



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-003 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY:

PLANNING & ZONING CASE NO. P2019-003

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> (\$ 728.48)
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2885 MARKET CENTER DRIVE

Subdivision R W MARKETCENTER ADDITION

Lot

1A-R

Block

B

General Location Rockwall, TX 75032

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

Current Zoning Commercial (C) District

Current Use Commercial (C)

Proposed Zoning Commercial (C) District

Proposed Use Commercial (C)

Acreage 21.424

Lots [Current]

1

Lots [Proposed]

1

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

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

Owner Dunhill Partners, Inc.

Applicant Winkelmann & Associates, Inc.

Contact Person Jill Fisher

Contact Person Maria C. Bonilla

Address 3100 Monticello Avenue, Suite 300

Address 6750 Hillcrest Plaza Dr., ste. 325

City, State & Zip Dallas, TX 75205

City, State & Zip Dallas, TX 75230

Phone +1 (214) 261-9588

Phone +1 (972) 490-7090

E-Mail jfisher@dunhillpartners.com

E-Mail mbonilla@winkelmann.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Maria Bonilla [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 \$ 728.48, to cover the cost of this application, has been paid to the City of Rockwall on this the 26 day of December, 2018. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

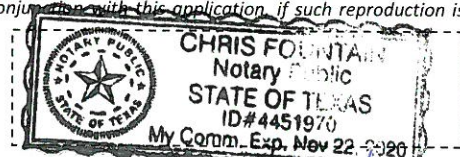
Given under my hand and seal of office on this the 26 day of Dec, 2018.

Owner's/Applicant's Signature

Maria C. Bonilla

Notary Public in and for the State of Texas

Chris Fountain



My Commission Expires 11/22/20





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

Phone: (972) 771-7745

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

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

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

From: Planning & Zoning Department

Date: 1/15/2019

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, 01/25/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/29/2019 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:** P2019-003  
**Project Name:** Lot 1, Block B, R W Marketcenter Addition  
**Project Type:** PLAT  
**Applicant Name:** WINKELMANN & ASSOCIATES, INC.  
**Owner Name:** CRP/ARROW, ROCKWALL LLC  
**Project Description:**



# RECEIPT

Project Number: P2019-003

Job Address: I30

ROCKWALL, TX 75032

Receipt Number: B83664

Printed: 1/22/2019 1:40 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 728.48

---

**Total Fees Paid:**

**\$ 728.48**

Date Paid: 1/22/2019 12:00:00AM

Paid By: WINKELMANN & ASSOCIATES, INC.

Pay Method: CHECK 5185

Received By: LM



0 55 110 220 330 440 Feet

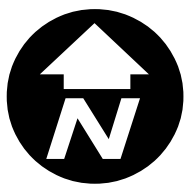
P2019-003 - LOT 2, BLOCK B, R W MARKETCENTER ADDITION  
REPLAT - LOCATION MAP = 



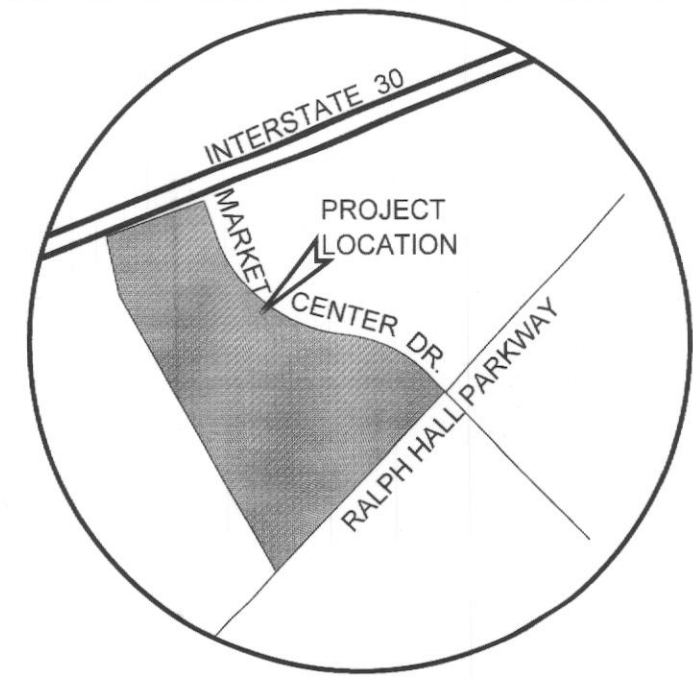
# City of Rockwall

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

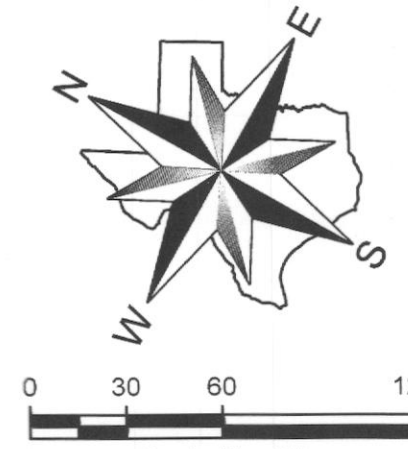
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
NOT TO SCALE



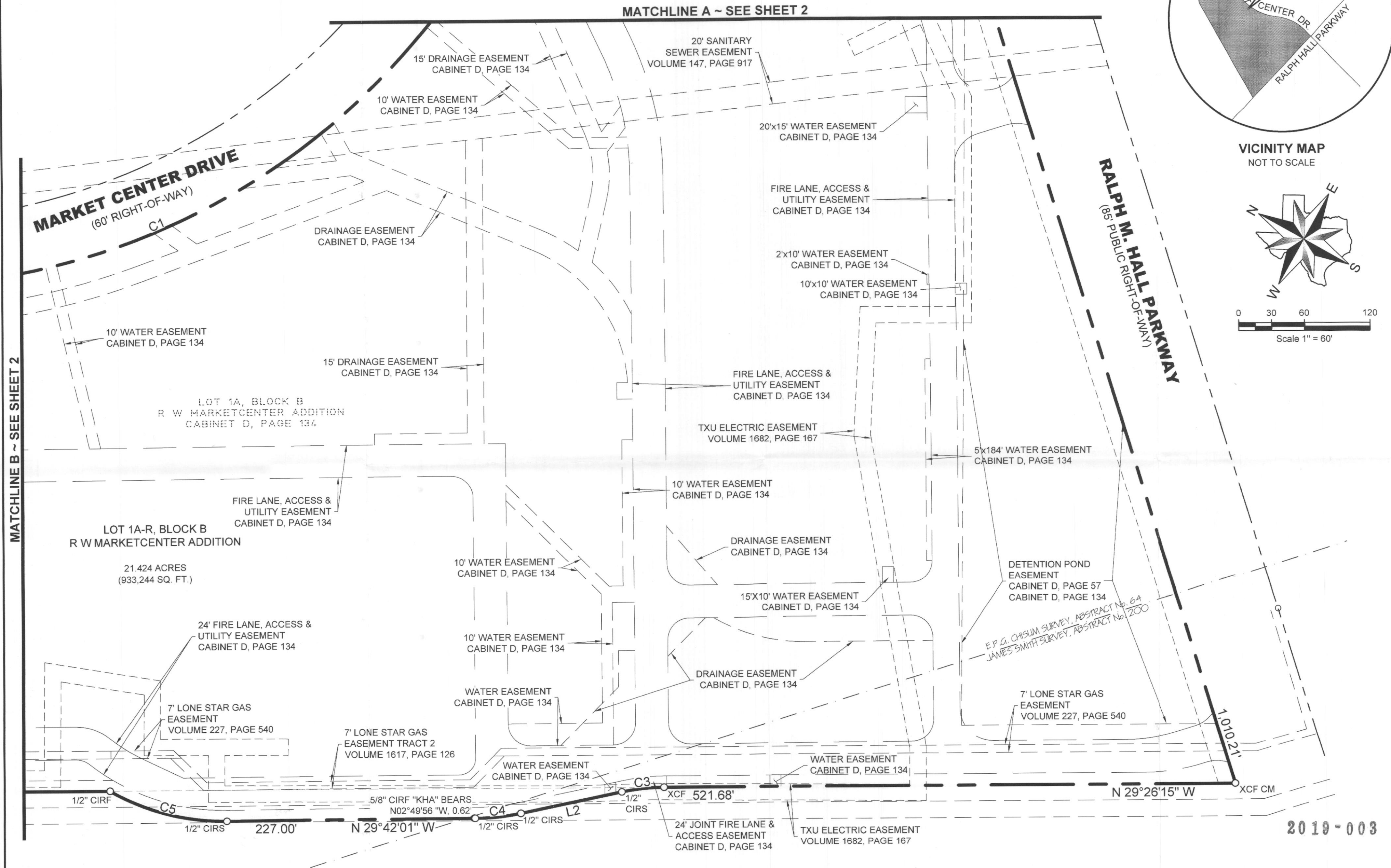
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75230  
(972) 490-7098 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12/31/2018  
COPYRIGHT © 2018, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ROCKWALL DUNHILL, LLC**  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 9.12.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

**SHEET 1 OF 3**



MATCHLINE B ~ SEE SHEET 2

MATCHLINE A ~ SEE SHEET 2

2019-003

**ABBREVIATION LEGEND**

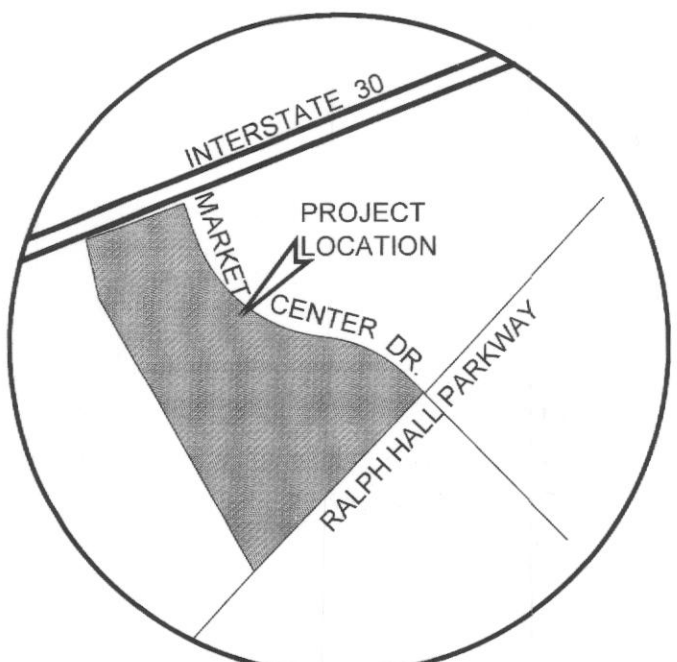
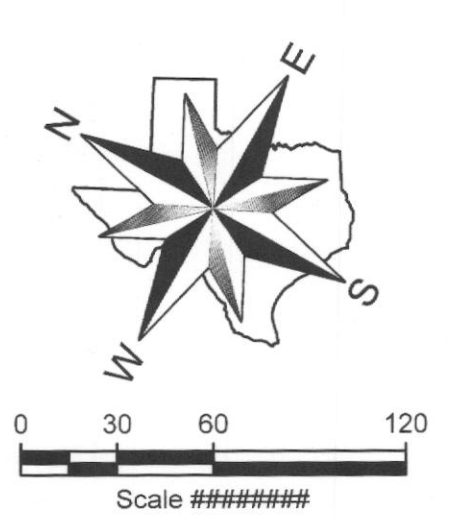
ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

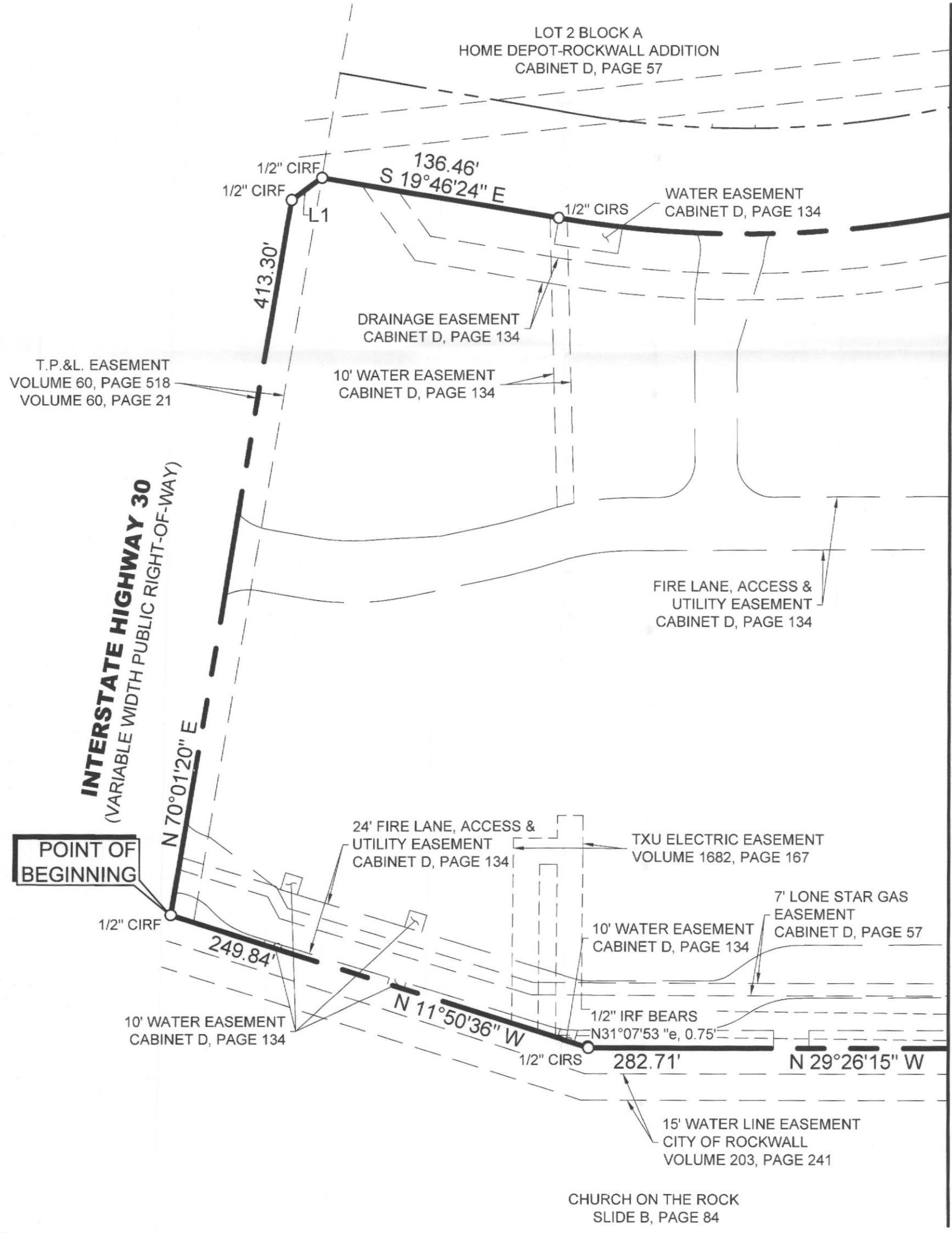
**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

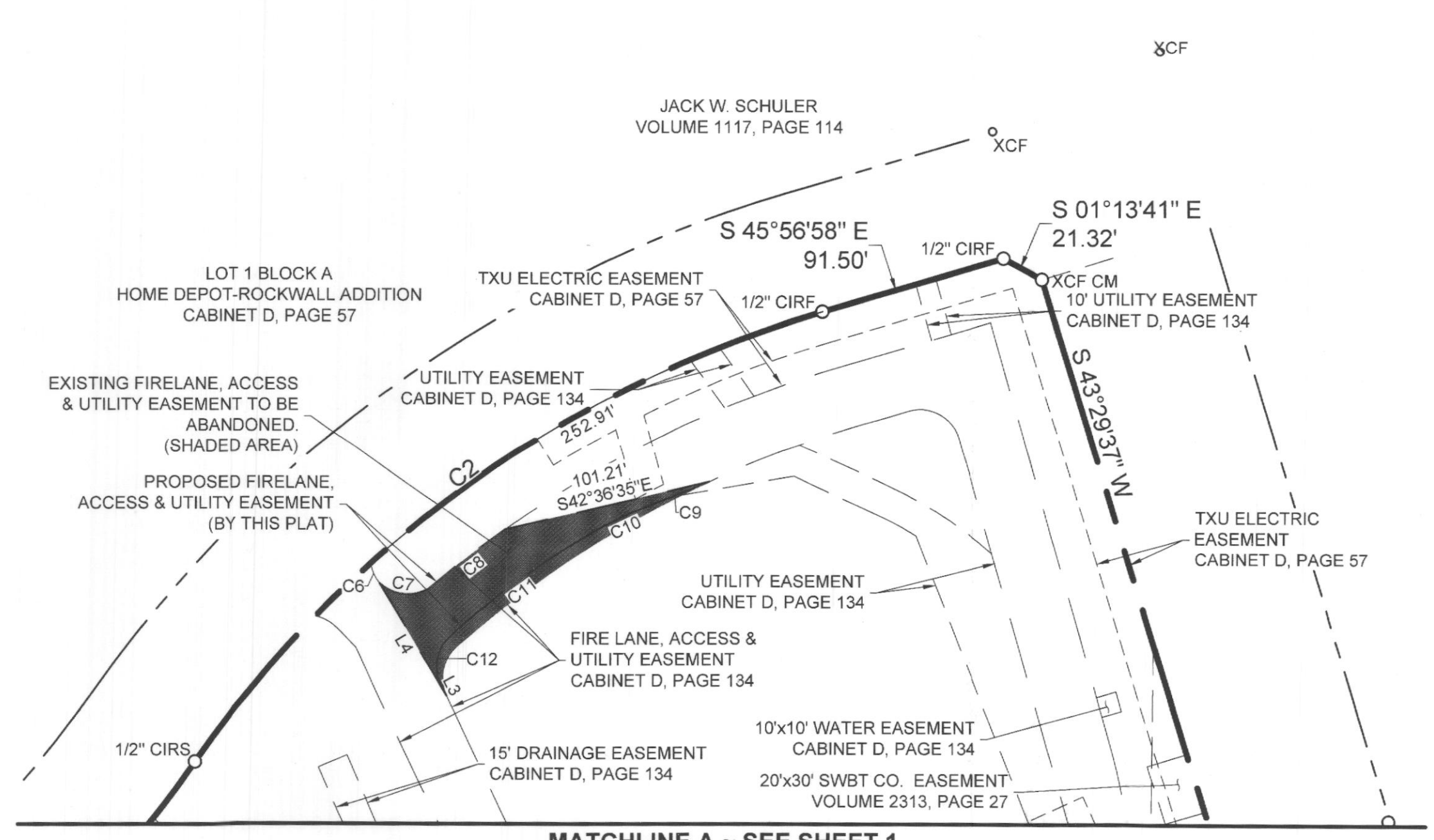




VICINITY MAP  
NOT TO SCALE



MATCHLINE B ~ SEE SHEET 1



MATCHLINE A ~ SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
Texas Surveyors No. 1008600 Expires 12/31/2018  
Copyright © 2016, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 12.26.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

**SHEET**  
**2**  
**OF**  
**3**



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT No. 200, and the E. P. GAINES SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of a tract of land described in Warranty Deed with Vendor's Lien to R W Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas:

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip on the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction with the Southwest right-of-way of said Market Center Drive and the Northeast lines of said Lot 1A, the following courses and distances:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the West right-of-way with the Northwest right-of-way of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner on the Northwest right-of-way of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A on the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found for the Southeast corner of said R W Marketplace Associates tract, said point being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following courses and distances:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 56 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 48 sec, a chord bearing of North 14 deg 30 min 06 sec West, and a chord length of 110.11 feet;

Along said curve to the right, an arc distance of 111.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.69 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the R W MARKETCENTER ADDITION, Lots 1A-R, Block B, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the R W Marketcenter Addition subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. All detention systems to be maintained and repaired by property owner.

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

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

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

Rockwall Dunhill LLC

By:
Name: Tim Denker
Title: Authorized Person

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2019.

Notary Public in and for the State of \_\_\_ My Commission Expires: \_\_\_

STATE OF TEXAS §

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

COUNTY OF §
Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.
Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2019.
Notary Public in and for the State of \_\_\_ My Commission Expires: \_\_\_
SURVEYOR'S CERTIFICATION
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, 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 \_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 2019.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. \_\_\_

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS
(972) 490-7090 (972) 490-7099 FAX
Texas Engineer Registration No. 89 (972) 490-7099
Texas Surveyor No. 0086600 Expires 12/31/2015
COPYRIGHT © 2015, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. #
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

REPLAT
R W MARKETCENTER ADDITION
LOTS 1A-R, BLOCK B
21.424 ACRES

Date : 9.12.18
Scale : N/A
File : 50402.0B-PPLT
Project No. : 50402.0B

SHEET
3
OF
3



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

**AGENDA DATE:** 01/29/2019

**APPLICANT:** Maria C. Bonilla of *Winkelmann & Associates, Inc.*

**AGENDA ITEM:** **P2019-003**; *Lot 2, Block B, R.W. Marketcenter Addition*

---

**SUMMARY:**

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to replat a 21.424-acre tract of land [*i.e. Lot 1A, Block B, R. W. Marketcenter Addition*] for the purpose of the replat is to abandoning a portion of an existing firelane, access & utility easement and realigning the easement to accommodate the expansion of an existing Bath and Beyond retail store [*i.e. SP2018-034*]. The site is located on the southeastern portion of the lot, adjacent to Ralph Hall Parkway and Market Center Drive, and is zoned Commercial (C) District.
- 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 *Lot 2, Block B, Marketcenter Addition*, staff would recommend the following conditions:

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

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-003	<b>Owner</b> CRP/ARROW, ROCKWALL LLC	<b>Applied</b> 1/8/2019	<b>LM</b>
<b>Project Name</b> Lot 1, Block B, R W Marketcenter Addition	<b>Applicant</b> WINKELMANN & ASSOCIATES, INC.	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> REPLAT		<b>Expired</b>	
<b>Status</b> P&Z HEARING		<b>Status</b> 1/25/2019	<b>DG</b>

<b>Site Address</b> I30	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
----------------------------	--	---------------

<b>Subdivision</b> R W MARKETCENTER ADDITION	<b>Tract</b> 1A	<b>Block</b> B	<b>Lot No</b> 1A	<b>Parcel No</b> 4719-000B-001A-00-OR	<b>General Plan</b>
---	--------------------	-------------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
ENGINEERING (1/25/2019 10:17 AM SH) - Only shade the portion of the fire lane that is being abandoned. - Update Note 7 on Page 3 to state, "All drainage and detention systems to be maintained and repaired by property owner."	Sarah Hager	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	
FIRE	Ariana Hargrove	1/8/2019	1/15/2019	1/24/2019	16	APPROVED	
GIS	Lance Singleton	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
PLANNING	David Gonzales	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	See comments

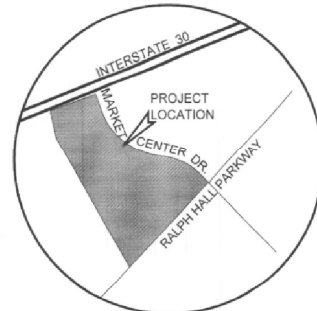
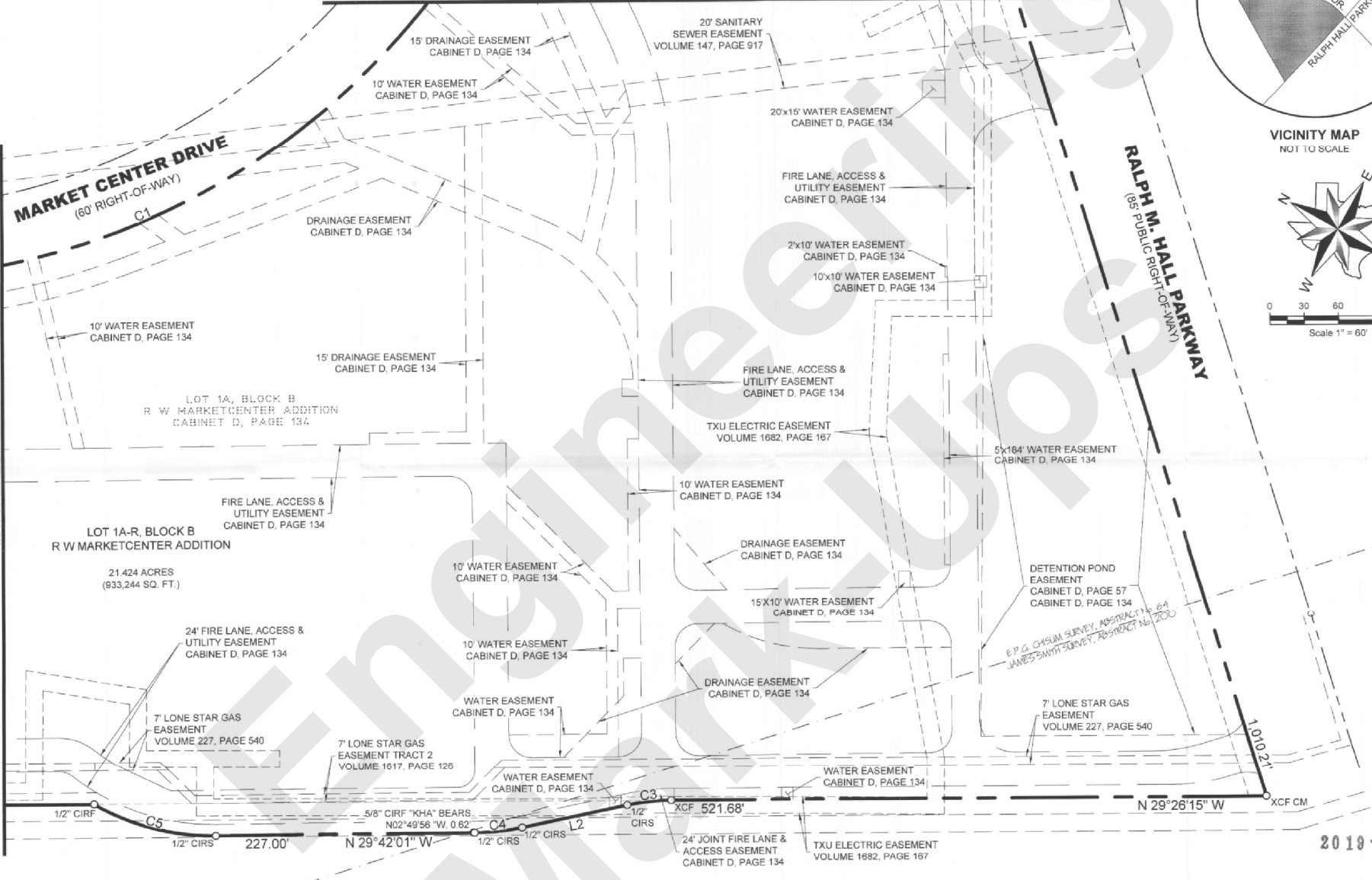


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E IH-30 Frontage Road, and take any action necessary.
						PLANNING COMMENTS - DAVID GONZALES - 01.24.2019
						The following staff comments are to be addressed and resubmitted no later than Tuesday January 5, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:
						<ol style="list-style-type: none"> <li>1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document</li> <li>2. Provide a label indicating "Case No. P2019-003" on the lower right corner on all pages of the revised final plat submittal</li> <li>3. Include a label on platted lot that identifies the name of the subdivision, lot &amp; block, and total acres as follows: R W Marketcenter Addition Lot 2, Block B Being 21.424-acres</li> <li>4. Correct lot number on plat and title block to indicate "Lot 2" [do not use Lot 1A-R].</li> <li>5. Correct Title Block heading as follows: Final Plat R W Marketcenter Addition Lot 2, Block B etc..... Being a replat of Lot 1A, Block B, R W Marketcenter Addition..etc...</li> <li>6. Page 2: Relabel firelane as "24-ft Firelane, Public Access, and Utility Easement" as appropriate.</li> <li>7. Page 2: Re-hatch the abandoned portion of the easement to better delineate from proposed easement. Shading is too dark, and unable to distinguish between existing and proposed.</li> <li>8. Page 2: Provide scale...currently indicated as #####.</li> <li>9. Page 1 &amp; 2: Vicinity Map: move "project location" arrow to actual location of project.</li> <li>10. Page 3: Notary Certificate not necessary when stamped by surveyor.</li> <li>11. You may want to consider changing the scale and create a two(2) page plat. Not necessary, but just a suggestion.</li> </ol>
						Additional Condition of Approval:
						<ol style="list-style-type: none"> <li>1. Does this plat reflect the change for the additional three(3) spaces being removed after the administrative site plan was approved[i.e. SP2018-034]?</li> <li>2. Engineering must be approved prior to release of building permits. If there is a change in the amount of parking spaces being removed, please submit engineering reflecting this change.</li> </ol>
						**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 **
						Although this case is scheduled for consent, 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.

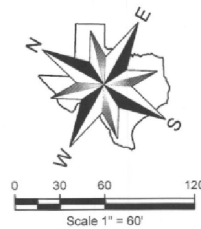
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Scheduled Meeting Dates to Attend						
Planning - Consent Agenda: January 29, 2019 (Tuesday at 6:00p.m.)						
City Council - Consent Agenda: February 4, 2019 (Monday at 6:00 p.m.)						

MATCHLINE B ~ SEE SHEET 2

MATCHLINE A ~ SEE SHEET 2



VICINITY MAP  
NOT TO SCALE



**Winkelmann & Associates, Inc.**  
 ENGINEERS  
 6750 Hillcrest Plaza Drive, Suite 325  
 Dallas, Texas 75230  
 Phone: (972) 490-7090  
 Fax: (972) 490-7098  
 Copyright © 2019, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ROCKWALL DUNHILL, LLC**  
 3100 MONTICELLO AVENUE, SUITE 300  
 ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
 LOT 1A-R, BLOCK B  
 21.424 ACRES

Date : 9.12.18  
 Scale : 1" = 60'  
 File : 50402.08-PPLT  
 Project No. : 50402.08

**SHEET 1**  
**39**

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT

**CONSULTING ENGINEERS:**  
 Winkelmann & Associates Inc.  
 6750 Hillcrest Plaza Drive  
 Suite 325  
 Dallas, TX 75230  
 (972) 490-7090

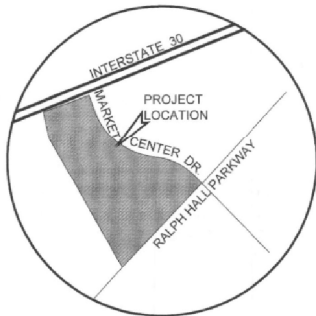
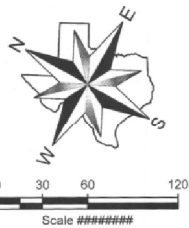
**OWNER: (Lot 1A)**  
 ROCKWALL DUNHILL, LLC  
 3100 Monticello Avenue  
 Suite 300  
 Dallas, Texas 75205  
 Phone: 214-251-9588

**REPLAT**  
**R W MARKETCENTER ADDITION**  
 LOT 1A-R, BLOCK B  
 BEING A REPLAT OF LOT 1A, BLOCK B  
 R W MARKETCENTER ADDITION  
 BEING 21.424 ACRES OUT OF THE  
 JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
 the E. P. GAINES SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO.

2019-003

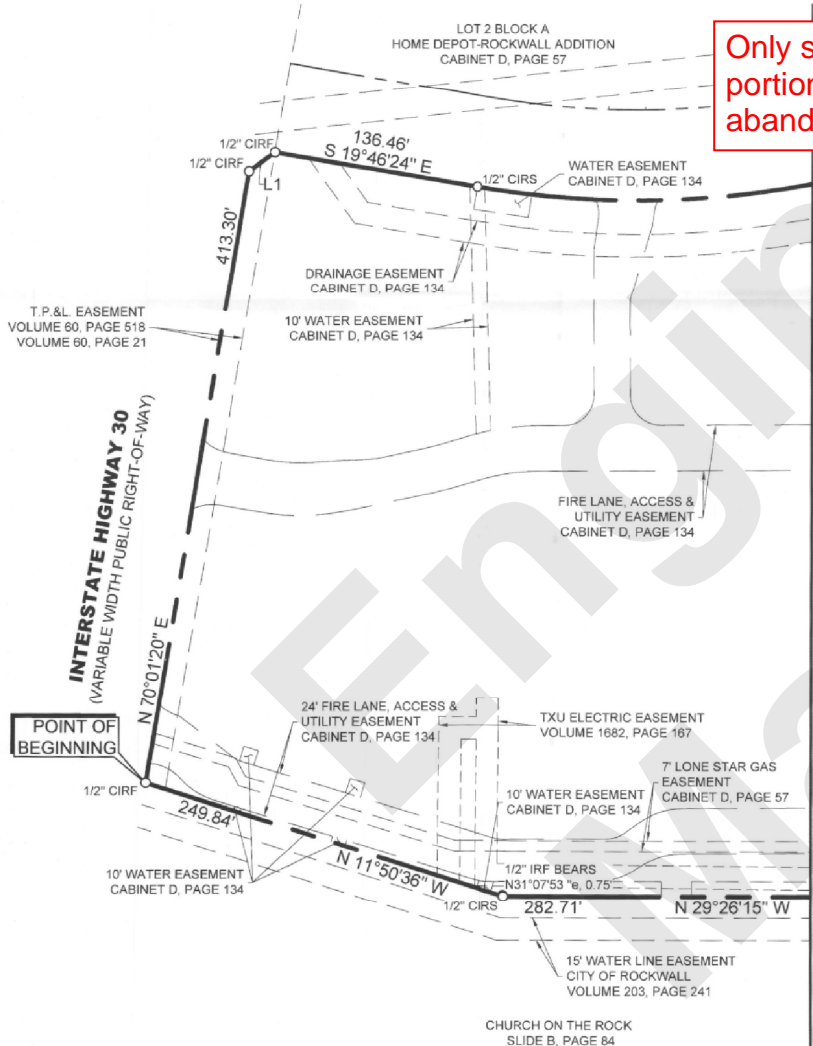
C:\WORK\PROJECTS\18\REV\18050407\_08LPL11.dwg





VICINITY MAP  
NOT TO SCALE

Only shade the portion that is being abandoned.



MATCHLINE B ~ SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°32'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°18'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
9700 Hillcrest Plaza Drive, Suite 325  
Dallas, Texas 75230  
Texas Engineers Registration No. 06170, 06171, 06172, 06173, 06174, 06175  
CPEP000101 © 2015, Winkelmann & Associates, Inc.

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 12.28.18  
Scale : 1" = 60'  
File : 50402.00-PPLT  
Project No. : 50402.0B

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

**SHEET 2 OF 3**





0 55 110 220 330 440 Feet

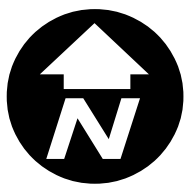
P2019-003 - LOT 2, BLOCK B, R W MARKETCENTER ADDITION  
REPLAT - LOCATION MAP = 



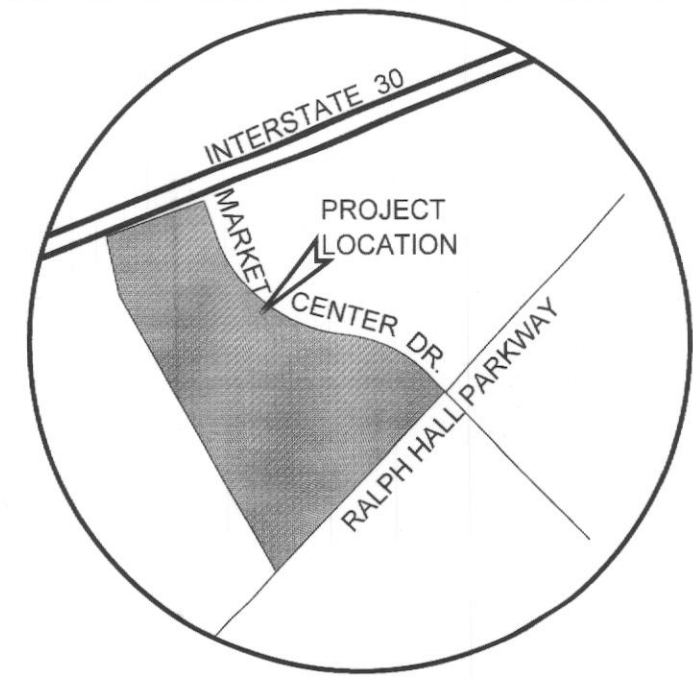
# City of Rockwall

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

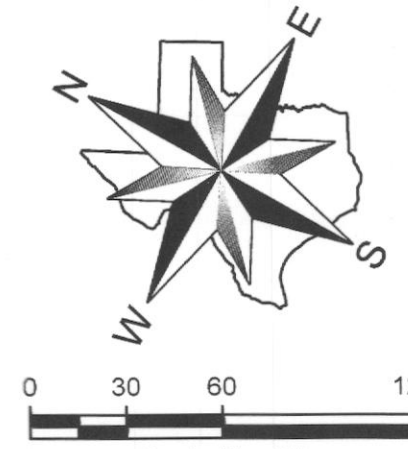
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
NOT TO SCALE



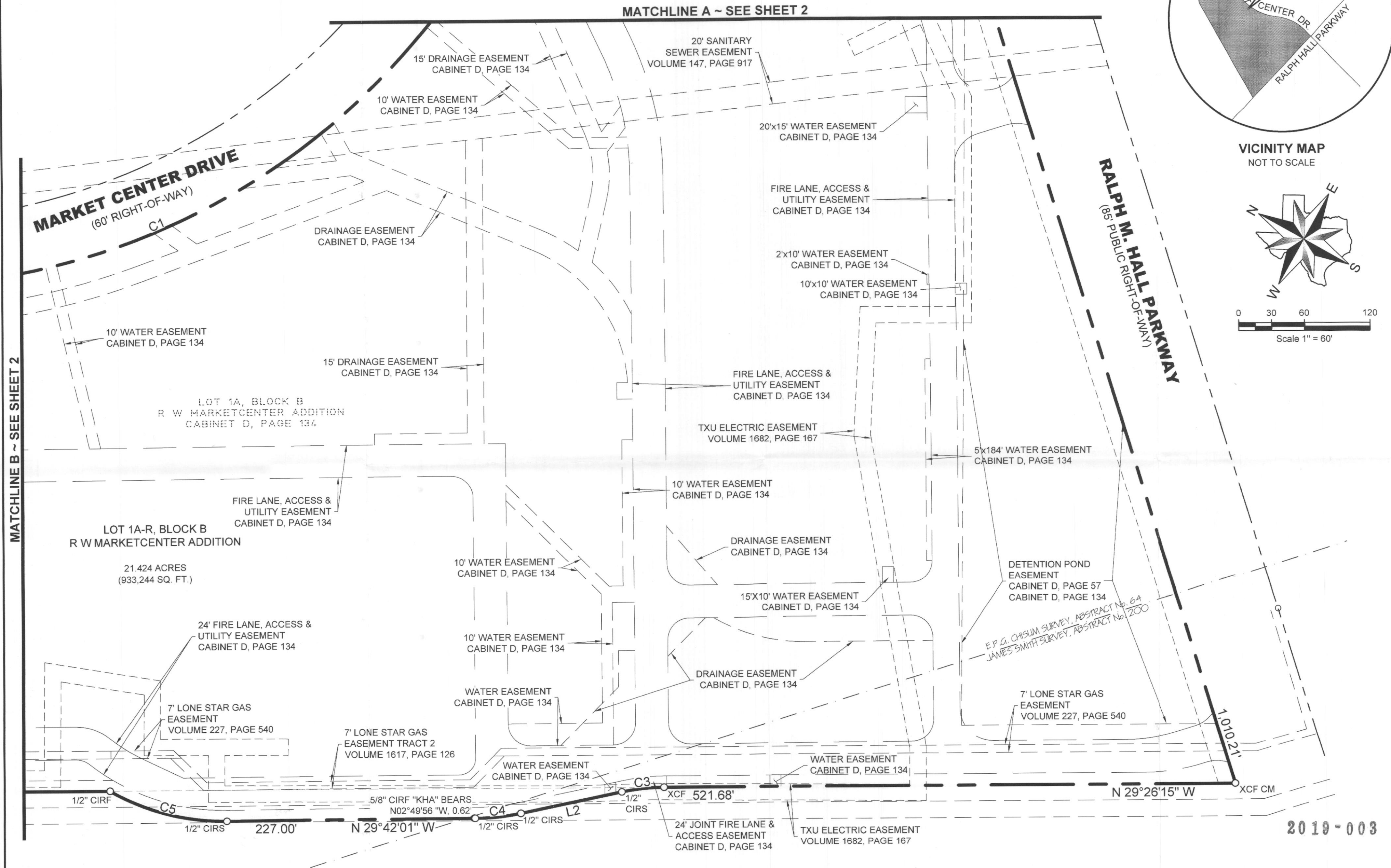
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75230  
(972) 490-7098 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12/31/2018  
COPYRIGHT © 2018, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ROCKWALL DUNHILL, LLC**  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 9.12.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

**SHEET 1 OF 3**



MATCHLINE B ~ SEE SHEET 2

MATCHLINE A ~ SEE SHEET 2

2019-003

**ABBREVIATION LEGEND**

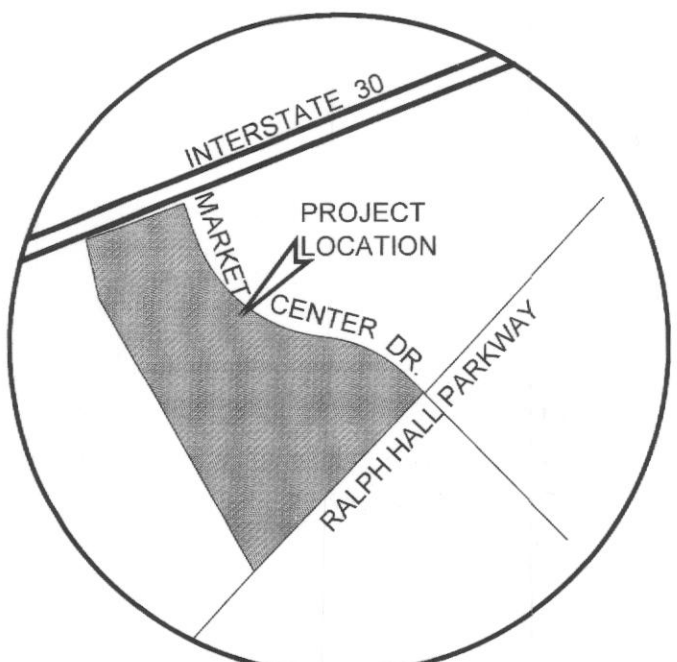
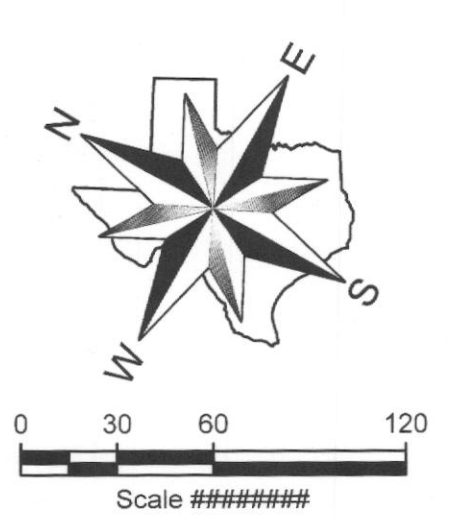
ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

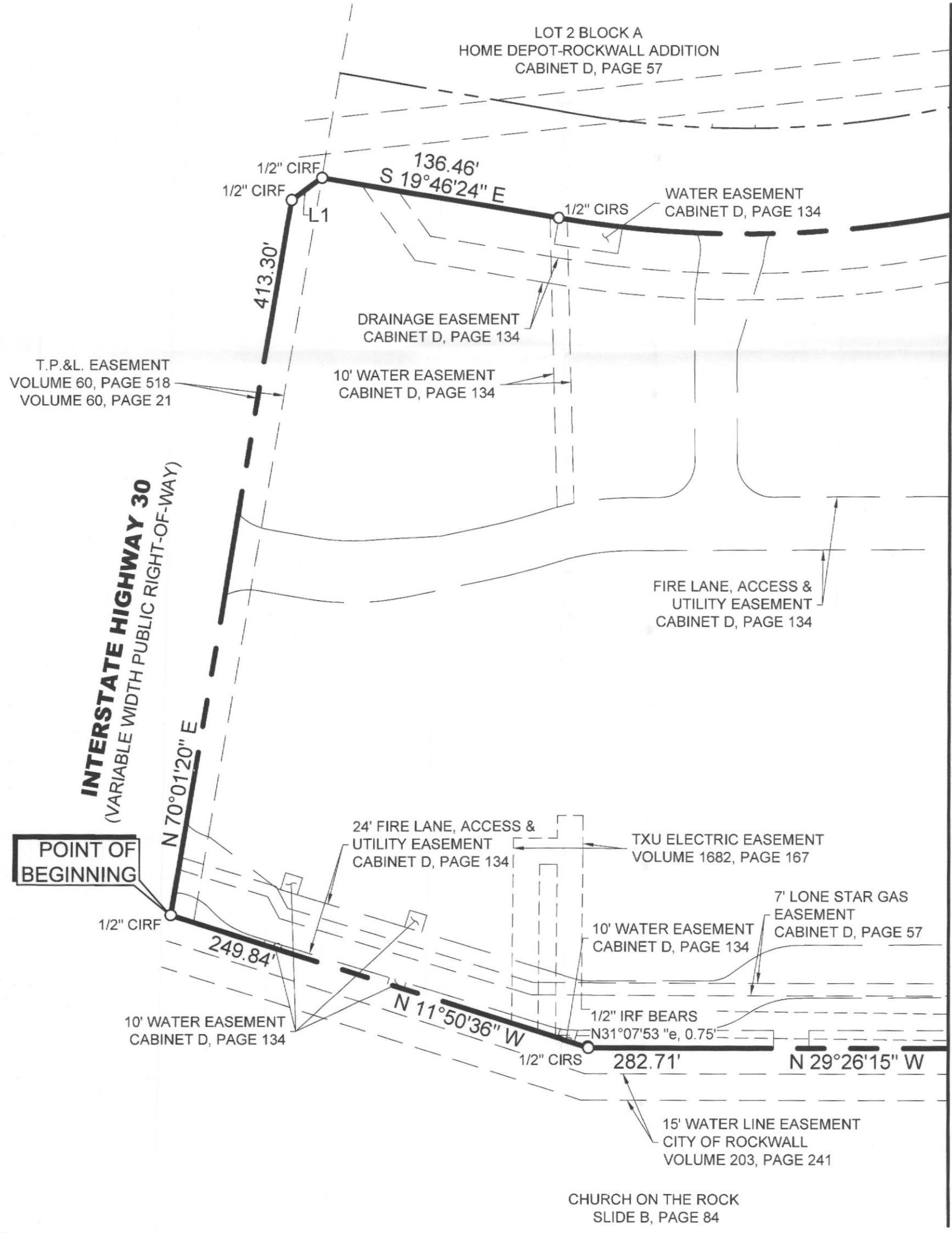
**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

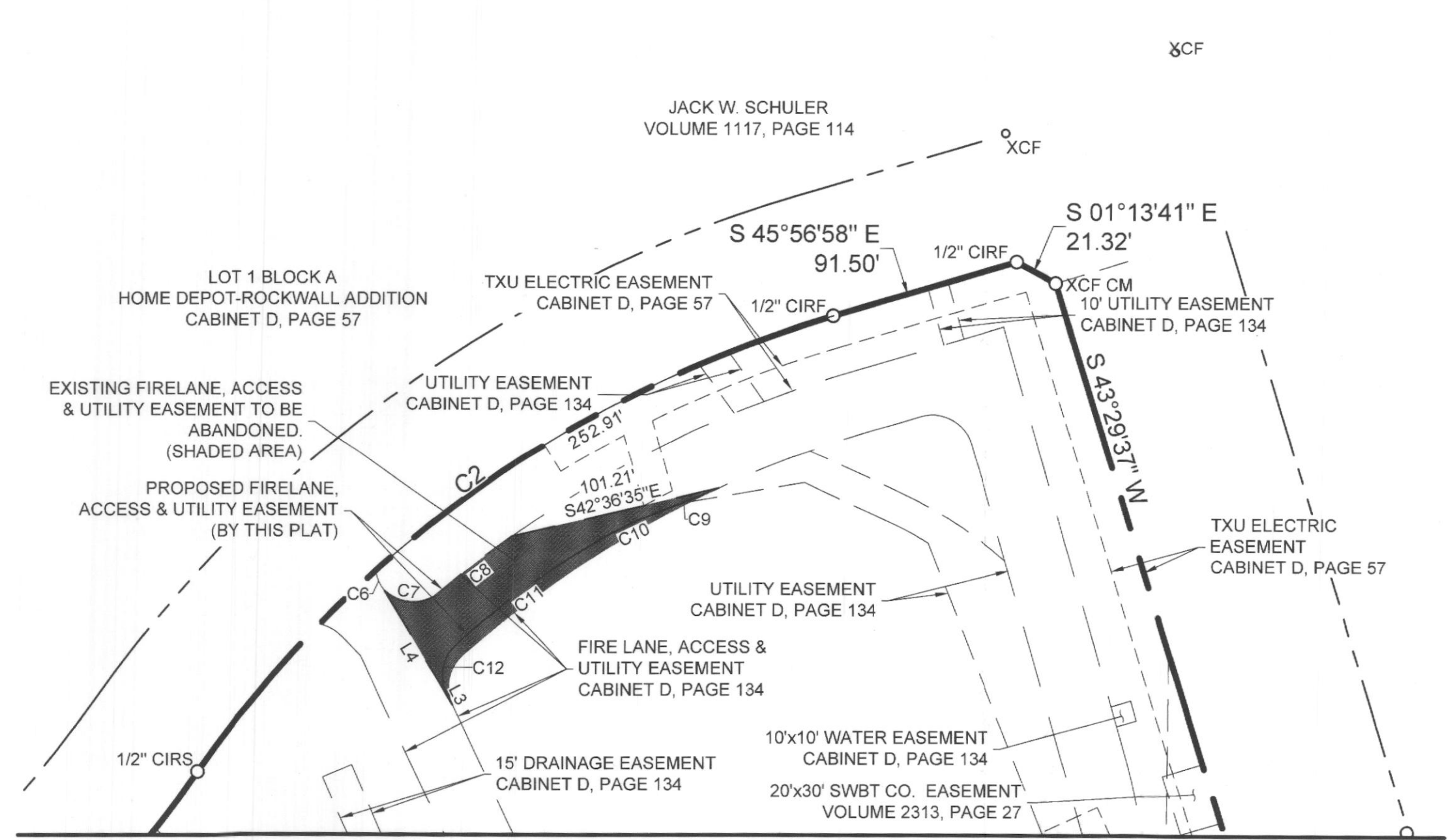




VICINITY MAP  
NOT TO SCALE



MATCHLINE B ~ SEE SHEET 1



MATCHLINE A ~ SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89 (972) 490-7090  
Texas Surveyors No. 1008600 Expires 12/31/2018  
COPYRIGHT © 2016, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 12.26.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

**SHEET**  
**2**  
**OF**  
**3**



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT No. 200, and the E. P. GAINES SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of a tract of land described in Warranty Deed with Vendor's Lien to R W Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas;

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip on the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction with the Southwest right-of-way of said Market Center Drive and the Northeast lines of said Lot 1A, the following courses and distances:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the West right-of-way with the Northwest right-of-way of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner on the Northwest right-of-way of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A on the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found for the Southeast corner of said R W Marketplace Associates tract, said point being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following courses and distances:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 56 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 48 sec, a chord bearing of North 14 deg 30 min 06 sec West, and a chord length of 110.11 feet;

Along said curve to the right, an arc distance of 111.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.69 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the R W MARKETCENTER ADDITION, Lots 1A-R, Block B, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the R W Marketcenter Addition subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. All detention systems to be maintained and repaired by property owner.

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

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

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

Rockwall Dunhill LLC

By: \_\_\_\_\_
Name: Tim Denker
Title: Authorized Person

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

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

COUNTY OF \_\_\_\_\_

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 2019.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. \_\_\_\_\_

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS
(972) 490-7090 (972) 490-7099 FAX
Texas Surveyors No. 0086600 Expires 12/31/2015
COPYRIGHT © 2015, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. #6
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

REPLAT
R W MARKETCENTER ADDITION
LOTS 1A-R, BLOCK B
21.424 ACRES

Date : 9.12.18
Scale : N/A
File : 50402.0B-PPLT
Project No. : 50402.0B

SHEET
3 OF 3



# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 02/04/2019

**APPLICANT:** Maria C. Bonilla of *Winkelmann & Associates, Inc.*

**AGENDA ITEM:** **P2019-003**; *Lot 2, Block B, R.W. Marketcenter Addition*

---

## **SUMMARY:**

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 21.424-acre tract of land [*i.e. Lot 1A, Block B, R. W. Marketcenter Addition*] for the purpose of the replat is to abandoning a portion of an existing firelane, access & utility easement and realigning the easement to accommodate the expansion of an existing Bath and Body Works retail store [*i.e. SP2018-034*]. The site is located on the southeastern portion of the lot, adjacent to Ralph Hall Parkway and Market Center Drive, and is zoned Commercial (C) District.
- 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 City Council choses to approve the replat for *Lot 2, Block B, Marketcenter Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall



Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On January 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.



0 55 110 220 330 440 Feet

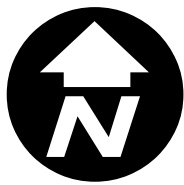
P2019-003 - LOT 2, BLOCK B, R W MARKETCENTER ADDITION  
REPLAT - LOCATION MAP = 



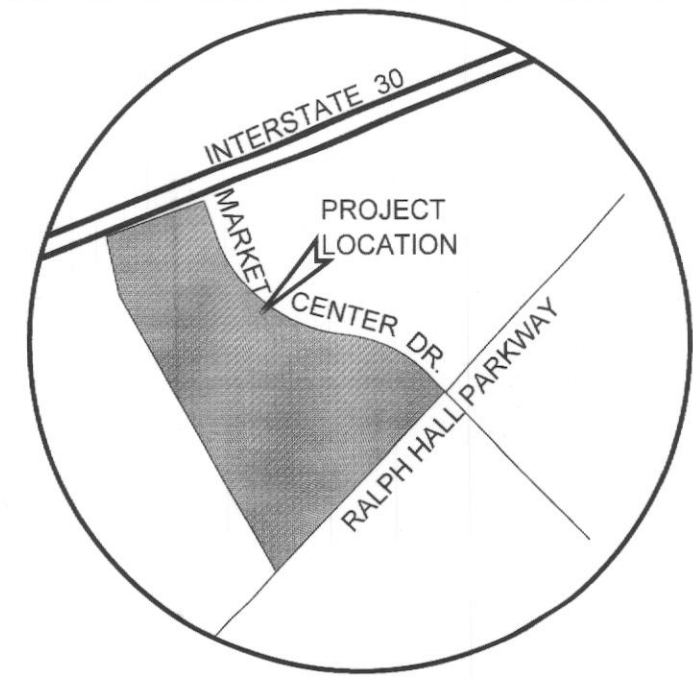
# City of Rockwall

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

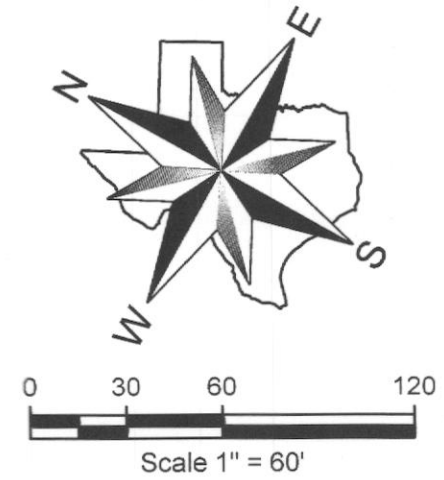
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
NOT TO SCALE



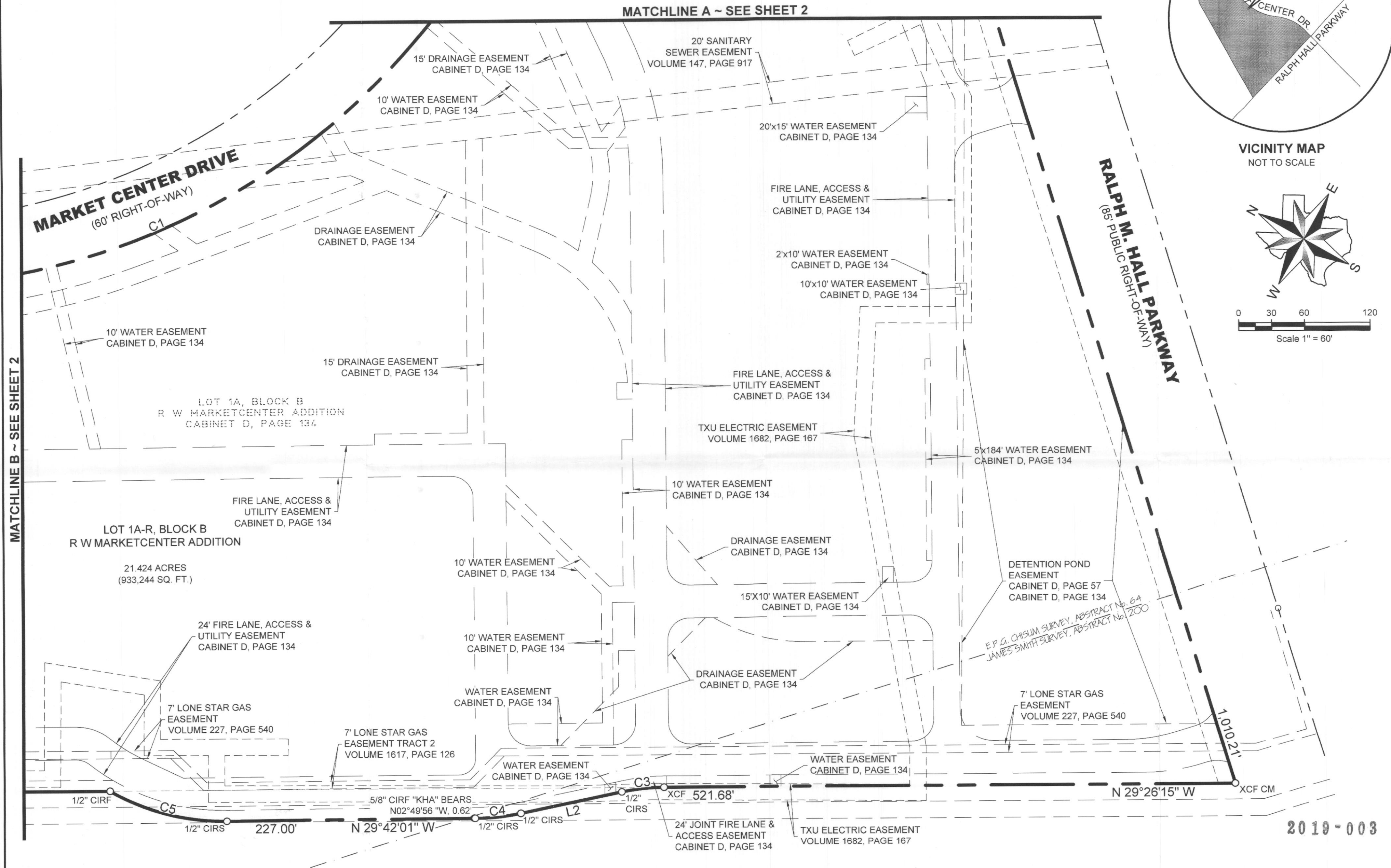
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75230  
(972) 490-7098 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 10086600 Expires 12/31/2018  
COPYRIGHT © 2018, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ROCKWALL DUNHILL, LLC**  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 9.12.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

**SHEET 1 OF 3**



MATCHLINE B ~ SEE SHEET 2

MATCHLINE A ~ SEE SHEET 2

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

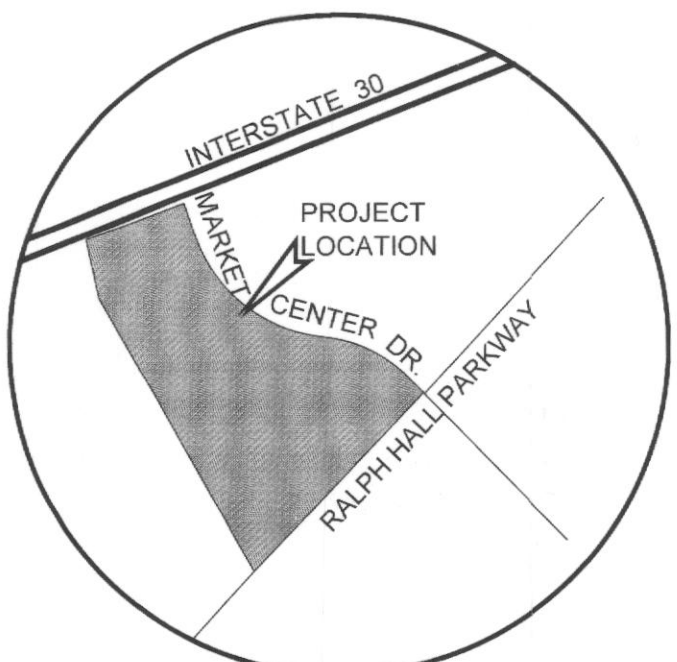
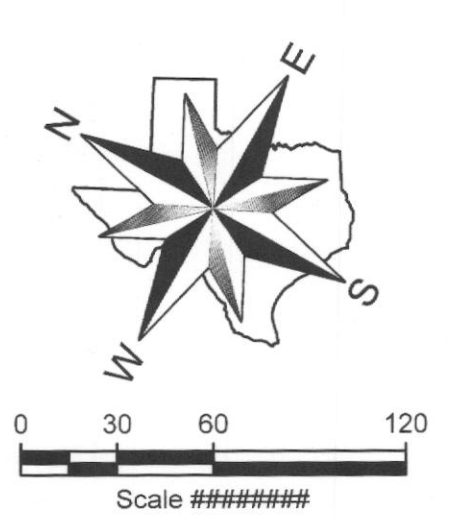
**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

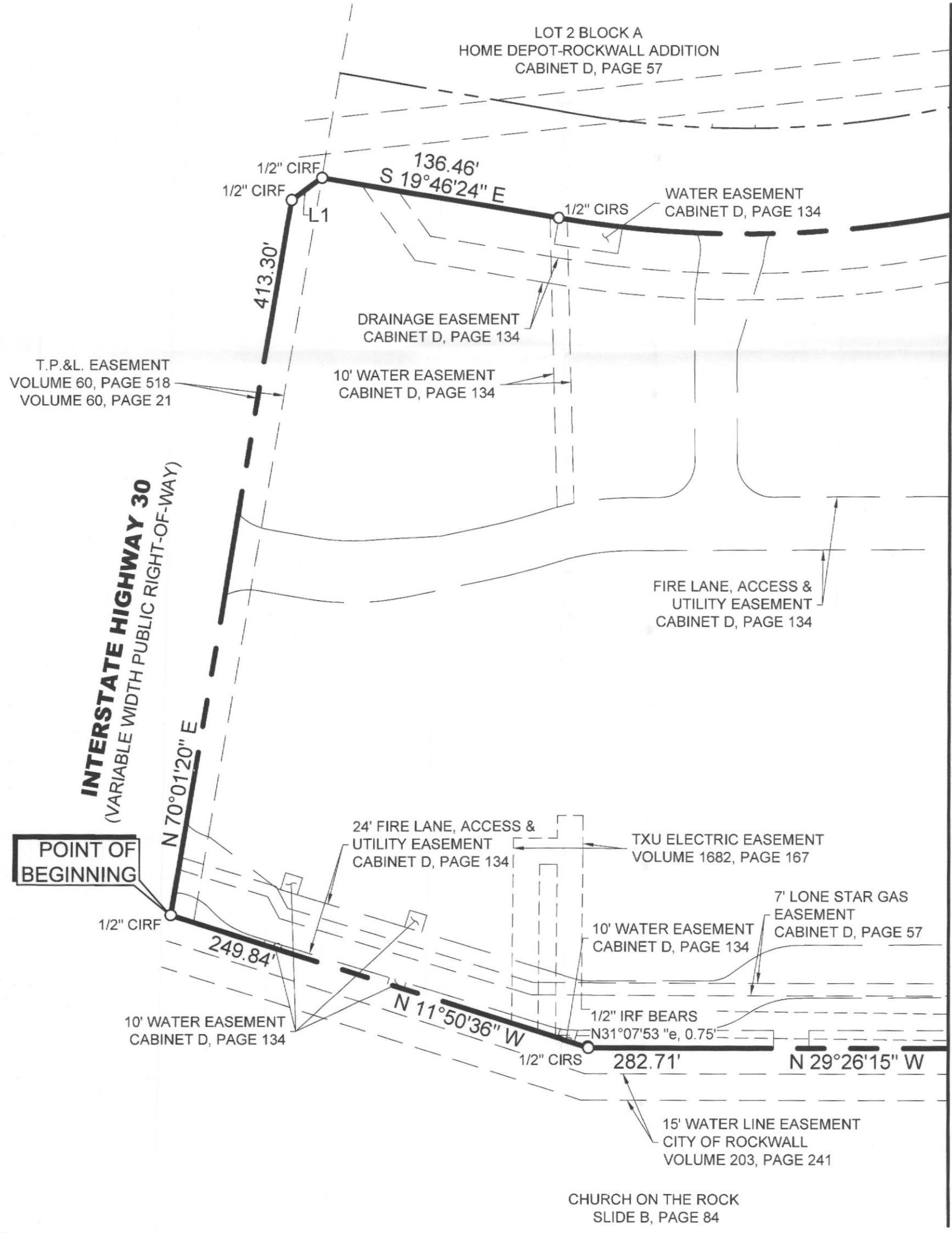
REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

2019-003

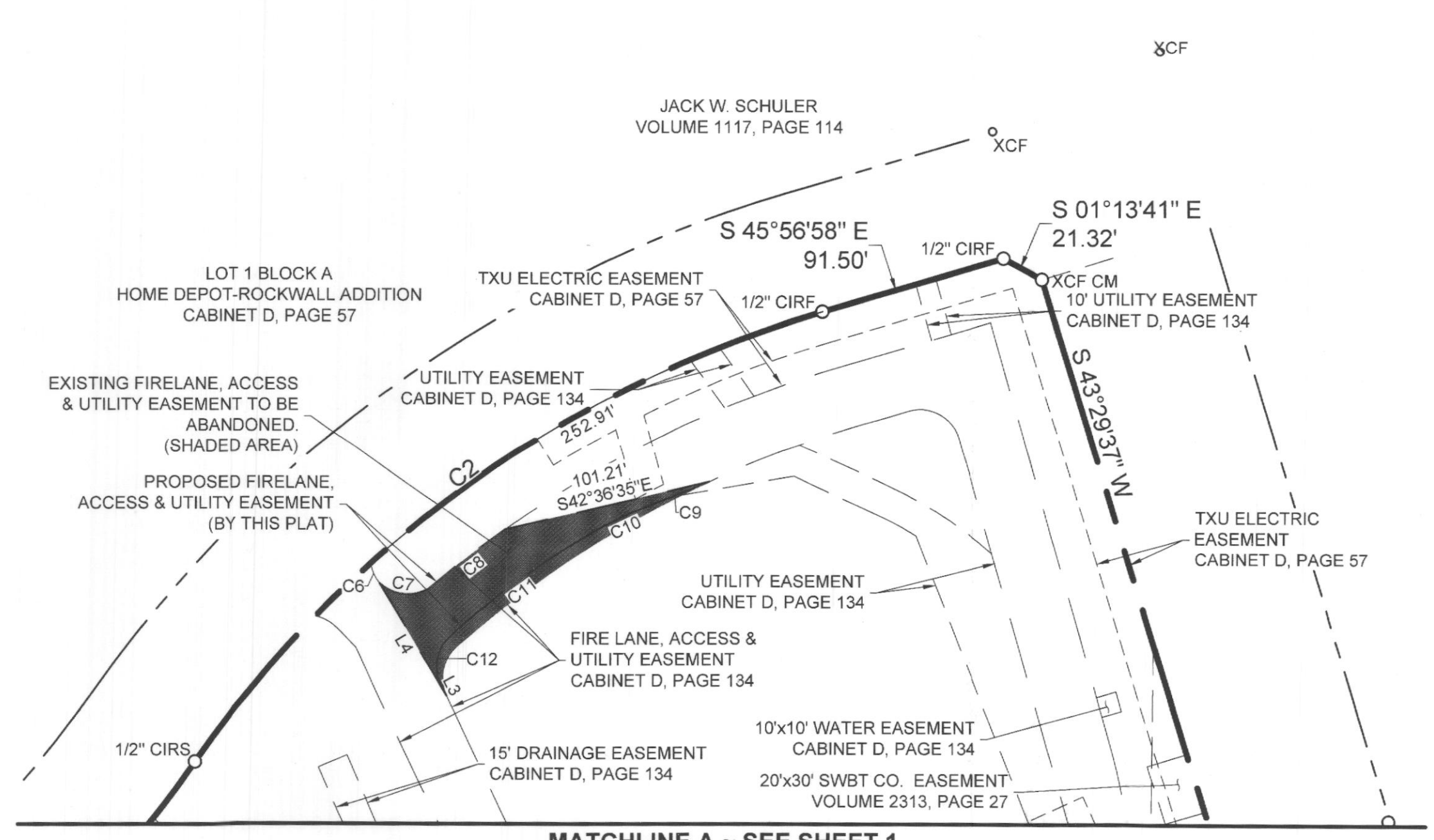




VICINITY MAP  
NOT TO SCALE



MATCHLINE B ~ SEE SHEET 1



MATCHLINE A ~ SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89 (972) 490-7090 FAX  
Texas Surveyors No. 1008600 Expires 12/31/2018  
COPYRIGHT © 2016, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

REPLAT  
**R W MARKETCENTER ADDITION**  
LOT 1A-R, BLOCK B  
21.424 ACRES

Date : 12.26.18  
Scale : 1" = 60'  
File : 50402.0B-PPLT  
Project No. : 50402.0B

SHEET  
**2**  
OF  
**3**



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT No. 200, and the E. P. GAINES SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of a tract of land described in Warranty Deed with Vendor's Lien to R W Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas;

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip on the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction with the Southwest right-of-way of said Market Center Drive and the Northeast lines of said Lot 1A, the following courses and distances:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the West right-of-way with the Northwest right-of-way of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner on the Northwest right-of-way of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A on the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found for the Southeast corner of said R W Marketplace Associates tract, said point being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following courses and distances:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 56 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 48 sec, a chord bearing of North 14 deg 30 min 06 sec West, and a chord length of 110.11 feet;

Along said curve to the right, an arc distance of 111.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.69 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the R W MARKETCENTER ADDITION, Lots 1A-R, Block B, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the R W Marketcenter Addition subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. All detention systems to be maintained and repaired by property owner.

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

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

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

Rockwall Dunhill LLC

By:
Name: Tim Denker
Title: Authorized Person

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2019.

Notary Public in and for the State of \_\_\_ My Commission Expires: \_\_\_

STATE OF TEXAS §

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

COUNTY OF §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2019.

Notary Public in and for the State of \_\_\_ My Commission Expires: \_\_\_

SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, 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 \_\_\_, 2019.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 2019.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. \_\_\_

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
(972) 490-7090 (972) 490-7090 FAX
Texas Surveyors No. 0086600 Expires 12/31/2015
COPYRIGHT © 2015, Winkelmann & Associates, Inc.
REPLAT
R W MARKETCENTER ADDITION
LOTS 1A-R, BLOCK B
21.424 ACRES
SHEET 3 OF 3
Date : 9.12.18
Scale : N/A
File : 50402.0B-PPLT
Project No. : 50402.0B

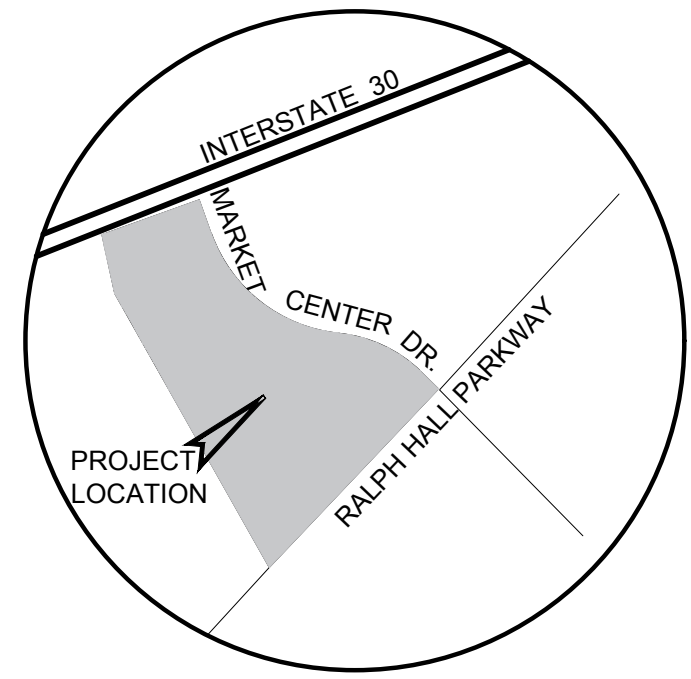


MATCHLINE B ~ SEE SHEET 2

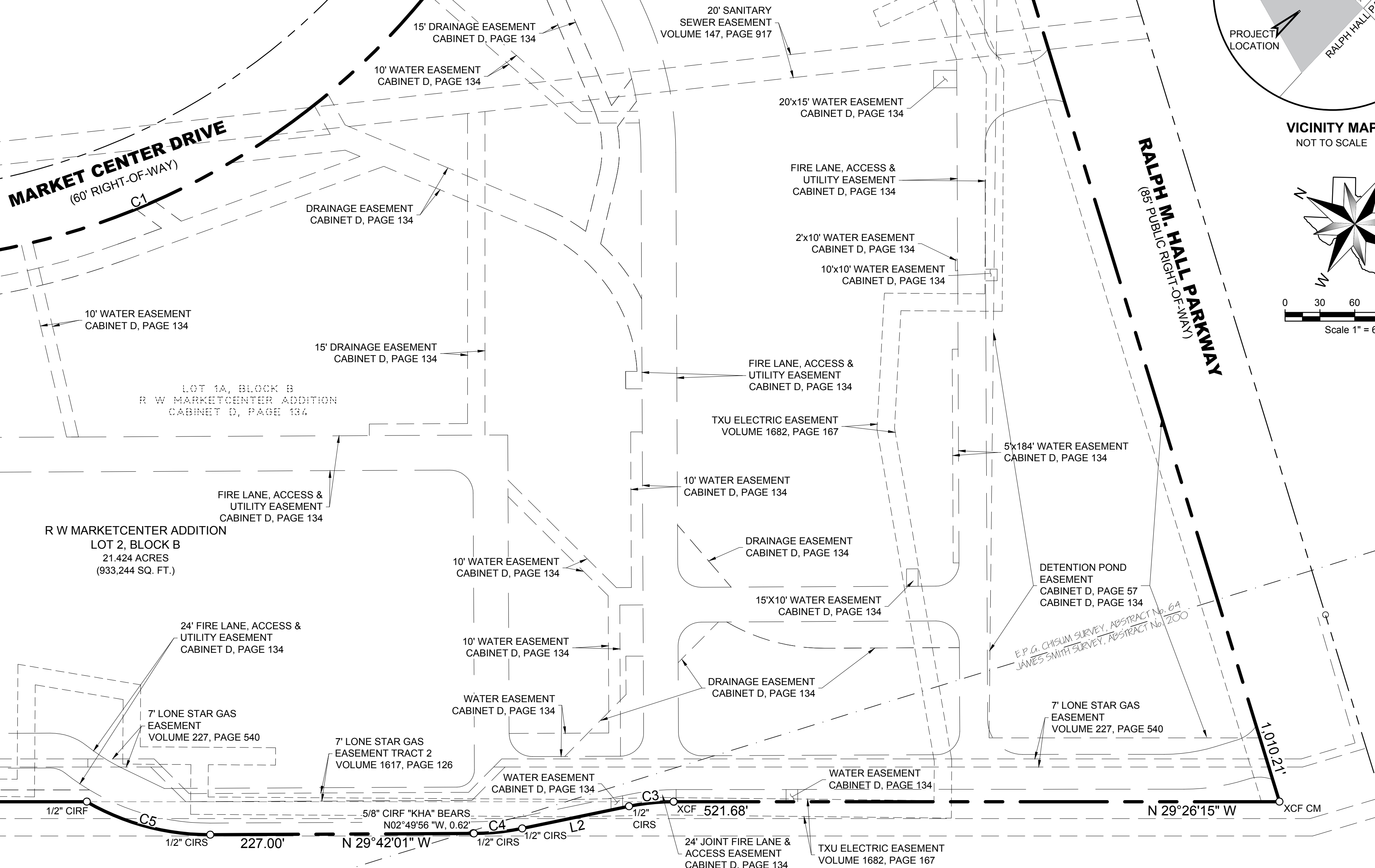
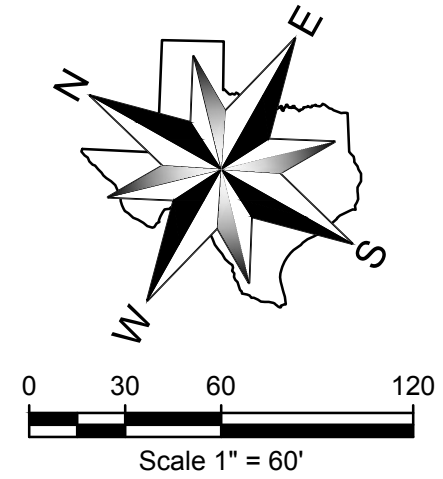
MATCHLINE A ~ SEE SHEET 2

**MARKET CENTER DRIVE**  
(60' RIGHT-OF-WAY)  
C1

**RALPH W. HALL PARKWAY**  
(65' PUBLIC RIGHT-OF-WAY)



**VICINITY MAP**  
NOT TO SCALE



**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
21.424 ACRES  
(933,244 SQ. FT.)

LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
CABINET D, PAGE 134

FIRE LANE, ACCESS &  
UTILITY EASEMENT  
CABINET D, PAGE 134

24' FIRE LANE, ACCESS &  
UTILITY EASEMENT  
CABINET D, PAGE 134

7' LONE STAR GAS  
EASEMENT  
VOLUME 227, PAGE 540

7' LONE STAR GAS  
EASEMENT TRACT 2  
VOLUME 1617, PAGE 126

WATER EASEMENT  
CABINET D, PAGE 134

WATER EASEMENT  
CABINET D, PAGE 134

24' JOINT FIRE LANE &  
ACCESS EASEMENT  
CABINET D, PAGE 134

TXU ELECTRIC EASEMENT  
VOLUME 1682, PAGE 167

DETENTION POND  
EASEMENT  
CABINET D, PAGE 57  
CABINET D, PAGE 134

E.P.G. CHISUM SURVEY, ABSTRACT No. 64  
JAMES SMITH SURVEY, ABSTRACT No. 200

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

**FINAL PLAT**  
**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-003

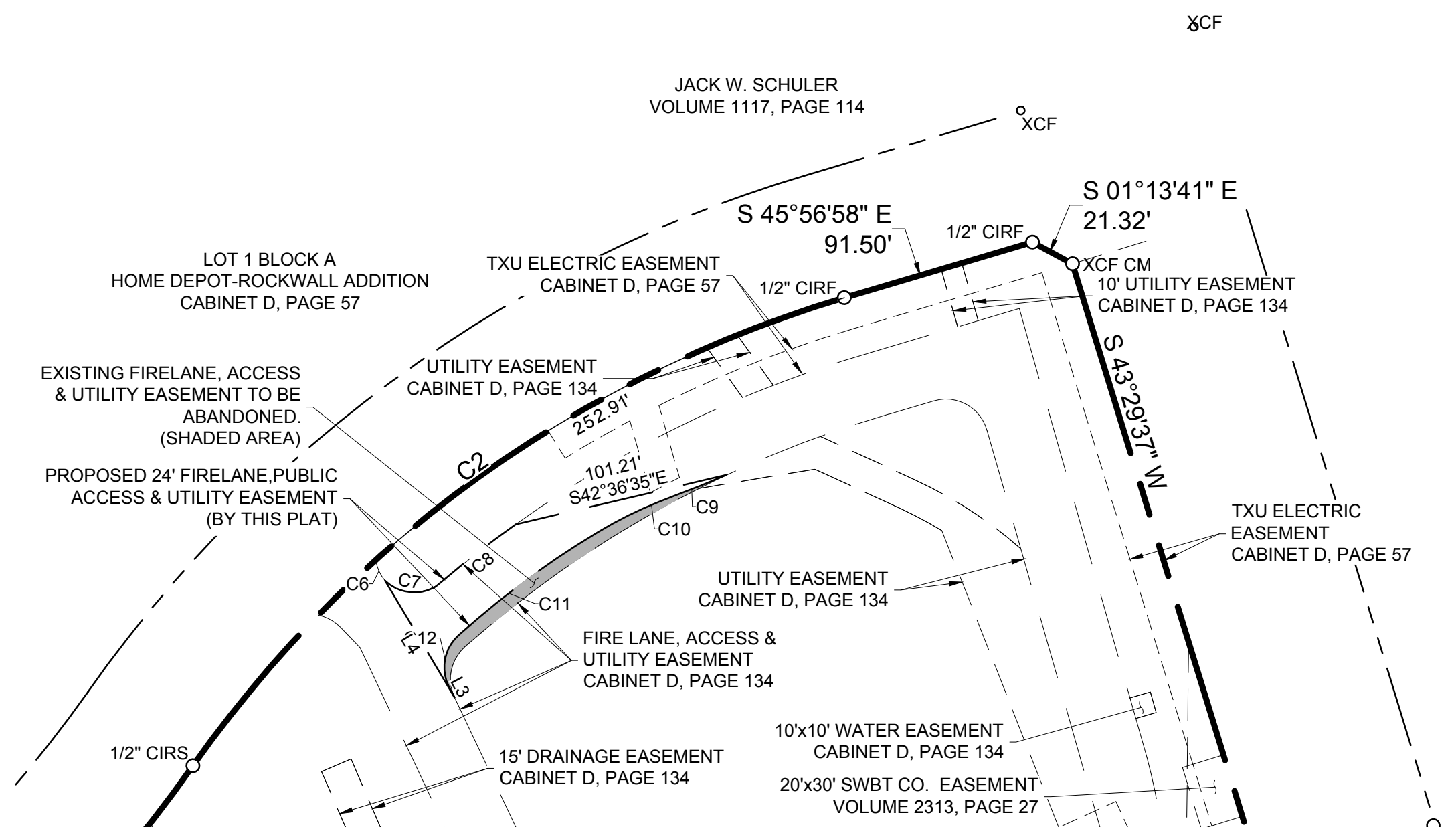
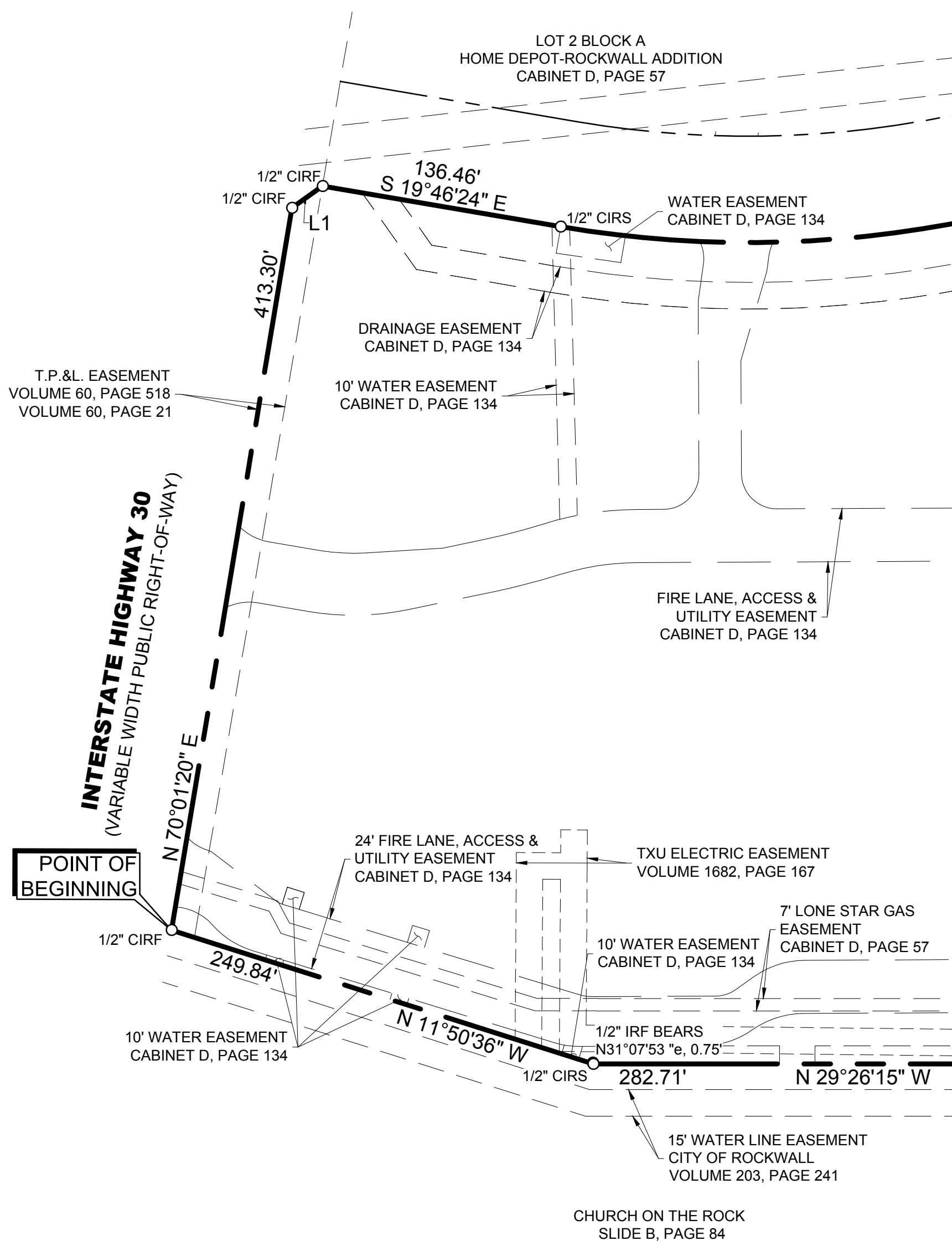
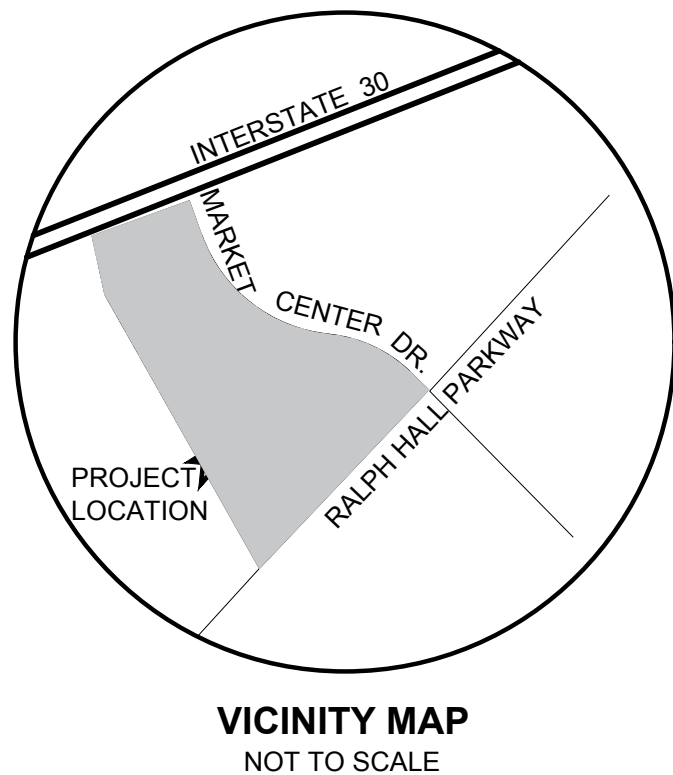
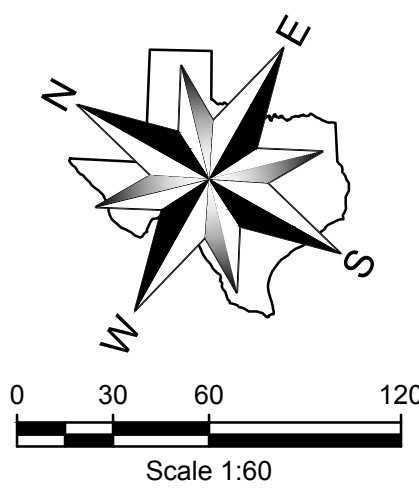
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89171 (C)19  
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

**FINAL PLAT**  
**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
21.424 ACRES

Date : 9.12.18  
Scale : 1" = 60'  
File : 50402.0B-FPLT  
Project No. : 50402.0B

**SHEET**  
**1**  
**OF**  
**3**



MATCHLINE A ~ SEE SHEET 1

MATCHLINE B ~ SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W
C6	31°06'25"	20.00'	10.86'	10.73'	S36°07'00"W
C7	68°37'58"	20.01'	23.97'	22.56'	S20°45'26"E
C8	5°43'45"	461.96'	46.19'	46.17'	N67°20'52"W
C9	2°45'37"	540.79'	26.05'	26.05'	S51°17'10"E
C10	11°25'58"	200.00'	39.91'	39.84'	N54°42'35"W
C11	11°09'55"	416.52'	81.17'	81.04'	N66°00'32"W
C12	73°14'11"	20.00'	25.56'	23.86'	S71°47'26"W

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588

**FINAL PLAT**  
**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-003

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89171 (01/19)  
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

**FINAL PLAT**  
**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
21.424 ACRES

Date : 1.29.19  
Scale : 1" = 60'  
File : 50402.0B-FPLT  
Project No. : 50402.0B

**SHEET**  
**2**  
**3**



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT No. 200, and the E. P. GAINES SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of a tract of land described in Warranty Deed with Vendor's Lien to R W Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas;

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip on the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction with the Southwest right-of-way of said Market Center Drive and the Northeast lines of said Lot 1A, the following courses and distances:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the West right-of-way with the Northwest right-of-way of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner on the Northwest right-of-way of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A on the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found for the Southeast corner of said R W Marketplace Associates tract, said point being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following courses and distances:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 56 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 48 sec, a chord bearing of North 14 deg 30 min 06 sec West, and a chord length of 110.11 feet;

Along said curve to the right, an arc distance of 111.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.69 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **R W MARKETCENTER ADDITION**, Lot 2, Block B, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the R W Marketcenter Addition subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- All detention and drainage systems to be maintained and repaired by property owner.

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

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

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

Rockwall Dunhill LLC

By: \_\_\_\_\_  
Name: Tim Denker  
Title: Authorized Person

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

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_ My Commission Expires:

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_ My Commission Expires:

**SURVEYOR'S CERTIFICATION**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 325  
Dallas, Texas 75230  
(972) 490-7090  
l.lueker@winkelmann.com



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
Texas Engineers Registration No. BR 10010  
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. #\_\_\_\_\_  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL DUNHILL, LLC  
3100 MONTICELLO AVENUE, SUITE 300  
ROCKWALL COUNTY, TEXAS

FINAL PLAT  
**R W MARKETCENTER ADDITION**  
LOTS 2, BLOCK B  
21.424 ACRES

Date : 9.12.18  
Scale : N/A  
File : 50402.0B-FPLT  
Project No. : 50402.0B

**SHEET**  
**3**  
**OF**  
**3**

**RECOMMENDED FOR FINAL APPROVAL**

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

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

FINAL PLAT  
**R W MARKETCENTER ADDITION**  
LOT 2, BLOCK B  
BEING A REPLAT OF LOT 1A, BLOCK B  
R W MARKETCENTER ADDITION  
BEING 21.424 ACRES OUT OF THE  
JAMES SMITH SURVEY, ABSTRACT NO. 200 and  
the E. P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-003

**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER: (Lot 1A)**  
ROCKWALL DUNHILL, LLC  
3100 Monticello Avenue  
Suite 300  
Dallas, Texas 75205  
Phone: 214-261-9588



February 11, 2019

**ATTN: MARIA BONILLA**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
Dallas, TX 75230

**RE: REPLAT PLAT (P2019-003), Lot 1, Block B, R W Marketcenter 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 02/04/2019. The following is a record of all recommendations, voting records and conditions of approval:

**RECOMMENDATIONS:**

*If the City Council chooses to approve the replat for Lot 2, Block B, Marketcenter Addition, staff would recommend the following conditions:*

*1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.*

*2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

*On January 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.*

**CITY COUNCIL:**

*On February 4, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 7 to 0.*

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

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)  
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note that if the plat is filed between September 1st to December 31st, you will need to include a tax receipt along with the tax certificates. This will incur an additional \$4 fee for each 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,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

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