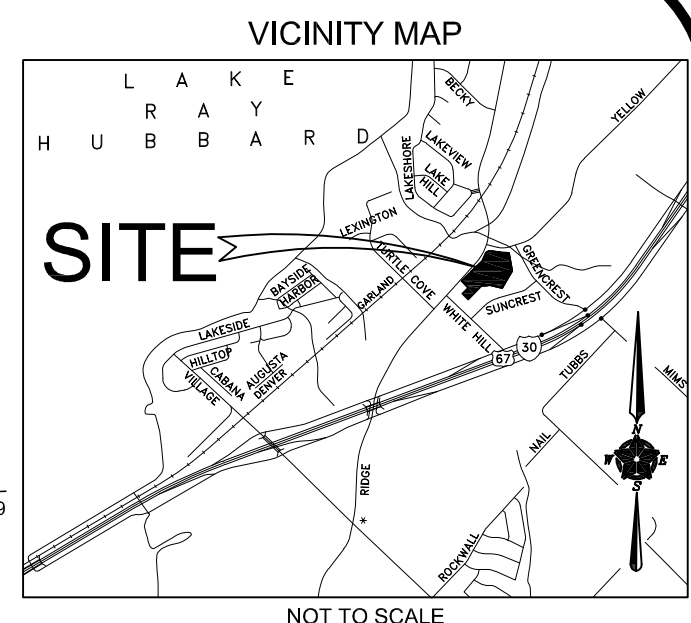
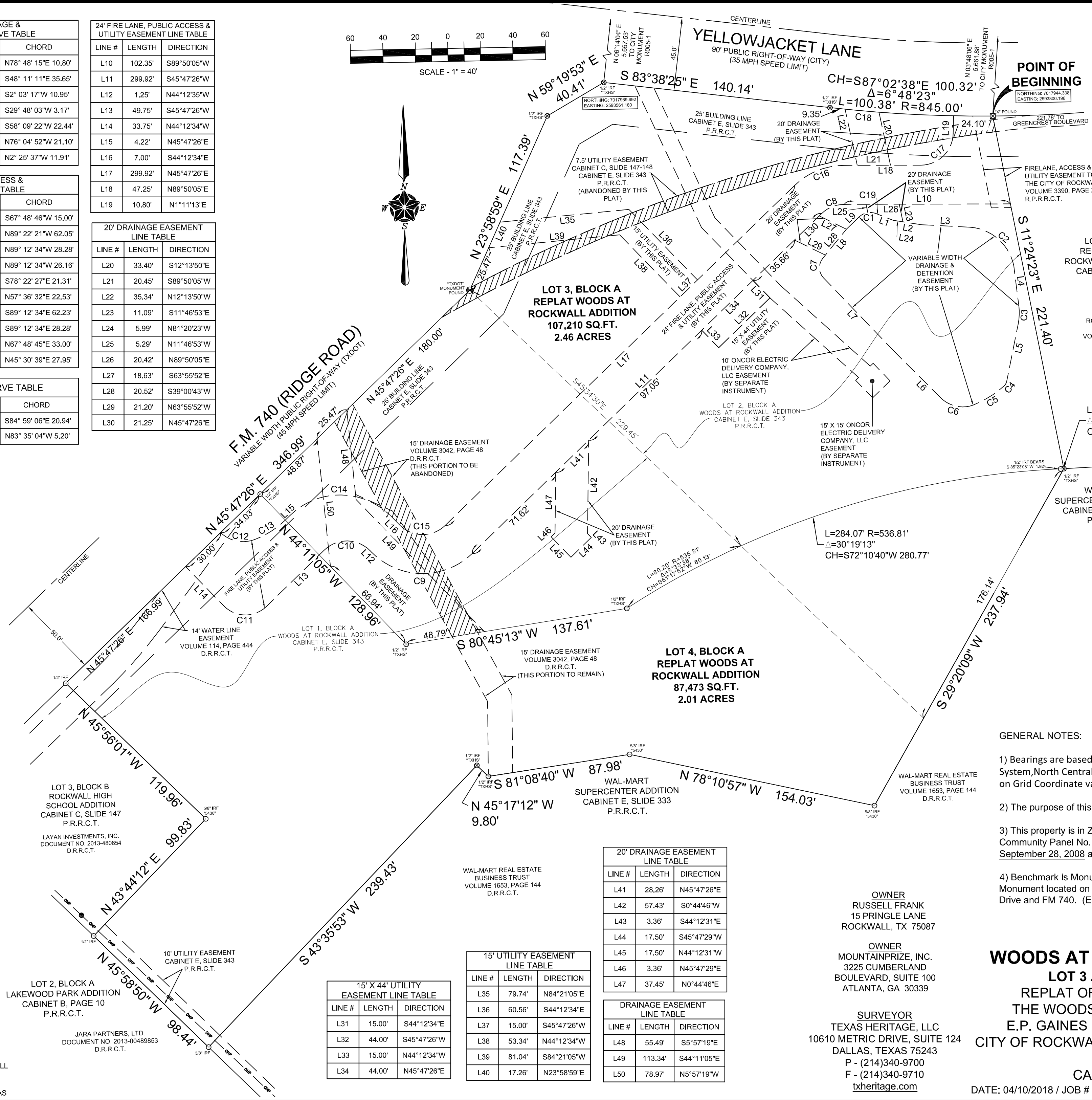
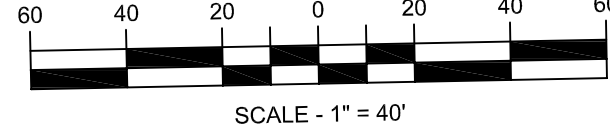
24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'35"W
L13	49.75'	S45°47'26"W
L14	33.75'	N44°12'34"W
L15	4.22'	N45°47'26"E
L16	7.00'	S44°12'34"E
L17	299.92'	N45°47'26"E
L18	47.25'	N89°50'05"E
L19	10.80'	N1°11'13"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	29.06'	18.50'	90°00'00"	N89° 12' 34"W 26.16'
C12	22.48'	20.00'	64°23'49"	S78° 22' 27"E 21.31'
C13	22.69'	55.00'	23°38'13"	N57° 36' 32"E 22.53'
C14	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C15	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C16	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C17	30.94'	20.00'	86°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L20	33.40'	S12°13'50"E
L21	20.45'	S89°50'05"W
L22	35.34'	N12°13'50"W
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	5.29'	N11°46'53"W
L26	20.42'	N89°50'05"E
L27	18.63'	S63°55'52"E
L28	20.52'	S39°00'43"W
L29	21.20'	N63°55'52"W
L30	21.25'	N45°47'26"E

20' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C18	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'
C19	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E



LOT 3R, BLOCK B
REPLAT WOODS AT
ROCKWALL ADDITION NO. 1
CABINET E, SLIDE 389
P.R.R.C.T.

ROCKWALL ASC REAL
ESTATE, LLP
VOLUME 3076, PAGE 112
D.R.R.C.T.

WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.

- GENERAL NOTES:
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
 - The purpose of this plat is to reconfigure 2 lots.
 - This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
 - Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

**REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

PAGE 1 OF 2
CASE NO: P2017-019

LEGEND

IRF IRON ROD FOUND
P.R.R.C.T. PLAT RECORDS, ROCKWALL
D.R.R.C.T. COUNTY, TEXAS
DEED RECORDS,
ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.
DOCUMENT NO. 2013-00489853
D.R.R.C.T.

15' X 44' UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L31	15.00'	S44°12'34"E
L32	44.00'	S45°47'26"W
L33	15.00'	N44°12'34"W
L34	44.00'	N45°47'26"E

15' UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L35	79.74'	N84°21'05"E
L36	60.56'	S44°12'34"E
L37	15.00'	S45°47'26"W
L38	53.34'	N44°12'34"W
L39	81.04'	S84°21'05"W
L40	17.26'	N23°58'59"E

20' DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L41	28.26'	N45°47'26"E
L42	57.43'	S0°44'46"W
L43	3.36'	S44°12'31"E
L44	17.50'	S45°47'29"W
L45	17.50'	N44°12'31"W
L46	3.36'	N45°47'29"E
L47	37.45'	N0°44'46"E

DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L48	55.49'	S5°57'19"E
L49	113.34'	S44°11'05"E
L50	78.97'	N5°57'19"W

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof 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, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 78 Degrees 10 Minutes 57 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 81 Degrees 08 Minutes 40 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 43 Degrees 35 Minutes 53 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 45 Degrees 58 Minutes 50 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 43 Degrees 44 Minutes 12 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 45 Degrees 56 Minutes 01 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

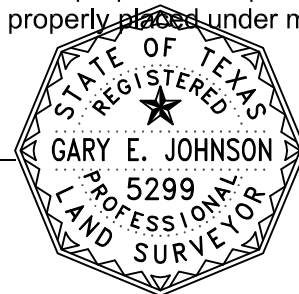
Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A, a 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or work done; or

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

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

Mountainprize, Inc.

Brian Thornton, Vice President of Real Estate and Engineering

Russell Frank

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

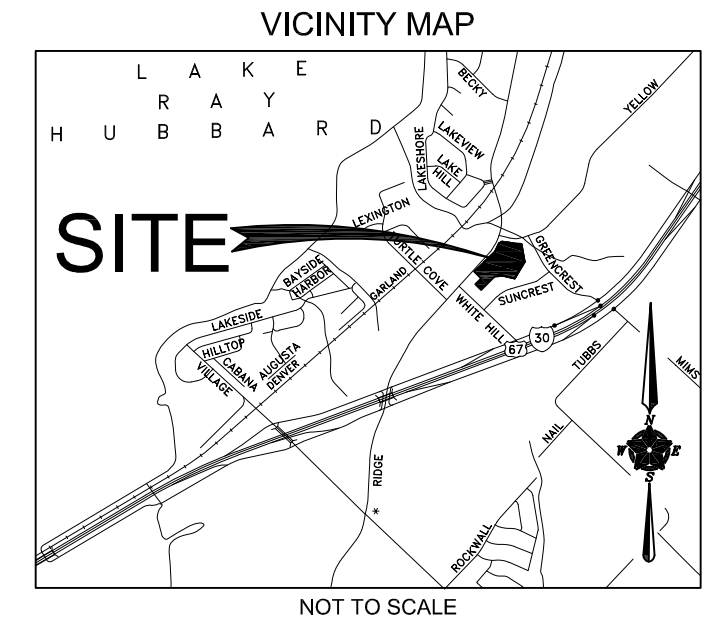
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

LEGEND

- IRF
P.R.R.C.T.
D.R.R.C.T.
IRON ROD FOUND
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

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

WITNESS OUR HANDS, on this the _____ day of _____, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 2 OF 2

CASE NO: P2017-019

DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN



January 30, 2019

ATTN: JENNIFER HAYNES
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
Dallas, TX 75231

RE: FINAL PLAT (P2018-045), Lots 4 & 5, Block A, the Woods at Rockwall 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 replat for Lots 4 & 5, Block A, of the Woods at Rockwall 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) A balance of \$225,000 for the tree mitigation settlement agreement approved by the City Council shall be due at the time the replat is submitted for filing.*
- 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 January 2, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Fishman absent.

CITY COUNCIL:

On January 7, 2019, the City Council's motion to approve the replat with staff recommendations passed 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.

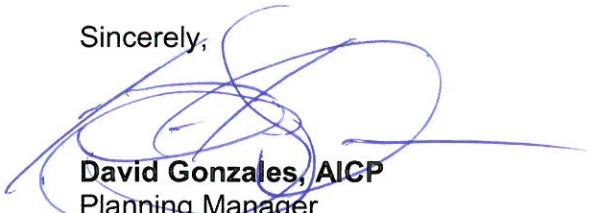
See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please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